



STAFF REPORT

Town of Wellesley - Planning Department

Application: DR-2018-55 –490 Worcester Street - Preservation Determination
Subject Property: 490 Worcester Street (Assessor's Parcel ID #74-19)
Applicant: Patrick and Joanne Mallowney
Property Owner: Patrick and Joanne Mallowney
Date: Report prepared 1/4/2019 for 1/14/2019 Historical Commission Meeting
Staff Contact: Claudia Zarazua, Planner
Staff Recommendation: **Not Preferably Preserved**

APPLICATION OVERVIEW

An application for Eligibility Notice was submitted on November 16, 2018 indicating the intent to demolish, in its entirety, a building located on the property and used as a dwelling. An Eligibility Notice was issued on November 20, 2018 determining the subject building to be an Eligible Building. An application for Preservation Determination was submitted on November 21, 2018. A public hearing before the Historical Commission was scheduled for January 14, 2019.

DESCRIPTION

In consideration of the application for Eligibility Notice, it was determined that the dwelling was constructed no earlier than January 26, 1946 when the building permit "8712-13" for a dwelling and garage was issued. The original address was 482 Worcester Street and changed to the current address on March 20, 1946. The land was originally developed by Mary Overholser. The original house was built in the early 1900s and was demolished in 1936. Waltham Savings Bank acquired the land in 1937. See Figure 1. In 1942, Carl and Nan Rydell acquired the parcel as it exists today. A building permit was filed for a new dwelling on 1946 under the ownership of Nan Rydell. The Rydell's were originally from Sweden and Mr. Rydell was a local builder. The house was later sold to George and Phyllis Mercer in 1959. Mr. Mercer was a painter and Mrs. Mercer was an English teacher at Dana Hall. The property was later acquired by Patrick and Joanne Mallowney, the current owners, in 2000.

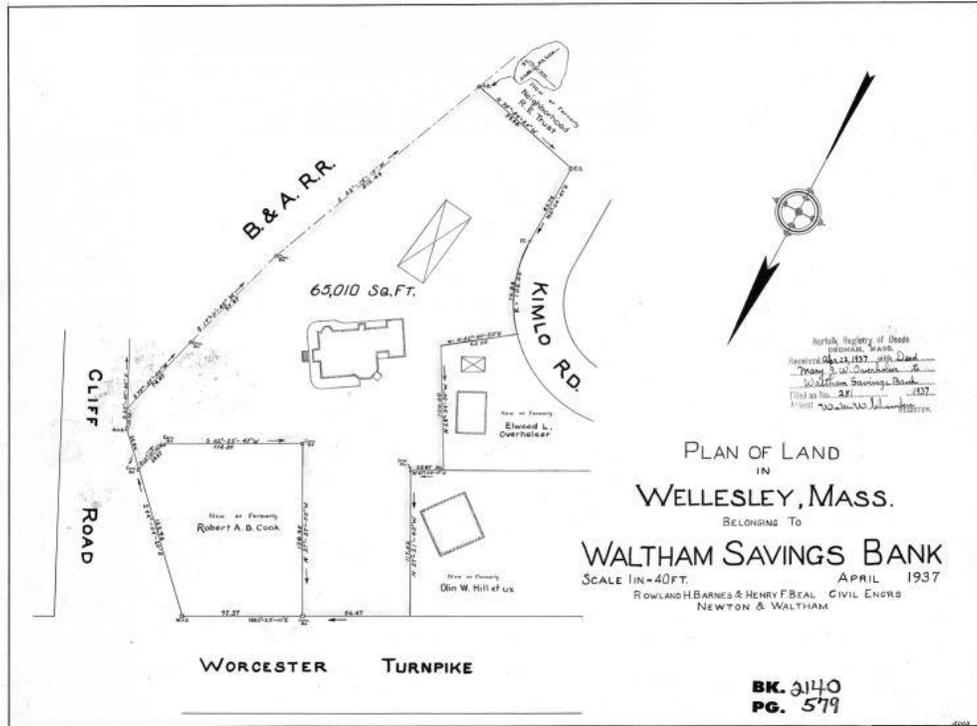


Figure 1 Plan of Land by Waltham Savings Bank, 1937. Norfolk County Registry of Deeds.

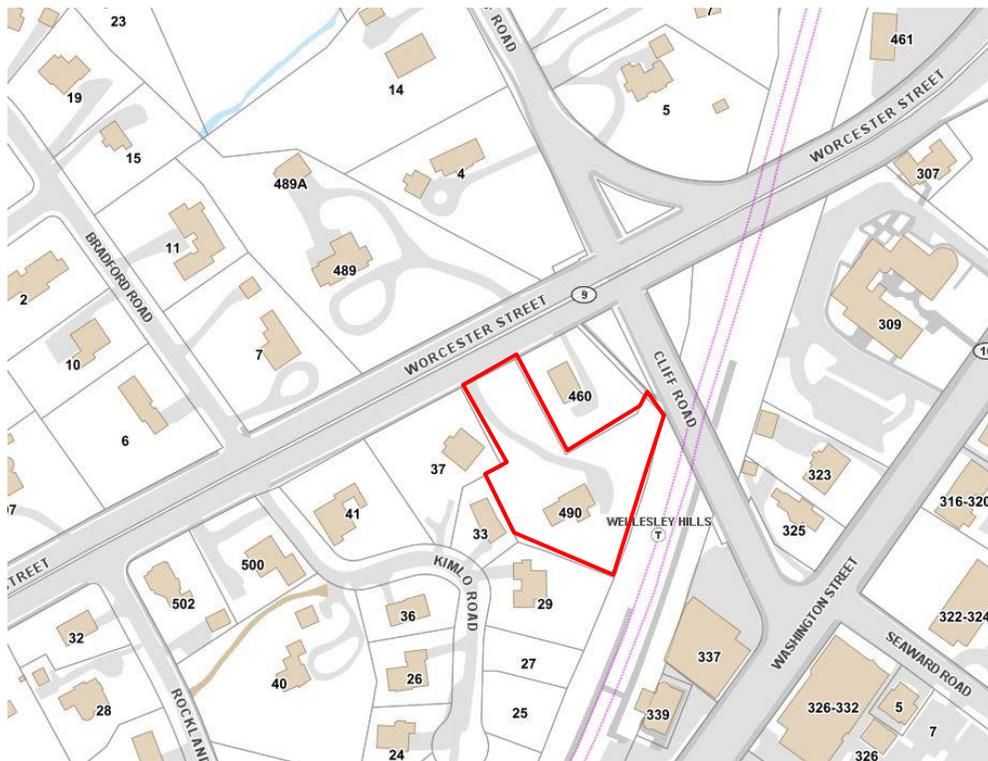


Figure 2 Neighborhood Context

According to the Wellesley building permit database, a railing was added to an existing deck in 1999.

The dwelling is a 1- story building with a cross-gabled roof with wood cladding and masonry veneer. Staff believes the original architecture of the house is best characterized as a Modern in the Minimal Traditional substyle.

PRESERVATION DETERMINATION STANDARDS

In consideration of a Preservation Determination for the building, the Historical Commission is to determine whether or not the building should be Preferably Preserved, a term defined as building “the demolition of which that is proposed...would be detrimental to the historical or architectural heritage of the Town because such Building is (i) importantly associated with one or more historic persons or events, or with the architectural, cultural, political, economic or social history of the Town, the Commonwealth of Massachusetts or the United States of America, (ii) historically or architecturally important by reason of period, style, method of building construction or association with a particular architect or builder, either by itself or in the context of a group of Buildings, or (iii) located within one hundred fifty (150) feet of the boundary line of any federal or local historic district and contextually similar to the Buildings located in the adjacent federal or local historic district.”

If the Commission determines that the Building should be Preferably Preserved, then no Demolition Permit with respect to such Building shall be issued until twelve (12) months after the date of the Preservation Determination.

STAFF RECOMMENDATION

Staff is of the opinion that the subject building is **not** (i) associated with one or more historic persons or events, or with the architectural, cultural, political, economic or social history of the Town, the Commonwealth of Massachusetts or the United States of America, (ii) historically or architecturally important by reason of period, style, method of building construction or association with a particular architect or builder, either by itself or in the context of a group of Buildings, or (iii) located within one hundred fifty (150) feet of the boundary line of any federal or local historic district and contextually similar to the Buildings located in the adjacent federal or local historic district,

Therefore, based upon the above, **Staff is of the opinion that demolition of the subject building would not be detrimental to the historic or architectural heritage of the Town and recommends that the Historical Commission determine that the building not be deemed Preferably Preserved.**