

STAFF REPORT

Town of Wellesley - Planning Department

Application: DR-2018-58 – 5 Mayo Road - Preservation Determination
Subject Property: 5 Mayo Road (Assessor's Parcel ID # 180-72)
Applicant: Victoria and Philip Brown
Property Owner: Victoria and Philip Brown
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

Applications for Eligibility Notice was submitted on December 5, 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 December 10, 2018 determining the subject building to be an Eligible Building. An application for Preservation Determination was submitted on December 11, 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 building used as a dwelling was not built prior to July 24, 1935 the date on which building permit "No. 4919" for a "dwelling" was issued.

The dwelling was built by Merle Miller with plans from architect Wilford Hooper for David Cronin. Mr. Hooper was the resident architect for Wellesley College and design many houses around Wellesley. It was later sold to John O. Rhome in 1946. Mr. Rhome was a Navy veteran and attorney practicing in Boston. The property was sold to Joel and Christine Nachman in 1976. According to the Norfolk County Registry of Deeds, the property was then sold to Kathryn and Keith Collins in 1977. Soon after, it was sold to Jamie and Bartholomew Duffy in 1978. The property was later sold to Sharon R. Parker in 1982. It was later sold to Ralph Albertini and Katherine Phillips in 1988. In 1992, the property was sold to Gordon Kingsley. The property was then sold to David and Andrea Blossom in 1994. It was then sold to Eric and Emily Bocan in 2006. The property was later sold to Philip and Victoria Brown, current owners, in 2012.

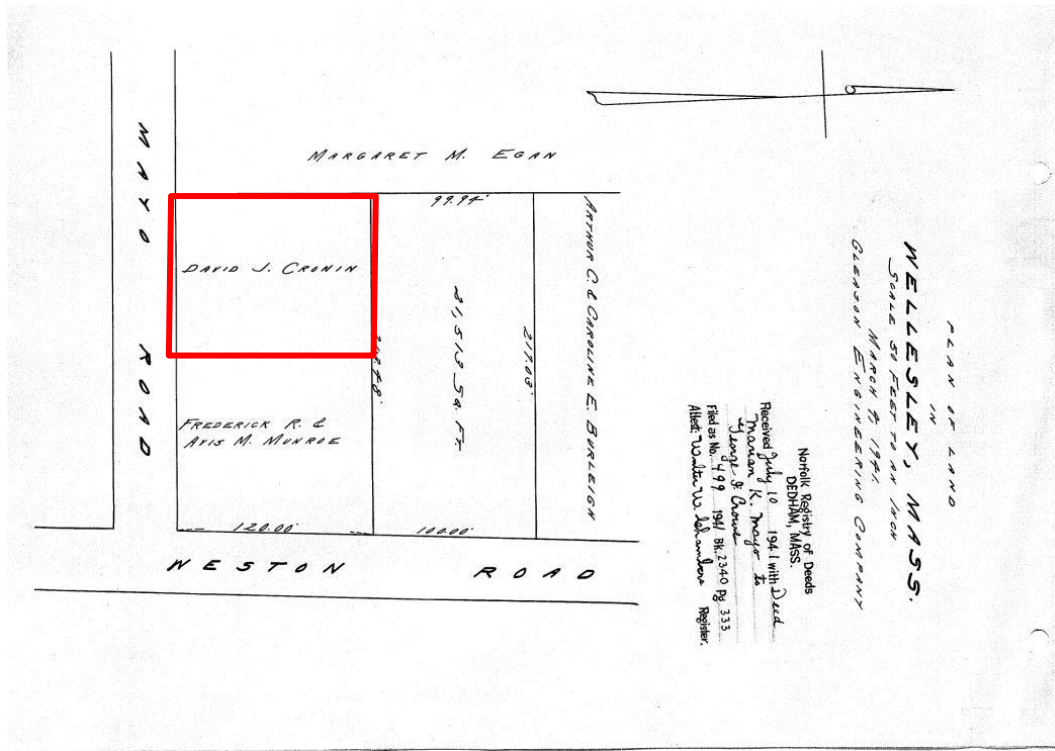


Figure 1 Mayo Road Plan. Courtesy of Norfolk County Registry of Deeds

The dwelling is a two-story building with side-gabled roof, not significantly altered since its construction. It has a one-car garage from 1939. In 1992, a new bathroom was added. Staff believes the architecture of the house is best characterized as Colonial Revival with elements representative of such style like small-paned windows, shutters, and heavy window frames, as well as a large chimney. The siding is perceived to be wood cladding. The overall condition of the existing house is above average.

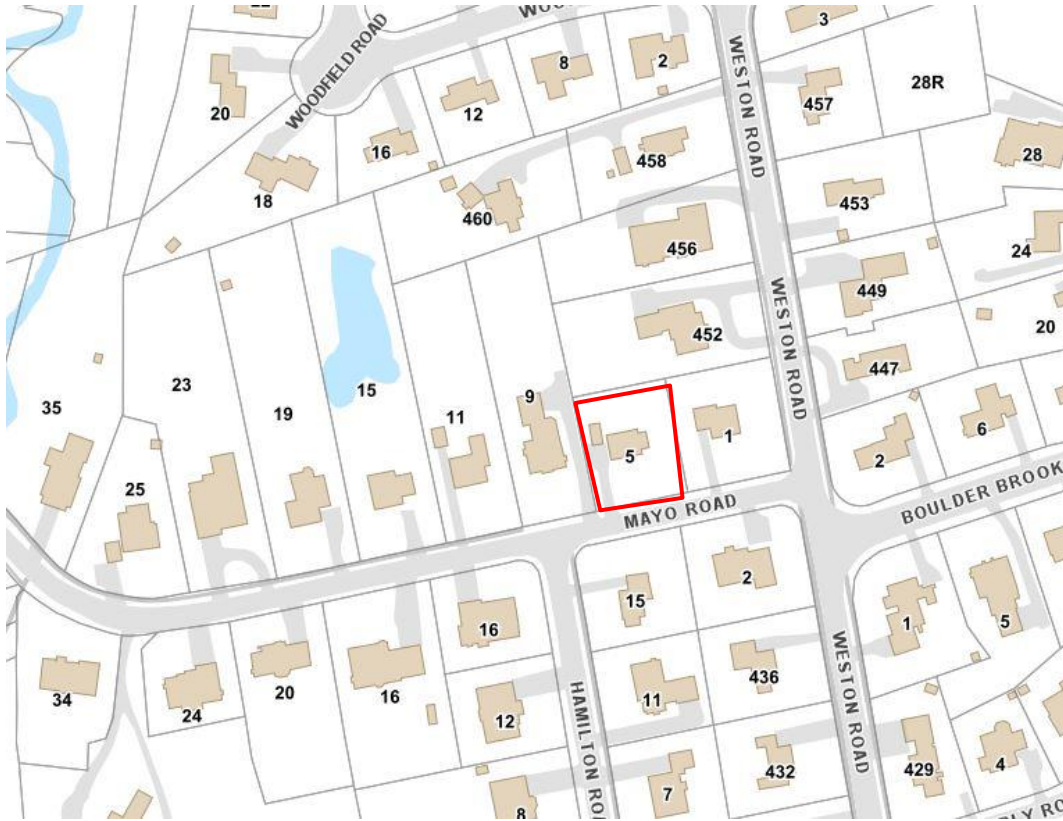


Figure 2 Neighborhood Context

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 nor (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.

With respect to standard (ii), Staff believes that the publically visible facades of the dwelling are original in their form, and the dwelling is consistent with the period but not of the style and scale of the majority of the homes in the immediate neighborhood. While perhaps more architecturally important by itself, Staff is of the opinion that the dwelling is not architecturally important in the context of the neighborhood.

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