



STAFF REPORT

Town of Wellesley - Planning Department

Application: DR-2018-59– 18 Jefferson Road - Preservation Determination
Subject Property: 18 Jefferson (Assessor's Parcel ID # 24-41)
Applicant: Estate of Mary C. Clasby
Property Owner: Estate of Mary C. Clasby
Date: Report prepared 1/3/19 for 1/14/2018 Historical Commission Meeting
Staff Contact: Claudia Zarazua, Planner
Staff Recommendation: **Preferably Preserved**

APPLICATION OVERVIEW

Applications for Eligibility Notice and Preservation Determination were submitted on December 14, 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 18, 2018 determining the subject building to be an Eligible Building. 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 October 27, 1947, the date on which building permit "No. 9332-33" for a "dwelling and garage". The building permit was issued to Hodges Realty Trust, comprised of local developer Willard J. Hodges, owner of record at the time.

Company. The property was later sold to Robert and Mary Clasby in 1960. After the death of Mr. Clasby, Mary Clasby acquired the property in 1977.

According to the Wellesley building permit database, a permit for a two-story addition was filed in 1967 to Robert Clasby.

The dwelling is a two-story side-gabled house with wood siding. It has a second story overhang characteristic of the Colonial Revival style. Staff believes the original architecture of the house is best characterized as part of the Colonial Revival family with a two-story side addition that includes a prominent bay window. It has wood siding and a concrete foundation.

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, 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, but **is** (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.

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 and style of the majority of the homes in the immediate neighborhood. Staff is of the opinion that the dwelling is architecturally important in the context of the neighborhood and on its own.

Therefore, based upon the above, **Staff is of the opinion that demolition of the subject building would be detrimental to the historical or architectural landscape of the Town and recommends that the Historical Commission determine that the building be deemed Preferably Preserved.**