



STAFF REPORT

Town of Wellesley - Planning Department

Application: DR-2018-56– 38 Windsor Road - Preservation Determination
Subject Property: 38 Windsor Road (Assessor's Parcel ID # 47-28)
Applicant: R4 Windsor LLC
Property Owner: R4 Windsor LLC
Date: Report prepared 1/10/2019 for 1/14/2019 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 4, 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 6, 2018 determining the subject building to be an Eligible Building. A public hearing before the Historical Commission is scheduled for January 14, 2019.

DESCRIPTION

In consideration of the application for Eligibility Notice, it was determined that a portion of the original dwelling was constructed no later than July 12, 1916 when the building permit 394 was submitted. The address of the permit was incorrectly reported as 27 Windsor.

The land was originally owned and developed by the Maugus Real Estate Trust. See Figure 1. A lot was acquired by Anna Tuttle in 1915. Mrs. Tuttle was a classmate of Katherine Lee Bates at Wellesley College. A building permit for the construction of a dwelling was filed under the ownership of J. E. Tuttle with plans from architect Paul W. Norton. The oldest portion of the house was built by builder Fred Swansburg.

It was then acquired by Mrs. Tuttle daughter, Kathleen Tuttle Norton in 1917. The house was sold to Ethel Clapp Lougee in 1935. Otis Clapp, father of Mrs. Ethel Clapp Lougee and founder of the pharmaceutical company Otis Clapp and Son, financed the purchase. After their marriage, Robert and Ethel Lougee were listed as the owners of the property in 1968. Mr. Lougee was an MIT-trained mathematician and worked for the pharmaceutical company Otis Clapp & Son. Mrs. Lougee was an active member of the community serving different volunteer positions. After their passing, the estate of Robert Lougee transfer the property to the estate of Ethel C. Lougee in 1990. After a few deed corrections, the property was acquired by Madeleine and John C. Lovewell in 1991. It was recently sold to current owners R4 Windsor LLC.

In 1984, Mr. Lougee filed a building permit to reconstruct the garage and repair some storm damage. In 1990, Mr. and Mrs. Lovewell filed a permit for the removal of an existing deck and the construction for a new sunroom. In 1992, Mr. Lovewell filed a permit for installation of a new deck above the sunroom.

Staff believes the architecture of the house is best characterized as Colonial Revival with an asymmetrical façade. It has elements representative of such style like small-paned windows and heavy window frames. The front façade is most representative of this style. Siding is perceived to be stucco with a concrete foundation. The overall condition of the existing house is fair.

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** (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 that the building **is** (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, and (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, and not.

With respect to standard (i), Staff is of the opinion that the association to the founding family of Otis Clapp & Son, Inc is a contribution to the socio-economic history of the town. Otis Clapp & Son was founded in 1840 and is one of the country's oldest pharmaceutical manufacturers. They produce Tylenol, Advil and Benadryl.

With respect to standard (ii), Staff is of the opinion that the construction method and style of the dwelling is architecturally important by reason of period and style and is a distinct and important example of Colonial Revival architecture. In addition, the building is significant because of its context and proximity to the Belvedere Estates, the first subdivision of Wellesley, with “high-styles residences that tracks the architectural development of upper-middle class subdivisions in the first half of the 20th century.” The potential demolition of this house would be a detriment to the character of this seemingly cohesive historic neighborhood that has remained of similar scale and architecture.

Therefore, based upon the above, **Staff is of the opinion that the demolition of the subject building would be detrimental to the historical or architectural heritage of the neighborhood and Town and thus Staff recommends that the building should be deemed Preferably Preserved.**