



## STAFF REPORT

### Town of Wellesley - Planning Department

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Application: DR-2019-08– 16 Ledyard Street - Preservation Determination  
Subject Property: 16 Ledyard Street (Assessor's Parcel ID #42-55)  
Applicant: Estate of Doris Oldfield  
Property Owner: Estate of Doris Oldfield  
Date: Report prepared 3/7/2019 for 3/11/2019 Historical Commission Meeting  
Staff Contact: Claudia Zarazua, Planner  
Staff Recommendation: **Preferably Preserved**

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#### APPLICATION OVERVIEW

Applications for Eligibility Notice and Preservation Determination were submitted on February 14, 2019 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 February 21, 2019 determining the subject building to be an Eligible Building. A public hearing before the Historical Commission was scheduled for March 11, 2019.

#### DESCRIPTION

In consideration of the application for Eligibility Notice, it was determined that the building was constructed no earlier than April 21, 1948 when the building permit "9551-52" for a dwelling and garage was issued. The property was originally part of a larger parcel attributed to Albion Clapp.

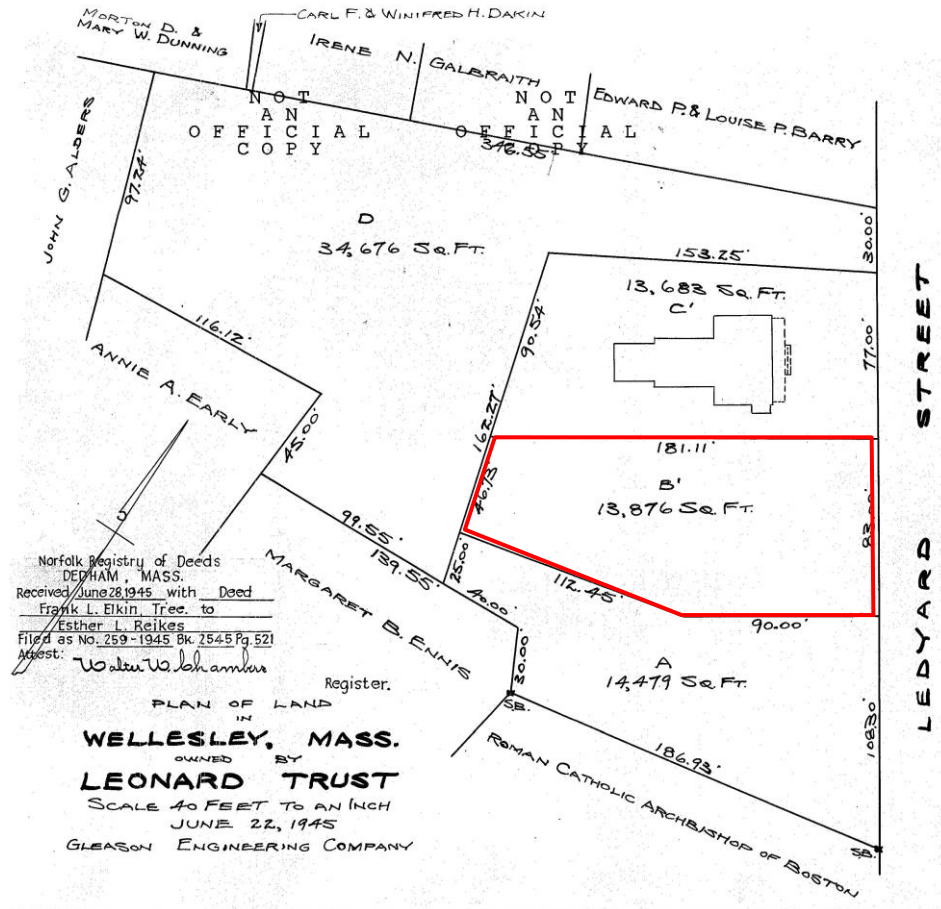


Figure 1. Plan of Land owned by Leonard Trust, 1945, Norfolk County Registry of Deeds

Alex and Esther Reikes (Leonard Trust) originally owned the lot as it currently exist. It was then sold to Alfred and Olga Anderson in 1948. Mr. Anderson was a local builder and lived on Ledyard Street. The property was then sold to Joseph Potter in 1948. The house was later acquired by Jean and William Storey in 1958. Mrs. Storey served in the U.S. Naval Reserve and Captain Storey was Chief of the Coast Guard Merchant Marine Safety Division. In 1966, the house was acquired by Doris Oldfield and Margaret Canton. Mrs. Canton was very active in the community and organizing local events.

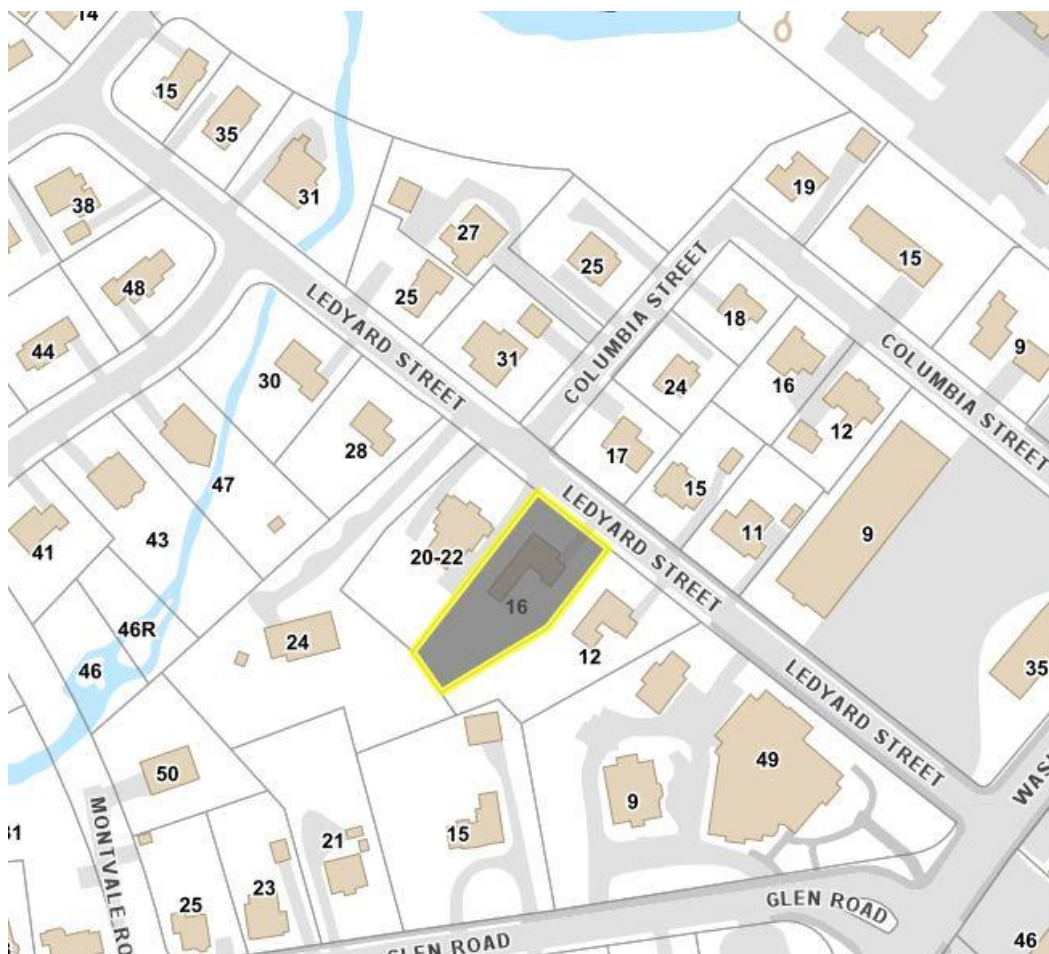


Figure 2. Neighborhood Context

The dwelling is a 1.5-story building with side-gambrel roof, modestly altered with a detached garage. Staff believes the original architecture of the house is best characterized as a Cape Cod Cottage of the Colonial Revival architectural style. According to building permits, a rear addition was built on 1958. Another rear addition was built on 1985. The roof was repaired in 1999 after some tree damage.

## 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, 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, but that the building **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 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 Cape Cod Cottage Colonial Revival architecture.

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