



## STAFF REPORT

### Town of Wellesley - Planning Department

---

Application: DR-2019-11– 15 Woodland Road - Preservation Determination  
Subject Property: 15 Woodland Road (Assessor's Parcel ID #169-64)  
Applicant: Kane Built Inc.  
Property Owner: Kane Built Inc.  
Date: Report prepared 4/3/2019 for 4/11/2019 Historical Commission Meeting  
Staff Contact: Claudia Zarazua, Planner  
Staff Recommendation: **Preferably Preserved**

---

#### APPLICATION OVERVIEW

Applications for Eligibility Notice and Preservation Determination were submitted on 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 April 11, 2019.

#### DESCRIPTION

In consideration of the application for Eligibility Notice, it was determined that the building was constructed no earlier than July 1, 1924 when the building permit "1588" for a dwelling was issued. The property was originally part of a larger parcel attributed to Bridget Cavanagh in the 1897 Town Atlas. The parcel, as it is delineated today, was sold from Lillie and Chester Rich to Lewis Todd in 1922. Mr. Rich was the owner of the Boulder Brook Farm, a dairy farm, that later became the Kelly Memorial Park. The house was built by Mr. Todd with assistance from Lewis Roberts. Mr. Todd was a prolific builder in the area. Mr. Roberts later acquired the property in 1925. Mr. Roberts was well known as a painter and interior decorator.

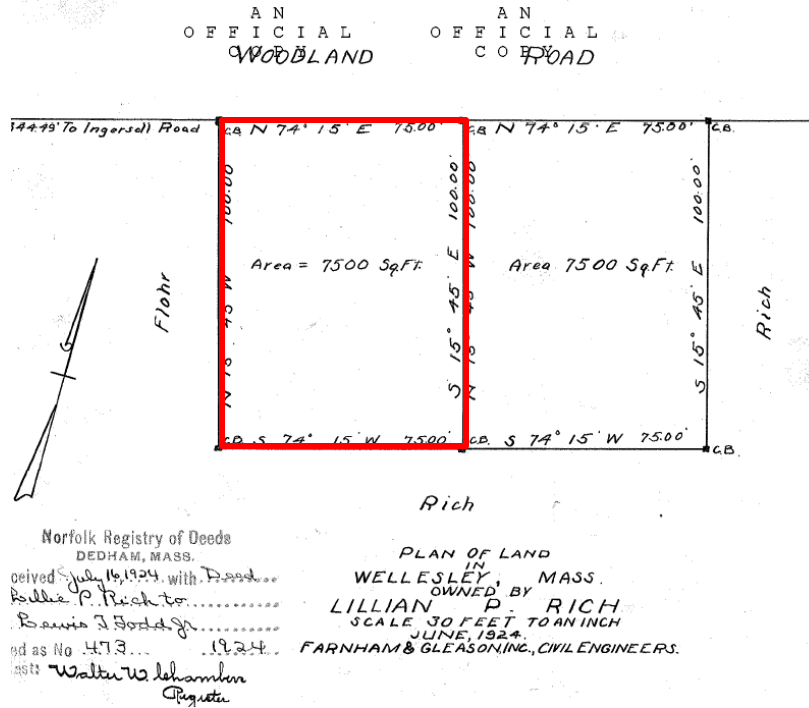


Figure 1. Plan of Land owned by Lillian P. Rich, 1924, Norfolk County Registry of Deeds

The property was sold to Alan and Joy Morrison in 1950. Mr. and Mrs. Morrison were active members of the community. It was later acquired by George and Isabel Houghton in 1955. The property was sold to Elmer and Phyllis Smith in 1966. Mr. Smith was an employee of the Post Office. It was later acquired by Rocco and Mary Oliveri in 1968. Mr. Oliveri was an Army veteran and a saxophonist. The property was then sold Yan Chan Er in 2003. Soon after, the property was acquired by Ilsa Webeck and Richard Haas in 2004. The property was acquired by the current owner Kane Built Inc. in 2012.



Figure 2. Neighborhood Context

The dwelling is a 1.5-story gable-front building, in good condition and minimally altered with a detached garage. Staff believes the original architecture of the house is best characterized as National architectural style. According to building permits, two dormers were added to the left elevation in 2003 and a new roof was installed in 2008.

## 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 having all the publically visible facades of the dwelling original in their form. The building represents a style and scale that is consistent with the period and style of the majority of the original 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 historic or architectural heritage of the Town and recommends that the Historical Commission determine that the building be deemed Preferably Preserved.**