



STAFF REPORT

Town of Wellesley - Planning Department

Application: DR-2019-10– 57 Sheridan Road - Preservation Determination
Subject Property: 57 Sheridan Road (Assessor's Parcel ID #16-22)
Applicant: Kane Built Inc.
Property Owner: Kane Built Inc.
Date: Report prepared 4/1/2019 for 4/11/2019 Historical Commission Meeting
Staff Contact: Claudia Zarazua, Planner
Staff Recommendation: **Not Preferably Preserved**

APPLICATION OVERVIEW

Applications for Eligibility Notice and Preservation Determination were submitted on February 19, 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 22, 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 August 28, 1940 when the building permit "7349" for a dwelling was issued. The property was originally part of a larger parcel attributed to Sheridan and O'kane.

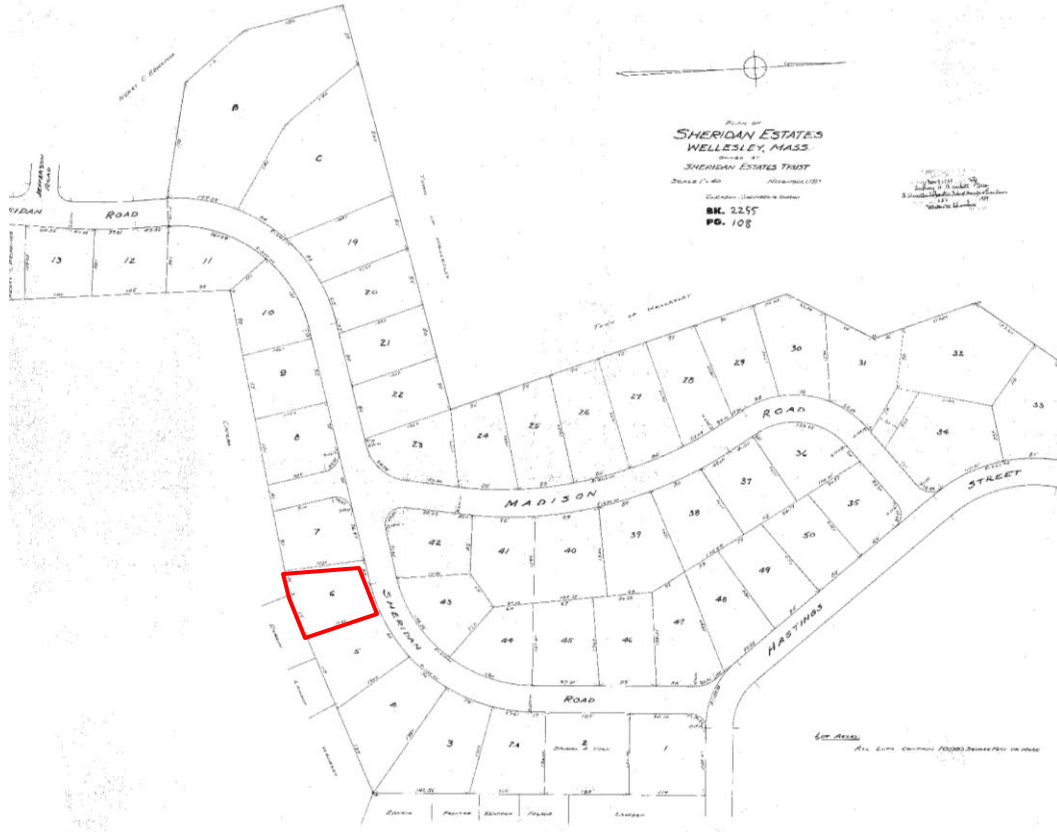


Figure 1. Plan of the Sheridan Estates, November 1, 1936, Norfolk County Registry of Deeds

The land was originally developed by the Sheridan Estates Trust. The lot as it currently exist was first sold to Donald and Lois White in 1941. Mr. White was one of the original members of the Sheridan Hills Improvement Association. It was then sold to Barbara Place in 1944. The property was then sold to Harold Harris MacNeill in 1948. The house remained in the family, first under the family business MacNeill Engineers and later as a real estate trust, until 1966. Mr. MacNeill was an engineer in the family practice. In 1966, the house was acquired by Donna and Alva Peterson. Mr. Peterson was a doctoral student at Harvard during his time in this address. He went on to serve as an aide to Senator Walter Mondale and a special assistant to the head of the U.S. Department of Health, Education and Welfare under President Jimmy Carter. The house was later acquired by Gina and Michael Mears in 1970. It was later acquired by Justin and Mary Kelleher in 1973. The house was sold to Priya Shiramany and Therese Andrews in 2007. The house was acquired by Theresa and Rob Morrison in 2011. The property was acquired by the current owner Kane Built Inc. in 2015.



Figure 2. Neighborhood Context

The dwelling is a 2-story Cape style building with side-gable roof, modestly altered with a few additions. 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, the original attached garage was converted to a bedroom in 1954. A one-story rear addition was built on 1986.

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, but that the building

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