



STAFF REPORT Town of Wellesley - Planning Department

Application: DR-2019-26– 87 Hundreds Road - Preservation Determination
Subject Property: 87 Hundreds Road (Assessor's Parcel ID #72-16)
Applicant: Hundred One LLC
Property Owner: Hundred One LLC
Date: Report prepared 5/14/2019 for 5/15/2019 Historical Commission Meeting
Staff Contact: Claudia Zarazua, Planner
Staff Recommendation: **Preferably Preserved**

APPLICATION OVERVIEW

Applications for Eligibility Notice and Preservation Determination were submitted on April 11, 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 April 16, 2019 determining the subject building to be an Eligible Building. A public hearing before the Historical Commission was scheduled for May 15, 2019.

DESCRIPTION

In consideration of the application for Eligibility Notice, it was determined that the building was constructed no later than 1925 when a house was first reported at this address for tax purposes. The property was originally built for Louville Niles and was part of the Louville Niles Estates subdivision in Wellesley Farms. See Figure 1.

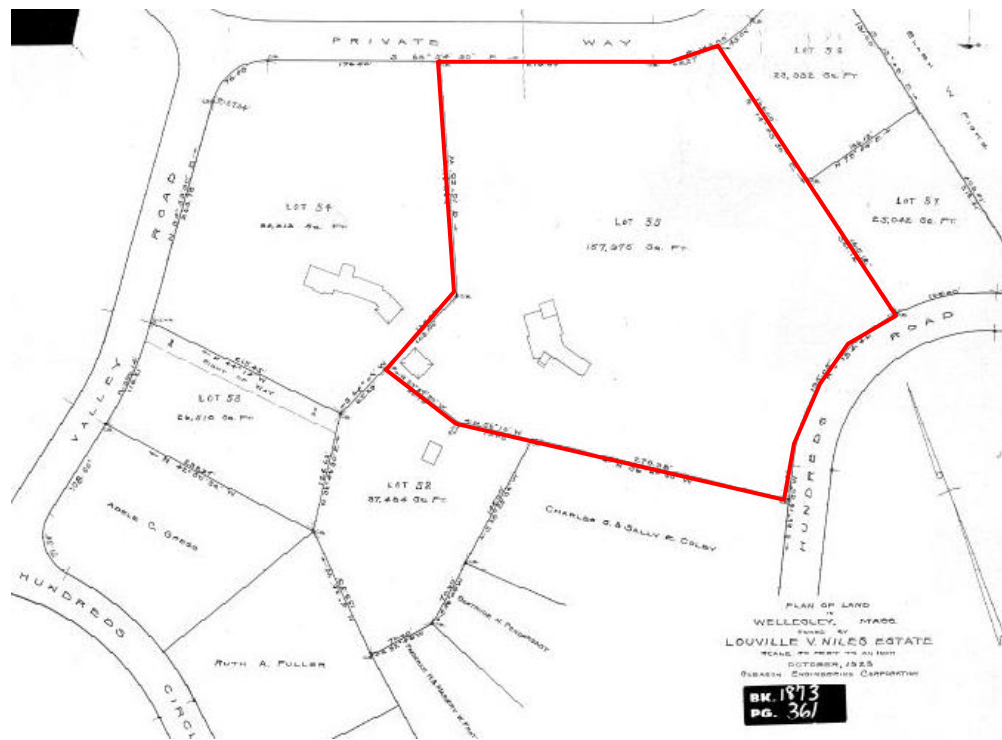


Figure 1. Louville Niles Estate, of Norfolk County Registry of Deeds

The house was built for Harold L. Niles. Mr. Niles was very active in local government and served as chairman of the Board of Selectmen and Planning Board. After a few deed corrections, the property was then sold to Sue and Frederic Gardner in 1958. Mr. Gardner worked for the family heating oil business and Mrs. Gardner was an alumna of Mount Holyoke College and remained very involved in alumni events. The property was sold to Patrick McGovern in 1971. Mr. McGovern was the founder of International Data Group, an international marketing and telecommunications company. The house was then sold to Frank and Deborah Albee in 1975. Mr. Albee was a realtor and president of Albee Industries. He opened Classic Properties, a firm specializing in prestige-type homes. The property was sold to Jeremy and Joan Hubball in 1986. The property was later acquired by Norman Bikales and James Eisensein, Trustees of 87 Hundreds Road Trust in 1998. The current owner, Hundred One LLC, acquired the property in 2016. The house has since been used as a rental property.

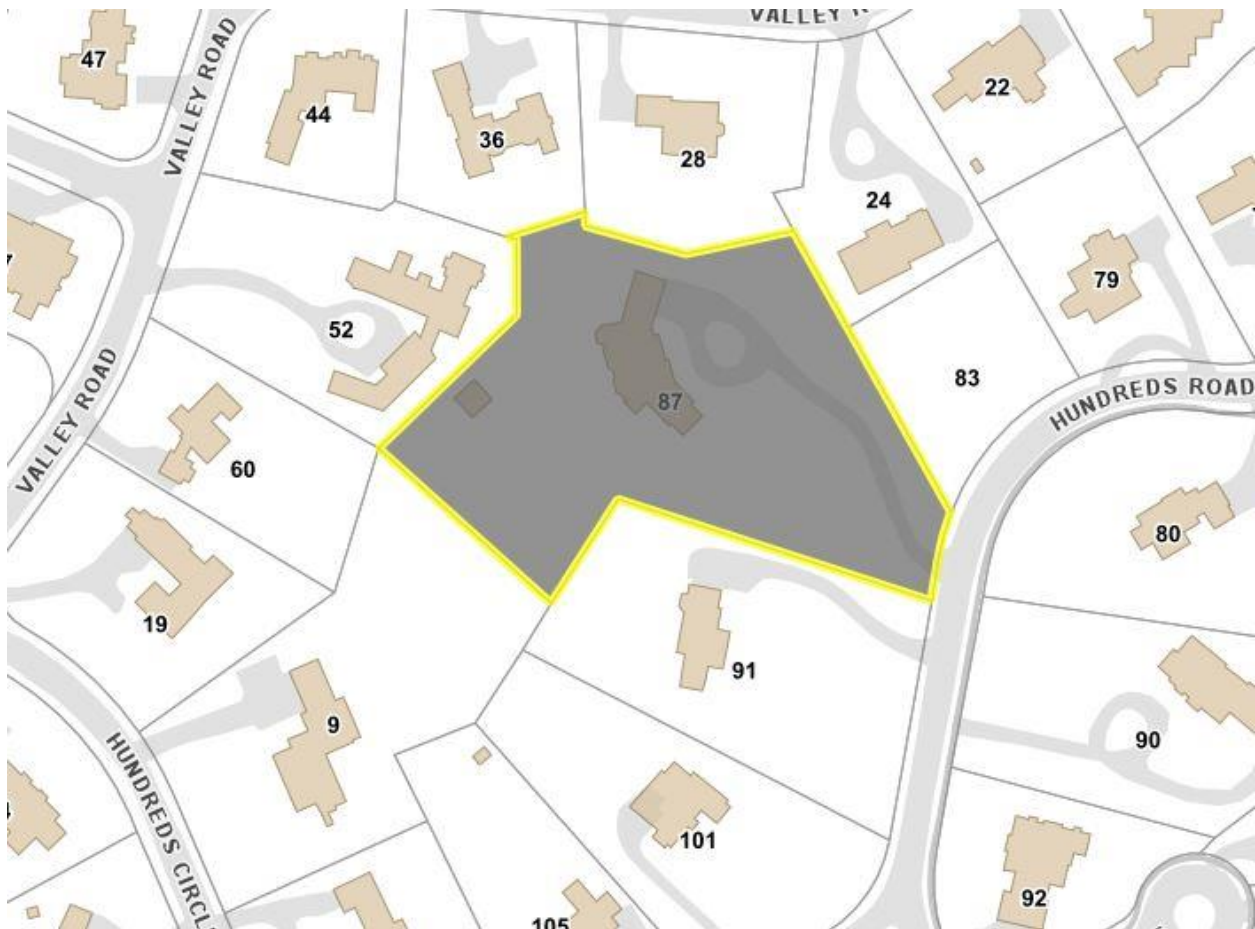


Figure 2. Neighborhood Context

The dwelling is a 2-story frame dwelling with a prominent entrance, and has been significantly but complementary altered. It has an attached three car garage to the right side of the property. The most original portion of the property is the central body that has several additions to both the left and right side. Staff believes the original architecture of the house is best characterized as a Colonial Revival. This particular example has a simple front porch, perceived wood siding and multi-pane glazing.

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.

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. The building is an important example of Colonial Revival architecture in the neighborhood. In addition, the potential demolition of this house would be a detriment to the character of the immediate group of buildings and the rest of the neighborhood that has remained of similar scale and architecture.

With respect to standard (i), Staff is of the opinion that association to the Niles family is significant to the development of Wellesley. Harold L. Niles, was chairman of the Board of Selectmen and the Planning Board and president of the Niles Company, a real estate enterprise with projects around the Greater Boston region.

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