



STAFF REPORT

Town of Wellesley - Planning Department

Application: DR-2019-29 – 81 Arnold Road – Preservation Determination
Subject Property: 81 Arnold Road (Assessor's Parcel ID # 96-13)
Applicant: Matthew Fruhan, previously William & Christy Cadigan
Property Owner: Matthew Fruhan
Date: Report prepared 10/16/2019 for 10/21/2019 Historical Commission Meeting
Staff Contact: Dana Marks, Planner
Staff Recommendation: **Preferably Preserved**

APPLICATION OVERVIEW

Applications for Eligibility Notice and Preservation Determination were submitted on May 16, 2019 indicating the intent to demolish, in its entirety, a building located on the property and used as a dwelling. The application was resubmitted on September 23, 2019, and a public hearing before the Historical Commission is scheduled for October 21, 2019.

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 when a 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.

DESCRIPTION

In consideration of the application for a full/complete demolition and in determining whether or not the dwelling should be deemed Preferably Preserved, it was determined that the original dwelling was constructed no earlier than July 13, 1936 when Building Permit 5369 was filed. This source proves that the dwelling at 81 Arnold Road is indeed Eligible and subject to a Preservation Determination pursuant to Article 46C of the Wellesley Town Bylaws.

The dwelling and two car garage were built in 1936 and designed by architect H. Ramsay (Building Permits 5369 and 5370). The house is built in the Colonial Revival style with a side gable roof. Yellow clapboard siding is complimented with dark green shutters and white pilasters on the corners and framing the central bay containing the front door and central window on the second floor. The central entryway has a protruding vestibule that sits underneath a front gable. In 1995, a two story addition was added to the north side of the house (Building Permit 28516).



Image provided in application materials.

W. Ratcliffe Waldo employed architect H. Ramsay to construct a Colonial Revival home at 81 Arnold Street in 1936. Mr. Waldo was still in residence when his daughter and son-in-law, Mr. and Mrs. Garland Patteson, welcomed a daughter into the family.¹ Long-time residents Mr. and Mrs. Howard R. Grimes moved into 81 Arnold Road in May 1953 with three daughters, and welcomed two more girls while living there. Previous owners William and Christy Cadigan undertook the two-story addition to the north side of the house in 1995. Current owner Matthew W. Fruhan acquired the property on October 16, 2019.

STAFF RECOMMENDATION

Staff is of the opinion that the subject building at 81 Arnold Road **is not** (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, **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, and **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.

With respect to standard (ii), 81 Arnold Road is an example of Colonial Revival architecture from the middle of the style's heyday between 1880 and 1955. It has an accentuated front door with a rectangular overhead fanlight, symmetrically balanced windows and a center door, and windows with double-hung sashes and multi-pane glazing. This style of architecture is prevalent throughout the neighborhood.

¹ "New Citizens," *Wellesley Townsman*, 8/14/1947, page 1.

With respect to standard (iii), 81 Arnold Road is within five hundred (500) feet of the Tufts House Historic District, located at 38 Lowell Road. While this distance is beyond the one hundred fifty (150) feet distance outlined within Article 46C of the Wellesley Town Bylaws, it is still within close proximity and both are well-preserved examples of Colonial Revival 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 Town and thus Staff recommends that the building should be deemed Preferably Preserved.**