



STAFF REPORT

Town of Wellesley - Planning Department

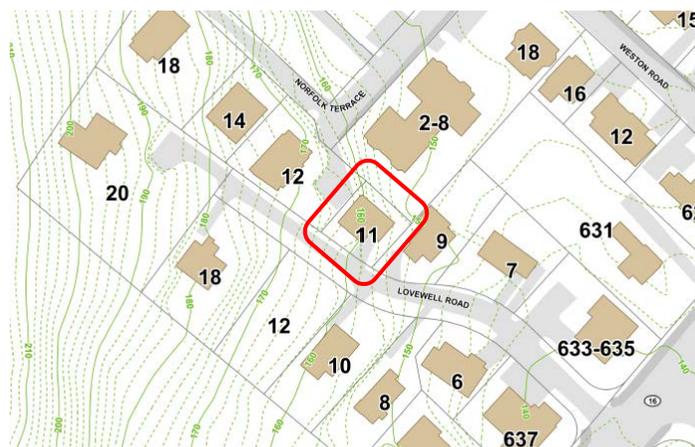
Application: DR-2020-24 – 11 Lovewell Road – Preservation Determination
Subject Property: 11 Lovewell Road (Assessor's Parcel ID # 137-8)
Applicant: Stephen & Nicole Connolly
Property Owner: Stephen & Nicole Connolly
Date: Report prepared 8/5/2020 for 8/10/2020 Historical Commission Meeting
Staff Contact: Dana Marks, Planner
Staff Recommendation: **Not Preferably Preserved**

APPLICATION OVERVIEW

On July 20, 2020, the Applicant submitted applications for Eligibility Notice and Preservation Determination along with plans of proposed work that includes partial demolition and an addition at 11 Lovewell Road. Planning Department Staff determined that the proposed work would affect more than 50% of the total existing exterior surface of the dwelling, therefore qualifying as a Demolition under Article 46C. An Eligibility Notice was issued on July 22, 2020 determining the subject building to be an Eligible Building. The Historical Commission will hold a public hearing on the application for a Preservation Determination on August 10, 2020.

DESCRIPTION

In consideration of the application for a partial demolition and in determining whether or not the dwelling should be deemed Preferably Preserved, it was determined that the original dwelling was built no earlier than 1908, when it was reported that Mary J. Ferguson lived and owned a dwelling on Norfolk Terrace, as well as a barn on Norfolk Terrace in the 1908 Annual Town Report. Ferguson's barn was later turned into a dwelling at 11 Lovewell Road under a subsequent owner in 1924 as indicated on Building Permit No. 1604. These sources prove that the dwelling at 11 Lovewell Road is indeed Eligible and subject to a Preservation Determination pursuant to Article 46C of the Wellesley Town Bylaws.



Site Map for neighborhood context via Application Materials/Town Assessor's.

The existing wood frame dwelling stands one and half stories tall on Lovewell Road with a front-facing gable with small shed dormers. There is a garage addition to the right of the main structure. This structure was originally constructed as a barn, and converted into a dwelling with a garage added on in 1924 (Building Permit Nos. 1604 & 1648).



Image via Application Materials.

The site of 11 Lovewell Road was originally part of a larger parcel along Norfolk Terrace owned by Mary J. Ferguson. In 1921, Ferguson's heirs-at-law transferred a 3,320 sq. ft. lot to May W. Parker (Norfolk County Registry of Deeds, Book 1484, page 4). This small parcel included the subject building prior to its conversion into a dwelling. In 1924, Parker transferred the barn property to Hattie Elizabeth Porter and her daughters Josephine H. and Helen Fay (Norfolk County Registry of Deeds, Book 1608, Page 412). Under Porter ownership, the barn was transformed into a dwelling with "7 rooms and a bath."¹ Several advertisements and social announcements in the *Wellesley Townsman* in the 1920s and 1930s indicate that the Porters rented out rooms and the garage at 11 Lovewell Road to various tenants. Helen Fay transferred her interest in the property to Josephine H. in 1936 (Norfolk County Registry of Deeds, Book 2123, Page 168), leaving Josephine the sole owner of 11 Lovewell Road after the passing of their mother Hattie Elizabeth.²

In 1943 Marianne Thalmann acquired 11 Lovewell Road from Josephine H. Porter (Norfolk County Registry of Deeds, Book 2450, Page 396). The title changed to include Aniela Gruszynska as well as Thalmann in 1948 (Norfolk County Registry of Deeds, Book 2795, Page 60). Thalmann was a professor of German at Wellesley College after obtaining her Ph.D. and teaching at the University of Vienna in Austria.³ In 1963 Thalmann transferred her interest in 11 Lovewell Road to Gruszynska, making her the sole owner (Norfolk County Registry of Deeds, Book 3994, Page 475).

Elizabeth dePicciotto and Maria P. Smith acquired the property in 1981 (Norfolk County Registry of Deeds, Book 5893, Page 89). They transferred the property to Thomas W. and Shirley W. Cooney in 1984 (Norfolk County Registry of Deeds, Book 6327, Page 151). Later that year the Cooneys sold the property to Thomas David and Kathleen E. McCormack (Norfolk

¹ Building Permit No. 1604, August 1, 1924.

² "HATTIE E. PORTER," *Wellesley Townsman*, November 1, 1929, page 9.

³ "Marianne Thalmann Portrait To Be Placed In Austrian National Library In Vienna," *Wellesley Townsman*, June 6, 1957, page 7.

County Registry of Deeds, Book 6364, Page 266). In 1985 the McCormacks transferred the property to Rapin Osathanondh (Norfolk County Registry of Deeds, Book 6760, Page 92). Osathanondh in 1988 sold the property to Louis S. and Suzanne L. Piscitelle (Norfolk County Registry of Deeds, Book 8146, Page 486). The current owners acquired the property in July of 2020 (Norfolk County Registry of Deeds, Book 38124, Page 260). They are currently seeking a Preservation Determination for a partial Demolition.

As a partial Demolition, the Applicants have submitted architectural drawings and renderings proposing a two-story addition with a garage at basement level where the existing garage is situated underneath a cross-gable roof. On the front façade the entry porch will be expanded and a bay window will replace the current window configuration on the first floor. According to the proposed site plan, there will be minimal expansion of the existing footprint and a roughly 27% increase in TLAG from 2,542 sq. ft. to 3,211 sq. ft. Renderings included in the application suggest that new finishes will maintain a similar appearance to the existing siding and roofing materials with a combination of double hung and casement windows.



Rendering of proposed partial demolition and addition via Application Materials.

According to the application materials, “The original stone masonry foundation and first floor framing will remain. The new wood 2-1/2 story structure is designed to replicate the original structure, and the roof ridge is raised by 3 feet. The details of the roof rakes, eaves, and dormers will match the original style, which is currently covered by sheet metal.”

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. Following such a determination, the Applicant may request a reduction in the length of the delay period through the Waiver Process.

STAFF RECOMMENDATION

Staff is of the opinion that the subject building at 11 Lovewell 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 not** (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** (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 (iii), 11 Lovewell Road is within one hundred fifty (150) feet of the Cottage Street Local Historic District. However, based upon the scope of the proposed work, Staff is of the opinion that the partial demolition and subsequent addition would not be detrimental to the historical or architectural resources of the Town.

Therefore, based upon the above, **Staff recommends that the building not be deemed Preferably Preserved based on the scope of work identified in the submitted plans.** Staff recommends that action by the Historical Commission concluding the same be based on the submitted plans, therefore requiring any alterations to the scope similarly affecting 50% or more of the existing exterior of the dwelling be reviewed as a new application prior to the issuance of permits from the Building Department.