



## STAFF REPORT

### Town of Wellesley - Planning Department

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Application: DR-2020-43 – 80 Hundreds Road – Preservation Determination  
Subject Property: 80 Hundreds Road (Assessor's Parcel ID # 72-7)  
Applicant: Andrea Guarnieri  
Property Owner: Joseph J. Guarnieri & Andrea M. Guarnieri  
Date: Report prepared 11/5/2020 for 11/9/2020 Historical Commission Meeting  
Staff Contact: Dana Marks, Planner  
Staff Recommendation: **Preferably Preserved**

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#### APPLICATION OVERVIEW

On October 5, 2020, the Applicant submitted applications for Eligibility Notice and Preservation Determination 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 October 5, 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 November 9, 2020.

#### 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 built no earlier than July 9, 1926, when Building Permit No. 2172 was issued for the construction of a "Dwelling." This source proves that the dwelling at 80 Hundreds Road is indeed Eligible and subject to a Preservation Determination pursuant to Article 46C of the Wellesley Town Bylaws.

The subject building at 80 Hundreds Road is a red brick Colonial Revival dwelling with a side-facing garage attached to the left of the main structure. The main roof has a side gable shape with a cross gable feature on the left side and a protruding side-gabled wing to the right. One room in the attic was finished in 1957 (Building Permit No. 13198), and an addition and interior renovations were undertaken in 1981 (Building Permit No. 19376). It was designed by architect Benjamin Proctor, Jr. for Alice and Charles Homeyer, and is situated on a 42,275 sq. ft. lot on the former estate of businessman and real estate investor Louville V. Niles in Wellesley Farms,<sup>1</sup> which was subdivided in the 1920s.

A real estate listing in the *Wellesley Townsman* from 1986 described the dwelling as follows:

"Elegant 12 room brick and slate roof Colonial in our most prestigious neighborhood! The grace and charm of a by-gone era with up to the minute appointments. 5 bedrms, 3 ½ baths, 3 car garage on a beautiful acre setting. Nooks & crannies, great for entertaining..."

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<sup>1</sup> "LOUVILLE V. NILES DIES IN WELLESLEY," *Boston Transcript*, July 19, 1928.



Images via Assessor's Property Record Card (left) and Google Maps, 2011 (right).

Alice Homeyer, as the wife of Charles Homeyer in her own right, acquired the property on the Niles estate in 1926 (Norfolk County Registry of Deeds, Book 1697, Page 4). It was reported in the *Wellesley Townsman*: “The new real estate development on the L. V. Niles estate is attracting much attention. Already four lots have been purchased by home builders who will make a contribution to that community. Among the four are Mr. Charles Homeyer who has purchased a lot on Hundreds Road and will shortly begin the erection of a new house.”<sup>2</sup> The Homeyers engaged Proctor, Jr. to design their home, which was one of the first in Wellesley to be heated by the Consolidated Gas Company system.<sup>3</sup>

A Wellesley resident since 1916, Alice Homeyer was involved with the Women's Association of the First Congregational Church of Wellesley Hills, the Wellesley Garden Club, and the Wellesley Hills Woman's Club.<sup>4</sup> Charles Homeyer was involved in music publishing and a founder of the National Association of Sheet Music Dealers. He was involved with the Wellesley Club, Wellesley Country Club, Maugus Club, and the Wellesley Chapter of the American Red Cross.<sup>5</sup> The Homeyers stayed on Hundreds Road for 30 years until they relocated to Berkeley Court in Wellesley Hills.<sup>6</sup>

Henry Eugene and Conchita Bruce acquired the property in 1957 (Norfolk County Registry of Deeds, Book 3603, Page 56). Their arrival was reported in the *Townsman*: “Mr. and Mrs. H. Eugene Bruce and four children have moved to 80 Hundreds road from Darien, Conn. Mr. Bruce a graduate of the University of Ontario in Canada, is a Boston food broker...”<sup>7</sup>

In 1973 the Bruces sold the property to Joseph and Sandra Cresci (Norfolk County Registry of Deeds, Book 4930, Page 275). Joseph Cresci, a graduate of Princeton University and Cornell Law School, was the owner of the Cresci Corporation of Wellesley.<sup>8</sup>

The Crescis sold the property to Emile and Agnes Francois in 1981 (Norfolk County Registry of Deeds, Book 5833, Page 629). Ownership was transferred solely to Agnes Francois in 1985 (Norfolk County Registry of Deeds, Book 6879, Page 679). In 1986 Cheng-San and Su-Hsin Chen purchased the property (Norfolk County Registry of Deeds, Book 7095, Page 192). The

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<sup>2</sup> “HUNDREDS CIRCLE,” *Wellesley Townsman*, April 30, 1926, page 1.

<sup>3</sup> “WELLESLEY HILLS,” *Wellesley Townsman*, December 10, 1926, page 9.

<sup>4</sup> “Mrs. C. W. Homeyer,” *Wellesley Townsman*, November 4, 1965, page 4.

<sup>5</sup> “Charles W. Homeyer,” *Wellesley Townsman*, January 23, 1969, page 21.

<sup>6</sup> “Neighborhood News,” *Wellesley Townsman*, September 25, 1957, page 19.

<sup>7</sup> “Newcomers To Wellesley,” *Wellesley Townsman*, January 30, 1958, page 9.

<sup>8</sup> “Cresci, new president of G. E. Stimpson Co.” *Wellesley Townsman*, September 23, 1976, page 10.

current owners purchased the property in 1994 (Norfolk County Registry of Deeds, Book 10579, Page 118) and are seeking a Preservation Determination.

## **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 80 Hundreds Road **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, **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 (i), 80 Hundreds Road is situated within the old Niles estate, which was developed and subdivided in the 1920s.

With respect to standard (ii), 80 Hundreds Road was designed by Benjamin Proctor, Jr., an architect whose work can be found throughout the Town, including numerous Colonial Revival residences, the Community Playhouse, and the Isaac Sprague Memorial Tower in Elm Park.

With respect to standard (iii), 80 Hundreds Road is located within four hundred (400) feet of the Fiske House Historic District at 126 Woodlawn Avenue.

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.**