

STAFF REPORT

Town of Wellesley - Planning Department

Application: DR-2020-50 – 1 Kendall Road – Preservation Determination
Subject Property: 1 Kendall Road (Assessor's Parcel ID # 182-74)
Applicant: Joyce Mathews Oliveri
Property Owner: Joyce Mathews Oliveri
Date: Report prepared 12/7/2020 for 12/14/2020 Historical Commission Meeting
Staff Contact: Dana Marks, Planner
Staff Recommendation: **Not Preferably Preserved**

APPLICATION OVERVIEW

On November 10, 2020, the Applicant submitted an application for Eligibility Notice 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 November 12, 2020 determining the subject building to be an Eligible Building. The Applicant then submitted an application for Preservation Determination on November 17, 2020. The Historical Commission will hold a public hearing on the application for a Preservation Determination on December 14, 2020.

DESCRIPTION

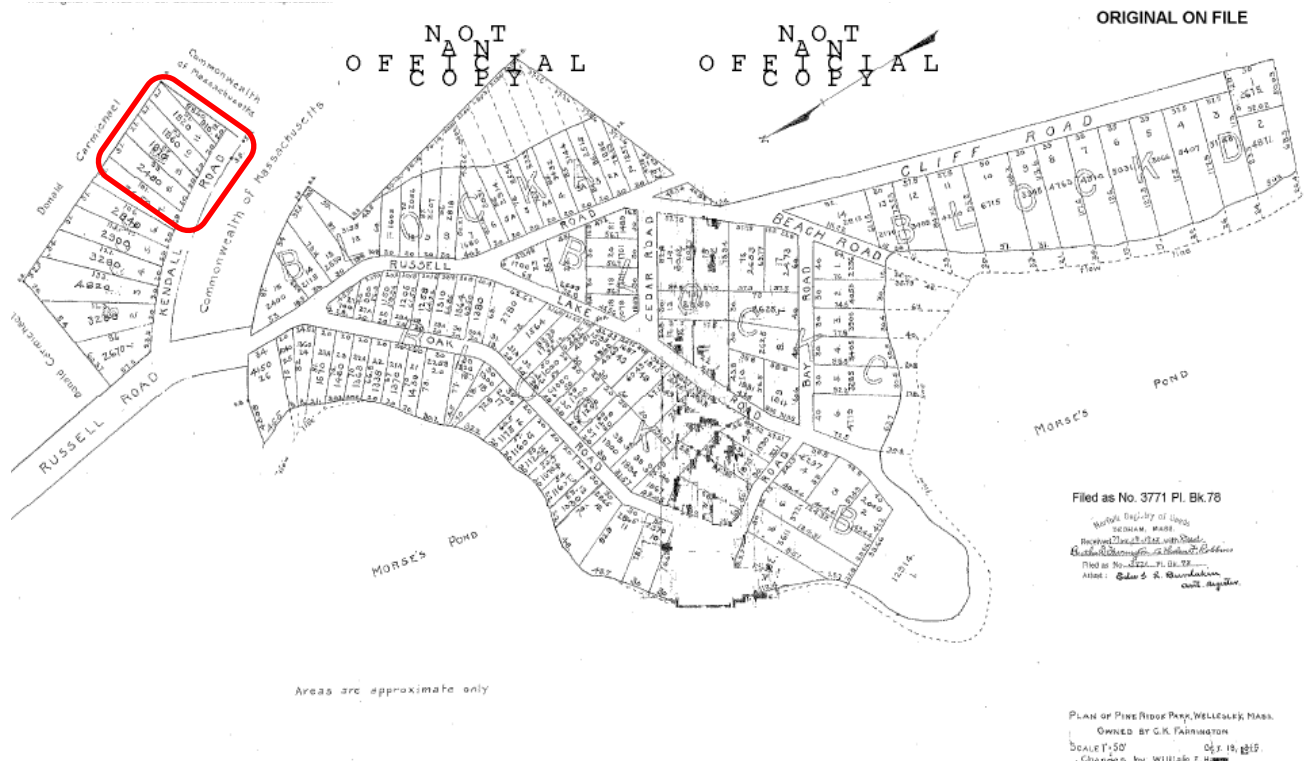
In consideration of the application for a full/complete demolition and in determining whether or not the dwelling should be deemed Preferably Preserved, it was determined that the original dwelling was built no earlier than October 23, 1923, when Building Permit No. 1380 was granted for the construction of a "Bungalow." Furthermore, it was determined that the building was built no later than 1935, when a structure is depicted on the lot in the 1935 Town of Wellesley Atlas. These sources prove that the dwelling at 1 Kendall Road is indeed Eligible and subject to a Preservation Determination pursuant to Article 46C of the Wellesley Town Bylaws.

Located in the Pine Ridge Park neighborhood along the Crosstown Trail and behind MacKinnon Park, 1 Kendall Road is a simple vernacular dwelling. It is clad in white synthetic siding and has a side gable roof. A small brick chimney sits on the front façade to the right of a small entry portico. Red shutters frame the windows visible from the road.



Image via Assessor's Property Record Card

The property in question was part of a large tract of land owned by Charles K. Farrington that came to be known as Pine Ridge Park. Farrington subdivided the area, and sold a parcel to George R. Stockbridge containing Lots 8, 9, 10, 11, and 12 depicted on the plan below in 1925 (Norfolk County Registry of Deeds, Book 1652, Page 382). George Stockbridge subsequently transferred the property to John C. Stockbridge (Norfolk County Registry of Deeds, Book 1880, Page 445). John Stockbridge was a letter carrier and his hobby was raising, training and showing St. Bernard dogs.¹



Lots 8, 9, 10, 11 and 12 comprise 1 Kendall Road, containing 8,940 sq. ft., outlined in red. Plan of Pine Ridge Park, Wellesley, Mass., owned by C. K. Farrington, dated October 1915 (via Norfolk County Registry of Deeds)

¹ "Dogs Owned By Wellesley Man Take Many Prizes," *Wellesley Townsman*, July 13, 1934, page 1.

The Stockbridge family maintained ownership of 1 Kendall Road for a number of years while George and John lived elsewhere around Town. Wallace A. Stockbridge conducted chair restorations on the property, as evidenced by a number of advertisements for such services frequently published in the *Wellesley Townsman* in 1928. Wallace also conducted an oil burner repair service for a time.² In 1943 John formally transferred the property to his son Wallace (Norfolk County Registry of Deeds, Book 2452, Page 266). Wallace and his wife Pearl held the property until their deaths, when the title transferred through Pearl's estate to their daughter Jean M. Mathews in 1975 (Norfolk County Registry of Deeds, Book 5186, Page 574).

Although Jean and her husband Herbert W. Mathews, Jr. lived on Stimpson Road, they maintained ownership of 1 Kendall Road. Instead, their adult daughter resided at 1 Kendall Road.³ After relocating to Cape Coral, Florida, Jean and Herbert Mathews transferred the property into the Jane M. Mathews Trust Agreement in 2000, naming themselves as Co-Trustees (Norfolk County Registry of Deeds, Book 14417, Page 342). In 2012, through the estate of Jean Mathews and the Trust Agreement, the property transferred to the current owner (Norfolk County Registry of Deeds, Book 29929, Page 249), who is now 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 1 Kendall 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 not** (iii) located within one hundred fifty

² “Wallace A. Stockbridge,” *Wellesley Townsman*, November 29, 1969, page 23.

³ “O'Donnell-Mathews wedding,” *Wellesley Townsman*, September 15, 1977, page 7.

(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.

Therefore, based upon the above, **Staff is of the opinion that the demolition of the subject building would not be detrimental to the historical or architectural heritage of the Town and thus Staff recommends that the building should not be deemed Preferably Preserved.**