

## STAFF REPORT

### Town of Wellesley - Planning Department

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Application: DR-2021-03 – 86 Mayo Road – Preservation Determination  
Subject Property: 86 Mayo Road (Assessor's Parcel ID # 198-87)  
Applicant: David Himmelberger  
Property Owner: James R. Gorman  
Date: Report prepared 02/08/2021 for 02/08/2021 Historical Commission Meeting  
Staff Contact: Don McCauley, Planning Director  
Staff Recommendation: **Not Preferably Preserved**

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#### APPLICATION OVERVIEW

On January 21, 2021 the Applicant submitted an application for Eligibility Notice and Preservation Determination indicating the intent to demolish a building located on the property and used as a dwelling. An Eligibility Notice was issued on January 25, 2021 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 February 8, 2021.

#### 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 16, 1947, when Building Permit No. 9306 was granted for the construction of a "Dwelling and Garage". These sources prove that the dwelling at 86 Mayo Road is indeed Eligible and subject to a Preservation Determination pursuant to Article 46C of the Wellesley Town Bylaws.

Built in 1947 by Princeton Construction Co., the subject building is a 2 story Colonial house.

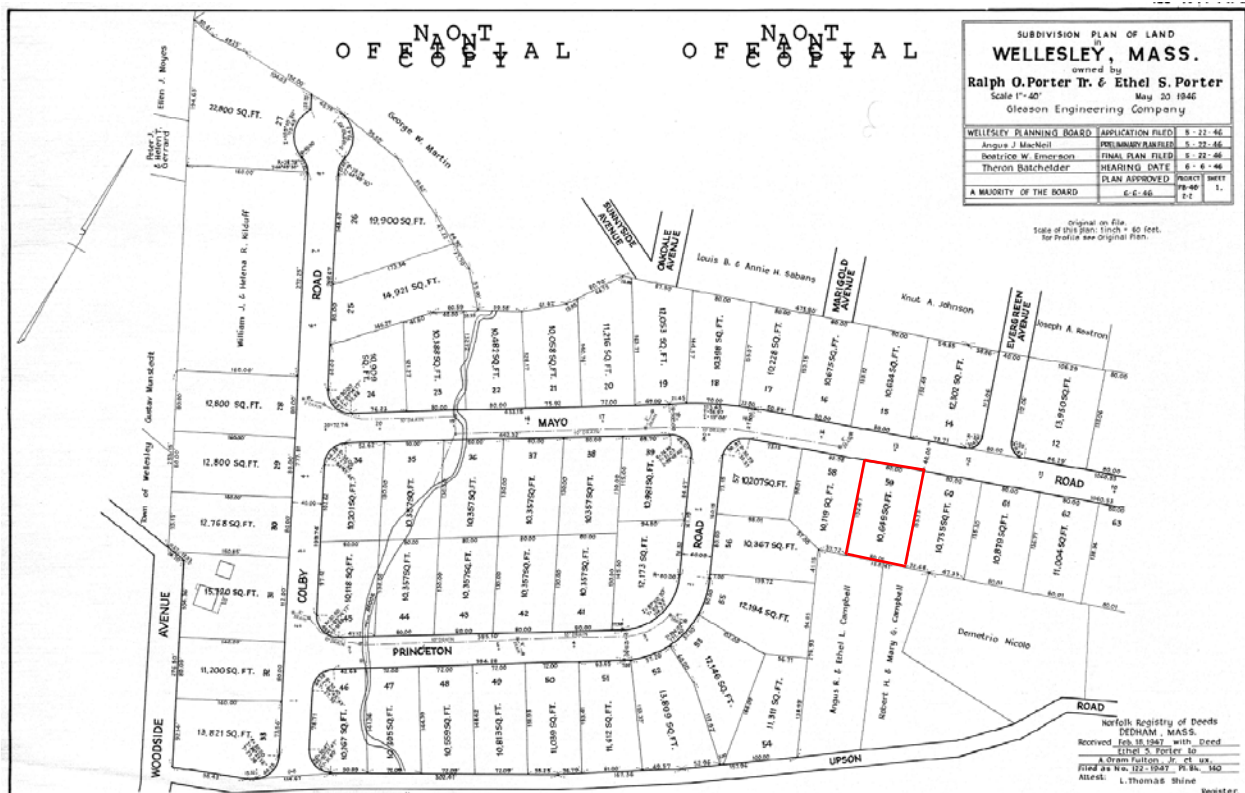
Ralph and Ethel Porter originally owned the land indicated in a 1947 subdivision plan. Through the Orville Realty Trust, Ralph Porter sold the newly constructed home to William and Norma Payne in August 1948.

William and Norma Payne sold the home in May of 1953 to Harry and Rachael Van Horne. Harry Van Horne was a WWII veteran. Rachael Van Horne then sold the home to the current owners, James and Pauline Gorman, in April 1966.



Image via Google Maps, 2013.

The subdivision where 86 Mayo Road is situated was once owned by Ralph and Ethel Porter. 86 Mayo Road is shown as Lot 59 on a Subdivision Plan dated May 20, 1946, which laid out Princeton Road, Colby Road, and Mayo Road.



86 Mayo Road is situated on Lot 59, outlined in red. Plan No. 122 of 1947 showing a subdivision on land owned by Ralph and Ethel Porter. Accessed via Norfolk County Registry of Deeds.

**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 32 Boulder Brook 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 (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), while the surrounding neighborhood includes other Colonial Revival and Cape Cod style homes, the character of the neighborhood has evolved over time with a number of additions and new construction, which has significantly altered the overall character of the neighborhood.

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.**