

Town of Wellesley  
Historic District Commission  
Wellesley Town Hall  
525 Washington Street  
Wellesley, MA 02482

March 11, 2021

Dear Historic District Commission Members,

We respectfully submit plans for a proposed two-story addition and detached carriage house to our Single-Family Home located at **38 Lowell Road** for your review. We purchased the home in 2016 from the Tufts family estate after the house sat unoccupied for 2+ years. Since that time, we have been methodically ‘cleaning’ up the house, which was last renovated in 1973 (other than two bathroom and plumbing upgrades in 2019), to restore its elegance, simplicity, and historic presentation.

The “Tufts House” is an early example of the Colonial Revival architectural style designed by its first owner, architect Nathaniel Perry Tufts in 1930. Nathaniel Perry Tufts was one of the earliest associates of the architectural office of Royal Barry Wills and helped develop the firm’s signature Colonial Revival-style. The Tufts house was occupied and maintained for nearly 80 years by two generations of the Tufts family.

We propose two additions for the property, one at the rear of the home and a detached carriage house at the northwest corner of the lot. In 1973 the house underwent rear-facing modifications and interior upgrades. The proposed addition will impact those previously modified areas as our plans seek to retain the home's more historical sections and upgrade the interior of the home to accommodate contemporary living standards.

The proposed rear addition is a two-storied, rectangular structure with a gabled roof and cedar shingle siding. A small connecting one-story addition, also in the rear, will be clad in brick and painted white to match the existing garage's brick. Further, a small breakfast nook will feature moulding profiles in line with details found on the interior of the home. The existing garage doors, which are rear-facing, will be removed and infilled with a pedestrian door and windows.

All new windows will be wood interior & composite exterior simulated divided light windows (such as Andersen 400 Series) with a traditional muntin profile of 5/8". Certain of the planned windows will replace windows added in the 1970's or 1980's that currently do not ascribe to the historical aspects of the house (in particular, the windows in the breakfast nook and those above the current garage). Windows will have louvered wooden shutters traditionally hung to match the height of window sashes with shutter dogs. Both the windows and shutters will match the existing size, style, and color of the original elements.

The proposed addition will preserve the existing home almost entirely, allowing the home to be used as it was originally designed and spatial relationships to be maintained. The current kitchen will be turned into a small pantry, while a small second-floor ‘walk-through’ bedroom will be reorganized as a closet

and provide access to a usable fourth bedroom. The proposed addition retains distinguishing features of the home while offering contemporary functionality with comparable character.

The proposed footprint (549 SF) is located at the rear of the home and is not visible from the public way, as the walls and roof are situated so that they do not extend past the existing home. The proposed massing protects the integrity of the house with detailing reflective of the Colonial Revival style.

The proposed detached Carriage House is a one-story, symmetrical rectangular structure with a front-gabled roof, clapboard siding at the garage-front, and shingle siding on three sides and features arched doors to mimic those found at the existing side covered porch. Sympathetically designed to match the original home's architectural character, scale, and proportions, the Carriage House lends itself to completing the original ensemble of primary and secondary structures on the property. The garage serves a number of functional purposes, including that the dimensions of the current garage space does not contemplate the size of modern vehicles. As such, our cars most often are parked in front of the home, thus detracting from the home's front facing street presentation. We wish to better situate our cars by having a carriage house, which reflects the home's architecture, set to the side of the property.

Overall, we believe that the completion of the rear addition and the carriage house reinforce the home's aesthetic qualities and fit into the fabric of the historic district. Drawings in support of this request are attached hereto. We wish to break ground in the summer of 2021, and we have retained a local builder who has significant experience building in Wellesley. We appreciate your time in reviewing this request.

Respectfully submitted,



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