



## STAFF REPORT

### Town of Wellesley - Planning Department

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Application: DR-17-01 - 58 Upson Road - Preservation Determination  
Subject Property: 58 Upson Road (Assessor's Parcel ID # 190-100)  
Applicant: Timothy Eaton and Catherine Dyer  
Property Owner: Timothy Eaton and Catherine Dyer  
Date: Report prepared 9/8/2017 for 9/11/2017 Historical Commission Meeting  
Staff Contact: Michael Zehner, Planning Director  
Staff Recommendation: **Not deemed Preferably Preserved**

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#### APPLICATION OVERVIEW

Applications for Eligibility Notice and Preservation Determination were submitted on August 16, 2017 indicating a building located on the property and used as a dwelling to be demolished in its entirety. An Eligibility Notice was issued on August 23, 2017 determining the subject building to be an Eligible Building. A public hearing before the Historical Commission was scheduled for September 11, 2017.

#### DESCRIPTION

In consideration of the application for Eligibility Notice, it was determined that the dwelling was originally constructed in 1935 (the Applicant/Owner indicated the construction date to be 1900, relying on the Assessors Property Record Card), in large part based on the property valuation records contained in the Town's Annual Reports; these indicated that the property was owned by Frederick Reed in 1934 without improvements, and then in 1935, when owned by Austin Wormell, that an unfinished house was located on the property. The house was identified as being unfinished through the 1940 Annual Report, at which time the property was taken by the Town of Wellesley, and then transferred in the same year to William Knickle.

The main body of the dwelling is 2-story with gable roof, however, these are the results of additions to the original house in 1966 and 1978. The portion of the dwelling that was originally constructed in 1935 is on the left side of the house, a 1-story with gable roof, transitioning to a shed roof at the rear. Given the significant additions and alterations over the years, it is difficult to determine the architectural characteristics of the original home; Staff believes it is likely best characterized as American folk architecture.

#### 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 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.

### **STAFF RECOMMENDATION**

Staff is of the opinion that the subject building is **not** (i) 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; therefore, **Staff is of the opinion that demolition of the subject building would not be detrimental to the historical or architectural heritage of the Town and recommends that the Historical Commission determine that the building should not be deemed Preferably Preserved.**