



STAFF REPORT

Town of Wellesley - Planning Department

Application: DR-17-03 - 5 Claflin Road - Preservation Determination
Subject Property: 5 Claflin Road (Assessor's Parcel ID # 180-52)
Applicant: Ken Barber
Property Owner: Anne and Joan Green
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**

APPLICATION OVERVIEW

Applications for Eligibility Notice and Preservation Determination were submitted on August 16, 2017 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 August 24, 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 1925 (the Applicant/Owner indicated the construction date to be 1934, relying on the Assessors Property Record Card) based on a Building Permit issued to Alonzo Hanna on September 14, 1925; this permit was preceded by the creation of the lot as part of the Sunny Acres subdivision, recorded at the Registry of Deeds in 1923.

The dwelling is a 2-story with hipped/pyramidal roof, not significantly altered since its construction with only one addition in 1985 on the rear of the building. Staff believes the architecture of the house is best characterized as pyramidal folk.

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. With respect to standard (ii), while the dwelling is believed to be original in its form, and at one point was likely consistent with the period of architecture of the immediate neighborhood, many of the homes in this area have been redeveloped in recent years and Staff is not of the opinion that the building is as architecturally important on its own.

Therefore, based upon the above, **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.**