



STAFF REPORT

Town of Wellesley - Planning Department

Application: DR-17-06 - 17 Monadnock Road - Preservation Determination
Subject Property: 17 Monadnock Road (Assessor's Parcel ID # 118-7)
Applicant: Peter Fallon
Property Owner: Patcharin Gardner
Date: Report prepared 9/8/2017 for 9/11/2017 Historical Commission Meeting
Staff Contact: Michael Zehner, Planning Director
Staff Recommendation: **Deemed Preferably Preserved; Impose 12-Month Delay Period**

APPLICATION OVERVIEW

Applications for Eligibility Notice and Preservation Determination were submitted on August 17, 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 25, 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 1947 based on a Building Permit issued to Cliff Estates Trust on September 11, 1947; the home's builder was identified as George A. Haynes, and the architect as Harry Ramsey.

The dwelling is a two-story with gable roof. The architecture of the house is best characterized as a Colonial Revival, Second-Story Overhang sub-type, or Garrison Colonial. Cape Cod cottage. Based on building permit records, the rear porch was winterized in 1987 (William Reeves, owner), a deck was added in 1992 (William & Suzanne Reeves, owner), a two-story addition was added to the rear of the house in 1996 (Barbara Neuberger, owner), and a sunroom and 2nd floor addition was made in 1999 (Michael & Barbara Neuberger, owner). Staff was led to believe that the entry porch, which is Neoclassical in design, was not original to the house, but can find no record that this addition was part of any subsequent permits.

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, 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, but that the subject building **is** (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.

With respect to standard (ii), Staff is of the opinion that the house is architecturally important by reason of period and style, and association with the particular builder, George A. Haynes, by itself and in the context of the Cliff Estates area.

Therefore, based upon the above, **Staff is of the opinion that demolition of the subject building would be detrimental to the historical or architectural heritage of the Town and recommends that the Historical Commission determine that the building should be deemed Preferably Preserved and impose a 12-month delay on the building’s demolition.**