



STAFF REPORT

Town of Wellesley - Planning Department

Application: DR-17-08 - 89 Russell Road - Preservation Determination
Subject Property: 89 Russell Road (Assessor's Parcel ID # 183-8)
Applicant: Glen and Jane Magpiong
Property Owner: Glen and Jane Magpiong
Date: Report prepared 10/10/2017 for 10/11/2017 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 24, 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 28, 2017 determining the subject building to be an Eligible Building. A public hearing before the Historical Commission was scheduled for October 11, 2017.

DESCRIPTION

In consideration of the application for Eligibility Notice, it was determined that the dwelling existed in 1935, likely constructed in 1929 based on tax valuation records contained in the Town's Annual Reports. The owner of the property at this time was Nora Howard; however, based upon records, the house was not a primary residence for Ms. Howard.

The dwelling is a 1-story with gable roof, approximately 14' wide by 50' in length. Staff believes the architecture of the structure is likely best characterized as American national folk housing. Based on permit records, there seems to have been almost no changes to the form of the building since its original construction; however, changes to exterior materials are apparent.

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 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.

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 this home is one of the few remaining original cottages or cabins that were typical along Morses Pond, it does not serve as an example justifying preservation.

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.**