



STAFF REPORT Town of Wellesley - Planning Department

Application: DR-17-09 - 16 Hampshire Road - Preservation Determination
Subject Property: 16 Hampshire Road (Assessor's Parcel ID # 108-23)
Applicant: Wei Zhang and Jia Zhou
Property Owner: Wei Zhang and Jia Zhou
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

An application for Eligibility Notice was submitted on August 23, 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 31, 2017 determining the subject building to be an Eligible Building; the applicant subsequently submitted an application for Preservation Determination. 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 was originally constructed in 1949 (the Applicant/Owner indicated the construction date to be 1950, relying on the Assessors Property Record Card) based on a Building Permit issued to Donald Leyland on March 22, 1949; Mr. Leyland was both the owner of the property and the builder. As noted in the Eligibility Notice, the address for the property when the permit was originally issued was 14 Hampshire Road, an address that does not currently exist.

The dwelling is a two-story with gable roof (partial gambrel roof on one of the wings). The architecture of the house is best characterized as a Colonial Revival, Second-Story Overhang sub-type, or Garrison Colonial; although the overhang is located on the sides of the home, as opposed to the front elevation. Based on permit records, there seems to have been almost no changes to the form of the building since its original construction; only one other permit is in the Town's records, from 1960, where a bow window was added onto the right side elevation.

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), at least with respect to the immediate neighborhood between Lowell Road and Barnstable Road, the subject house appears to be unique with respect to its period of construction and/or architectural subtype. Further, while appearing to be well-maintained, it does not seem to be a model example of the architectural subtype.

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.**