



STAFF REPORT

Town of Wellesley - Planning Department

Application: DR-17-10 - 80 Walnut Street - Preservation Determination
Subject Property: 80 Walnut Street (Assessor's Parcel ID # 20-8)
Applicant: 80 Walnut Street LLC, Viktor Gyuris
Property Owner: 80 Walnut Street LLC, Viktor Gyuris
Date: Report prepared 10/10/2017 for 10/11/2017 Historical
Commission Meeting
Staff Contact: Michael Zehner, Planning Director
Staff Recommendation: **Deemed Preferably Preserved**

APPLICATION OVERVIEW

Applications for Eligibility Notice and Preservation Determination were submitted on August 28, 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. 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 1924 (the Applicant/Owner indicated the construction date to be 1930, relying on the Assessors Property Record Card) based on a Building Permit issued to Edward Gleason (identified as owner and architect) on October 17, 1924; the home's builder was identified as E. T. Madden.

The dwelling is a two-story with gambrel roof. The architecture of the house is best characterized as Colonial Revival, Gambrel Roof sub-type, or Dutch Colonial. Based on permit records, an addition was made to the garage in 1934.

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, 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 (the building is within 150' of the Sudbury Aqueduct, which is on National Register, but in Staff's opinion is not contextually similar to buildings within the 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; Staff is of the opinion that the house is an important example of Dutch Colonial architecture within the Town.

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.**