

STAFF REPORT

Town of Wellesley - Planning Department

Application: DR-17-13 - 251 Weston Road - Preservation Determination
Subject Property: 251 Weston Road (Assessor's Parcel ID # 159-102)
Applicant: 251 Weston Road Trust, Paul Delaney
Property Owner: 251 Weston Road Trust, Paul Delaney
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 September 8, 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 September 14, 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 1883 (the Applicant/Owner indicated the construction date to be 1880, relying on the Assessors Property Record Card) primarily relying on research and a profile prepared for the Historical Commission's Plaque Program (attached), which relied on valuations contained in the Town's Annual Reports. According to the profile, the property was owned by Philip and Annie S. McMahan at the time of its construction.

The dwelling is a 2-story with a front-facing projecting gable roof. The architecture of the house is best characterized American national folk, gable-front-and-wing family. Based on permit records, an existing porch was demolished in 1993 and an enclosed porch was constructed (it is unclear from the permit whether this was the front or rear porch) and exterior elements of the front porch were repaired in 1995.

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.”

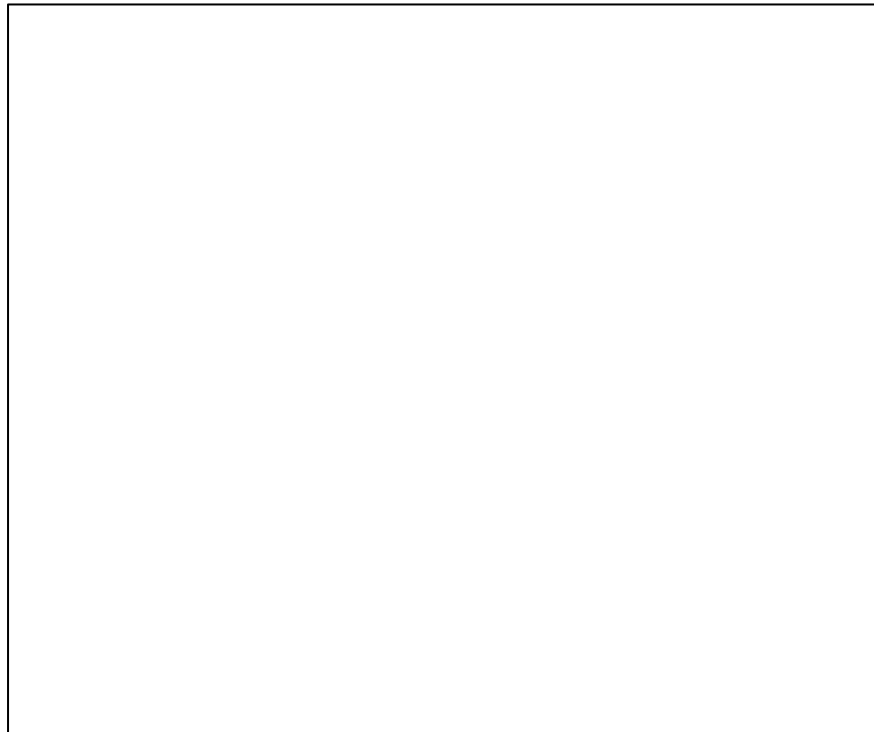
If the Commission determines that the Building should be Preferably Preserved, then no Demolition Permit with respect to such Building shall be issued until twelve (12) months after the date of the Preservation Determination.

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, 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, by itself and within the context of a group of buildings. Respectively, Staff is of the opinion that the house is an important example of early American national folk, gable-front-and-wing family architecture within the Town, and in the context of buildings of a similar period along Weston Road.

251 Weston Road



Year Built: 1883 Area of Lot: 13,186 sq. ft.

<u>List of Owners (with dates)</u>		<u>Book/Page</u>
07/27/2005	Paul F. Delaney & Rita M. Delaney to Paul T. Delaney (Trustee of The Delaney Family Irrevocable Trust)	22743/213
07/27/2005	Paul F. Delaney & Rita M. Delaney (Trustees of The Delaney Realty Trust) to Paul F. Delaney & Rita M. Delaney	22743/211
04/29/1998	Paul F. Delaney & Rita M. Delaney to Paul F. Delaney & Rita M. Delaney (Trustees of The Delaney Realty Trust)	12461/110
10/14/1958	William J. Delaney & Mary Irene Delaney to Paul F. Delaney & Rita M. Delaney	3677/432
01/07/1942	Florence M. Orrill to William J. Delaney & Mary Irene Delaney	2375/329
01/07/1942	Mary Irene Delaney to Florence M. Orrill	2375/328
08/19/1929	Mary E. McMahan to Mary Irene Delaney	1860/30

Includes 251 Weston Road on 62 sq. rod lot

05/14/1909	Emma O. Kingsbury to Mary E. McMahan	1110/456
05/14/1909	Philip E. McMahan (widower of Annie S. McMahan) to Emma O. Kingsbury	1110/455

Includes approximate site of 251 Weston Road as 62 sq. rod lot

04/12/1882	John Evans III to Philip McMahan & Annie S. McMahan	536/438
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Additional Information:

- 1882 Annual Town Report: Philip McMahan owns 1/3 acre of land on Blossom Street (\$50).
- 1883 Annual Town Report: Philip McMahan owns a dwelling (unfinished, \$1000) [251 Weston Road] and 1/3 acre of land on Blossom Street (\$100).
- Dwelling first listed as finished (worth \$1200) in 1886 Annual Town Report.