



STAFF REPORT

Town of Wellesley - Planning Department

Application: DR-2018-03 – 8 Sabrina Road - Preservation Determination
Subject Property: 8 Sabrina Road (Assessor's Parcel ID # 115-12)
Applicant: Andrew and Nancy Lo
Property Owner: Andrew and Nancy Lo
Date: Report prepared 2/5/2018 for 2/12/2018 Historical Commission Meeting
Staff Contact: Claudia Zarazua, Planner
Staff Recommendation: **Not deemed Preferably Preserved**

APPLICATION OVERVIEW

An application for Eligibility Notice was submitted on January 18, 2018 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 January 18, 2018 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 February 12, 2018.

(Please note, prior to the effective date of the Demolition Review Bylaw, the Applicant obtained Large House Review approval from the Planning Board for construction of a new dwelling on 8 Sabrina Road on July 6, 2017)

DESCRIPTION

In consideration of the application for Eligibility Notice, it was determined that the dwelling was originally constructed in September 22, 1948 based on Building Permit "9753" issued to Sarah & Theo Rollins; Raymond Stowell was the architect and Marlow & McKeil were the builders. A separate building permit was submitted for a 2-car garage on September 22, 1948 by same owner and architect.

The property was originally bought by Sara and Theodore Rollins. It was sold to Doroty and James Morton in 1953. In 1966, it was sold to Kiameche Austin. It was then sold to Robert M. Sarly in 1979. It remained in the family until 2015 when it was sold to Jonathan E. Book.

The dwelling is a one-story building with cross-gabled roof and two one-story wings on each side (side gable roof with low pitch on both of the wings). The architecture of the house is best characterized as a Minimal Traditional with major alterations. Based on permit records, there seems to have been several changes to the original form of the building since its original construction; an addition for maid's room in 1966, a deck and two rooms in 1980, a detached 2-car garage and renovation of existing garage into a

family room in 1985, a mud room and foyer in 1988, a sunroom and removal of deck in 1991, and an exercise room in 1998.

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), Staff is of the opinion that the numerous alterations to the original structure and form serve to detract from any consideration of the architectural importance of the building.

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.**