



STAFF REPORT

Town of Wellesley - Planning Department

Application: DR-2018-10 – 12 Earle Road - Preservation Determination
Subject Property: 12 Earle Road (Assessor's Parcel ID # 158-88)
Applicant: Laura and Kevin Brady
Property Owner: Laura and Kevin Brady
Date: Report prepared 3/8/2018 for 3/20/2018 Historical Commission Meeting
Staff Contact: Claudia Zarazua, Planner
Staff Recommendation: **Preferably Preserved**

APPLICATION OVERVIEW

Applications for Eligibility Notice and Preservation Determination were submitted on February 14, 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 February 15, 2018 determining the subject building to be an Eligible Building. A public hearing before the Historical Commission was scheduled for March 20, 2018.

DESCRIPTION

In consideration of the application for Eligibility Notice, it was determined that the building used as a dwelling was not built prior to December 14, 1938, the date on which building permit "No. 6560" for a "dwelling" and permit "No. 6561" for a "garage" were issued. The building permit was issued to Fells Estate, comprised of builders and brothers William and Fred Martin. The original lot (#40) was identified in the "Earle Road and Cleveland Road Plan" prepared by Gleason Engineering Corp. dated April 26, 1938. (See Figure 1). According to an article from June 20, 1985 in the Townsman, Earle Road was named after Fred Martin's son.

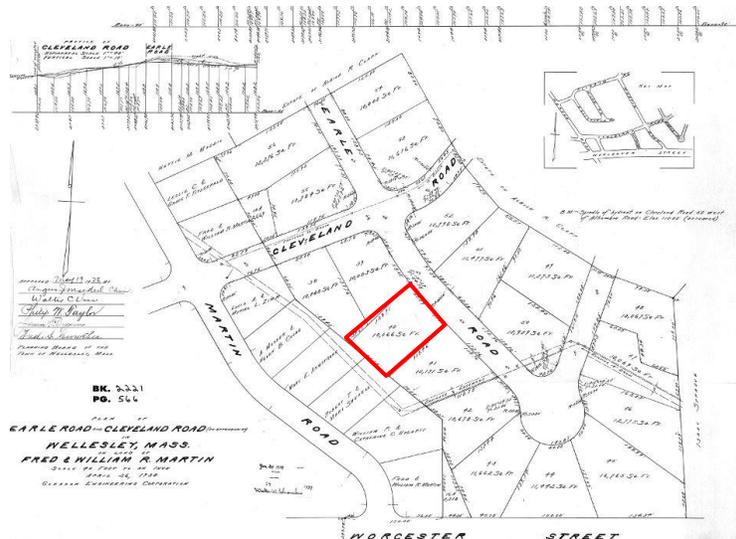


Figure 1 Earle Road and Cleveland Road Plan. Courtesy of Norfolk County Registry of Deeds

The dwelling was built by the Martin brothers and sold to William L. Jackson in 1939. It was later sold to Madge and Philip Towle in 1944. Not too late after, it was sold to Edna and Raymond Johnson in 1945. According to the Norfolk County Registry of Deeds, the property was then sold to John and Mary Duff in 1952. Mr. and Mrs. Duff were very active in the Wellesley Congressional Church, with Mr. Duff serving as president of the Village Churchmen. The property was then sold to James and Ann Hazard in 1961. Mr. and Mrs. Hazard were active in school committees and related fundraisers. The house was then sold to Timothy and Deborah Greene in 1964. Then it was sold to Nancy and Lyman Vincola in 1970. The house then was sold to Warren and Christina Brodie in 1980. Mr. Brodie was involved in town government and ran unsuccessfully for the Natural Resources Commission. In 1991, the house was sold to Whitfield and Julia Ramonat. Soon after, it was sold to Stephen and Wendy Harris in 1992. The house was sold to the current owners and applicants in 1999.

The dwelling is a two-story side-gabled house with perceived wood siding. It has a second story overhang characteristic of the Colonial Revival style. Staff believes the original architecture of the house is best characterized as part of the Colonial Revival family with modifications.

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 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 **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 believes that the publically visible facades of the dwelling are original in their form, and the dwelling is consistent with the period and style of the majority of the homes in the immediate neighborhood. While perhaps less architecturally important by itself, Staff is of the opinion that the dwelling is architecturally important in the context of the neighborhood.

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 be deemed Preferably Preserved.**