51-36

TOWN OF WELLESLEY MASSACHUSETTS

STANLEY W. LEIGHTON, CHAIRMAN
BURTIS S. BROWN
THOMAS M. REYNOLDS

BOARD OF APPEAL

KATHARINE E. TOY, CLERK
TELEPHONE
WE. 5-1664

Petition of Elizabeth F. Dewing

Pursuant to due notice the Board of Appeal held a public hearing in the Upper Town Hall on August 2, 1951 at 9:00 p.m. to consider the petition of Elizabeth F. Dewing to make certain alterations to the dwelling at 195 Grove Street as provided under Section 7 B 2 of the Zoning By-law.

Statement of Facts

On July 25, 1951 the appellant made application to the Board of Appeal for a hearing, and thereafter due notice of the hearing was given by mailing and publication.

The house in question is apparently a non-conforming use occupied by two families in a single-residence district. Under Section 7 B 2 of the Zoning By-law no non-conforming building may be structurally altered unless permission is first obtained from the Board of Appeal.

At the hearing the appellant was represented by Edmund R. Dewing, husband of the appellant, who reviewed the history of the house from the time it was built about 1880. He submitted detailed information regarding ownership and occupancy of the premises from the time it was conveyed to Mabel Cooke in 1922.

Mr. Dewing submitted plans of the proposed alteration and explained that he desired to add two rooms to the present house which will provide extra space urgently needed at this time. He stated that the proposed addition will greatly improve the appearance of the exterior of the house as well as provide extra living space.

Dr. Edward Wiswall, 203 Grove Street, owner of adjoining property on two sides, appeared and spoke in favor of granting the permit. He stated that he felt the proposed alteration would be an improvement to the general neighborhood.

No objections were made at the hearing to the granting of the requested permit.

Decision

While it is not entirely clear that the house in question was occupied by two families prior to the adoption of the Zoning By-law in 1925, it is clear that it has been so occupied for a great many years. Continuance of such use will not change a situation that has long existed. The proposed alteration will, in the opinion of the Board, improve the appearance of the exterior of the house and will not substantially reduce the value of other property in the district. Within the immediate neighborhood there is a hospital for mental patients and a multiple family dwelling.

The construction of the house and its location make it difficult to adapt to single family occupancy and a literal compliance with the Zoning By-law would, in the opinion of the Board, work an unnecessary hardship on the petitioner.

Accordingly, the requested permission is hereby granted, and the issuance of a permit for the proposed alteration, subject to all usual requirements of the Inspector of Buildings, is hereby directed.

S W Leighton
S. W. Leighton

B S Brown
B. S. Brown

T. M. Reynolds
T. M. Reynolds

August 6, 1951.

COPY

COMMONWEALTH OF MASSACHUSETTS

TOWN OF WELLESLEY

Wellesley, Mass., August 27, 19 47

TO THE BOARD OF SELECTMEN,
Wellesley, Mass.

GENTLEMEN:

The undersigned hereby makes application for a ~~license~~ permit to

to use the following houses known as #195 Grove Street; 59 Benvenue Street; 86 Benvenue Street; 102 Benvenue Street; 15 Ingraham Road; 9 Solon Street; 7 Hampden Street; 24 Hampden Street; 20 Brook Street; 31 Brook Street; 36 Brook Street; 14 Denton Road and 16 Denton Road in ~~connection with the business of Dana Hall Schools for educational~~ purposes under the provisions of the Zoning By-law.

under the provisions of

Name Dana Hall Schools

Address Wellesley, Mass.

By its Attorney Edmund R. Dewing (Signed)

A Public Hearing on the above application will be held in Town Hall, on,

, 19 , at p. m.

SELECTMEN OF WELLESLEY.

JOSEPH B. ELY
JOSEPH W. BARTLETT
GEORGE E. THOMPSON
EDWARD P. BROWN
WILDER H. HAINES
RICHARD ELY
EDMUND R. DEWING
CHARLES W. BARTLETT
EDWARD BOIT
CECIL E. WHITNEY
FREDERICK G. GUILD
ROLAND A. CORMIER
JOHN O. PARKER
AUSTIN BROADHURST

EDMUND V. KEVILLE
JOHN M. LANNING
ROBERT B. KITTREDGE
NORMAN T. BYRNES
DAVID E. PLACE
HARRY F. STIMPSON, JR.
S. GEORGE ALBION

ELY, BARTLETT, THOMPSON & BROWN
49 Federal Street
Boston 10

HUBBARD 2-2310

August 3, 1951

Board of Appeal
Town Hall
Wellesley, Massachusetts

Attention: Miss Toy
In re: Petition of Elizabeth F. Dewing, 195 Grove Street

Dear Miss Toy:

In accordance with the request which you made last evening, I wish to submit the following information which I have been able to obtain in regard to the use of the above property. This house was apparently built by Joseph Dewing for his own occupancy some time around 1880. The interest of Marietta A. Dewing, who is his widow, was conveyed to Mable Cooke in 1922. Upon the death of Miss Cooke in August, 1924, title went to her only heir-at-law and next-of-kin, her sister, Helen Temple Cooke, who made certain improvements in the property at that time. Miss Cooke conveyed her interest in the property to the Dana Hall Schools in 1938, and they, in turn, are conveying title to Elizabeth F. Dewing at this time.

The premises were occupied by a number of elderly women, mostly retired teachers of Dana Hall or employees. I haven't been able to ascertain all of the occupants, but some of those who were there in 1923 were Louise Downey, Elizabeth Staples, Esther Loring, and Georgina Holden.

The records show that the premises were not occupied from September, 1923 to March, 1924. I am assuming that it was during this period that the major changes were made to convert the house into a two-family, as there is on the records a notation of expenditure for plumbing in the amount of $162.50 on January 10, 1924, and to Monoghan "labor on foundation, $72."

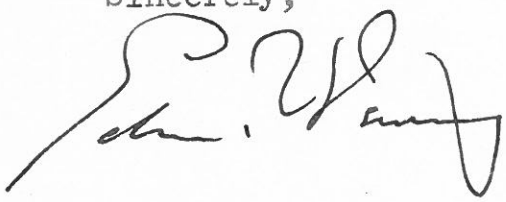
The information that I have obtained satisfied me that from March, 1924, up to the present time the property has been used distinctly for two families with full accommodations in both apartments. In 1924, the second floor was occupied by several women, but the only names that are available are Elizabeth Staples, Mary Castle, Helen Oakes, and on the first floor Virginia Smith. In 1925, William Brothers and his wife occupied the second floor and Virginia Smith the

first floor. This situation continued until the early part of 1926, when Virginia Smith was removed to a Denton Road House and a Wilfred de Rosier and family occupied the first floor. This continued during 1927, when the de Rosier family moved out and a Roderick Cash and his wife moved in. In 1928, the property was occupied by the Cash family on the second floor and the Manning family on the first floor. These two families occupied the respective premises until 1944, when the second floor was occupied by a family named Bond and followed by a nurse named Calder and her two daughters. They continued to occupy the second floor until 1949, when Mr. and Mrs. Case and their son occupied the second floor, where they are now tenants. Mrs. Case is an employee of the Dana Hall Schools. Manning still occupies the first floor, and he, likewise, is an employee of Dana Hall.

You will probably recall that Dr. Edward Wiswall, who was present at the hearing last evening and whose property adjoins this location on two sides, stated that of his own knowledge the premises had "always been used as a two-family residence".

I trust that the above information fulfills any requirements which the Board may have in regard to the status of this property.

Sincerely,



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