

TOWN OF WELLESLEY



COMMUNITY PRESERVATION COMMITTEE

Wellesley Town Hall, 525 Washington Street, Wellesley, MA 02482

www.wellesleyma.gov cpc@wellesleyma.gov

Community Preservation Act (CPA) funds may be used for projects in the areas of open space, housing, historical preservation and recreation. CPA funds are generated from a 1% surcharge on our local property tax bills and are matched by the State through increased filing fees at the registries of deeds.

SHORT FORM PRELIMINARY APPLICATION

Date Application Delivered to CPC	12/22/2014
Name of Applicant:	David Wright, WHC Chair
Contact Information: Address:	525 Washington Street Wellesley, MA 02482
Telephone:	781-235-0349
E-mail:	wrightclassical@gmail.com
Sponsoring Organization	Wellesley Historical Commission
CPA Category(ies)	<input type="checkbox"/> Open space <input type="checkbox"/> Housing <input checked="" type="checkbox"/> Historical Preservation <input type="checkbox"/> Recreation
Brief Description of Project	The Wellesley Historical Commission recently authorized an expansion of its historic building date plaque program. While previously only structures built in 1881 or earlier (the date of the Town's incorporation) were eligible, now all buildings constructed at least 100 years ago are eligible. Funds are sought to assist in implementation. See attached for details.
Goals	To ensure that all eligible structures can obtain and display an accurate WHC historic plaque if desired. See attached for details.
Community Need	The WHC historic plaque program is the most visible resource for identifying and appreciating Wellesley's historic structures.
Time Line	Approximately 650 structures dating from 1882 to 1914 are eligible immediately. See attached for details.
Maintenance/ongoing costs	See attached for details.
Other pertinent information (zoning changes, etc.)	Not applicable.
Amount of CPA Request	\$95,000
Other funding source(s) and amount(s) of funding	Each owner will be asked to contribute \$10 toward the cost of the plaque, yielding \$9,000 if all eligible owners participate.

CPC SHORT FORM ATTACHMENT – WHC HISTORIC DATE PLAQUE PROGRAM

Brief Description of Project

In the Spring of 2014, the Wellesley Historical Commission authorized an extension of its historic date plaque program. Previously, only structures from 1881 — the date of the Town’s incorporation — or earlier were eligible for a WHC plaque. The WHC has now expanded eligibility to all structures constructed at least 100 years ago, and will reassess this eligibility cutoff in 2019. Given this significant expansion of the plaque program, WHC seeks financial assistance from the CPC in order to implement this high visibility historic preservation project throughout Wellesley.

WHC estimates that approximately 600 structures in Wellesley date from 1882 to 1914, and are thus eligible for WHC plaques immediately. Approximately 150 additional structures will become eligible between 2015 and 2019. Moreover, of the approximately 250 remaining pre-1881 structures in Wellesley, WHC estimates that approximately 150 have missing or deteriorated plaques that require replacement. In total, WHC estimates that approximately 900 properties are eligible for a new or replacement plaque.

In addition, the WHC seeks to increase the recognition of the four Single-Building Historic Districts (as established by Town Meeting) by installing, with the consent of the owners, WHC plaques that provide an additional modicum of recognition (for instance, the name of the SBHD and the individuals or reasons for the establishment of the SBHD).

The WHC has already established a clear and consistent information and application process for a WHC plaque (see attachment A). The decision to obtain and install a plaque continues to remain entirely within the control of the property owner. All plaque applications must receive a majority approval by a vote of the full WHC before a plaque may be issued. WHC retains the sole authority to determine the eligibility of a structure, the date indicated on the plaque, and whether (in the event a plaque exists already) a replacement plaque is required.

Goals

The goal of the expanded WHC plaque program is to ensure that all owners of eligible structures can obtain and display an accurate WHC historic date plaque. The WHC plaque program contributes significantly to the increased recognition of and appreciation of Wellesley’s historic built environment. While WHC plaques impose no legal obligations on owners, the WHC believes that the recognition conferred on structures through the plaque program encourages pride amongst the owners of the structures, and contributes positively to encouraging owners to preserve and maintain Wellesley’s historic structures.

Community Need

The WHC historic plaque program is the most visible way in which the community can identify and appreciate Wellesley’s historic structures. The expansion of eligibility for the WHC plaque program — now encompassing structures constructed from 1882 through 1914 — provides a

significant opportunity for increased community education about the existence and historic merits of these structures. However, without the installation of the physical historic plaques themselves to mark this expansion, the benefits of the eligibility expansion will be illusory.

Time Line

As noted above, approximately 650 structures dating from 1882 to 1914 are newly-eligible for WHC historic plaques immediately. These structures, as well as pre-1881 structures with missing or illegible plaques, will be prioritized. Over the next five years, between 2015 and 2019, approximately 150 additional structures will become eligible for plaques.

Maintenance and Ongoing Costs

The plaques themselves are made of a composite resin material that is waterproof and impervious to rot. WHC expects that few, if any, new plaques will require replacement for many years.

If the WHC elects to extend the plaque program in 2019 for 100-year-old structures dating from 1920 going forward, additional structures will become eligible at that time, potentially generating an additional request for CPA funds.

Amount of CPA Request:

The WHC requests funding in the amount of **\$95,000**, divided as follows:

Cost to be Covered by CPA	Cost
Plaque Manufacturing	\$36,000
Administrative Costs	\$ 4,500
Hardship Reserve	\$ 3,000
Research Costs	\$45,000
SBHD Plaques	\$ 1,000
Contingency (6%)	\$ 5,500
Total	\$95,000

Because the WHC has administered the pre-1881 plaque program for a number of years, WHC has experience in estimating the expected costs of this expansion. These costs are of two primary types: manufacturing and administrative costs, and research costs.

Manufacturing and Administrative Costs

The cost for manufacturing and installing each plaque is approximately \$80. This includes \$50 for the manufacture of each individual plaque; \$5 in outreach, postage and printing; and roughly \$25 in installation costs. For the four more detailed SBHD plaques, WHC estimates a cost of approximately \$250 per plaque.

WHC proposes to incentivize owners of eligible structures to obtain historic date plaques by using CPA funds to subsidize the cost of this town-wide benefit. In specific, WHC proposes that each owner contribute \$10 toward the cost of the plaque manufacture. As WHC is not seeking CPA funds for the cost of installation, which will be borne by the owner, we believe that this amount of owner contribution is reasonable and appropriate. WHC also proposes establishing a Hardship Reserve, which the WHC could draw upon at its discretion to cover the owner contribution in cases of demonstrated hardship.

Research Costs

In order to ensure that the date on each plaque is accurate, it is necessary to research the date of the structure itself, using Town records as well as deeds and other documentation. Unfortunately, the dates reported in the Assessor's database — particularly for pre-war structures — are often only rough estimates, and are not reliable for WHC purposes.

WHC has already benefitted from volunteer contributions as to research on approximately half of the 900 eligible structures. Typically, the research on a structure includes at minimum a full deed search, a review of the assessment records in the Annual Town Reports, and a search of the *Wellesley Townsman* archives for references. For each structure, a brief consolidated report is generated, establishing the date of construction (see examples in Attachment B). This report is provided to the owner, and is also maintained by WHC as its official record of the date of construction.

In our experience, the time required to research and generate these reports is approximately five hours per structure. However, in order to process the significant number of newly-eligible structures in a reasonable period of time, we believe it is no longer logistically feasible to rely on ad hoc volunteer contributions for this purpose. We believe that a cost of \$100 per structure is a reasonable one for the time and expertise required. Of course, to the extent the necessary research can be conducted for less than the requested amount, those funds will be returned to CPC.

For comparison purposes, WHC notes that Weston charges \$180 per structure for the combined costs of plaque research and manufacture, and that Newton charges in excess of \$200 for the same. The expected all-in cost of \$180 for research and manufacture is thus well in line with the costs in Wellesley's neighboring communities.

Other Funding Sources

As noted above, each owner will be asked to contribute \$10 toward the cost of each plaque. If all approximately 900 eligible owners participate, this will generate approximately \$9,000 toward the costs of the program.

Attachment A

Wellesley Historical Commission Plaques

General Information

One of the most important ways in which the Wellesley Historical Commission (WHC) promotes awareness of the Town's history is through its plaque program.

The original WHC plaque program was conducted in conjunction with the National Bicentennial and Town Centennial celebrations in 1976 and 1981, respectively. At the time, plaques were placed on almost all of the houses and buildings in Wellesley that were constructed before the Town's incorporation in 1881.

In 2014, the WHC extended the cutoff date for the plaques to 1914, thus permitting the placement of plaques on all houses and buildings in Wellesley constructed 100 or more years ago. This cutoff date will advance each year through 2019.

The plaques are decorative markers only and impose no restrictions on the property owner.

How to Request a WHC Plaque

If you believe your house or building qualifies for a plaque under the new expanded program, please contact Joshua Dorin of the WHC at plaques@wellesleyhistoricalcommission.com. The WHC will then research the construction date using the below process, and contact you to confirm your eligibility.

How the Year of Construction is Determined

Determining the year of construction for any older house or building is complicated by the fact that building permits were not required in Wellesley until the early 1920s.

Once a plaque is requested, the WHC follows the below three-step process to determine the year of construction:

- i) Conduct a complete deed search on the property using the Norfolk County Registry of Deeds online database (<http://www.norfolkresearch.org>)
- ii) Check the Annual Town Reports to find out when the house first appears in the assessment records
- iii) Consult other sources (Wellesley Townsman archives, maps, reliable genealogies, etc.) as cross-references

One complication of this method is that the assessment information is not as of January 1st or December 31st of a given year. Rather, it is as of May 1st (prior to and including 1910) and April 1st (after 1910). A house therefore could have been constructed in the summer or fall, but would not appear in the Annual Town Reports until the following year. In the absence of additional information regarding the construction of the house, we adopt a conservative approach and use the latter year.

Please note that we interpret the year of construction as the year initial construction was completed. Subsequent modifications, though often of historical interest, are not indicated on the plaque.

The date determined by the WHC may be different from the so-called 'public record' date that appears within the Town Assessor's records as well as on real estate listing sheets. The public record dates are frequently estimates, and are therefore often inconsistent with the historical record.

Please contact Joshua Dorin of the WHC at plaques@wellesleyhistoricalcommission.com if you have any additional information regarding the year of construction of your house or have any questions regarding the WHC plaque program.

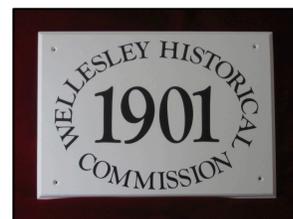
How to Order a Plaque

The cost of each plaque is \$50 (excluding installation fees). The plaques are made by Wellesley resident, Dennis McCormick. If you approve of the year of construction determined by the WHC, please send a check **payable to *Dennis McCormick*** and a signed copy of the order form to the following address:

WHC Plaque Program
c/o Joshua Dorin
22 Standish Road
Wellesley, MA 02481

Production of the plaques should take six to eight weeks. The WHC will then contact you to discuss options for the installation and placement of the plaque. Alternatively, the WHC can arrange to install the plaque for an additional \$25-\$50 (to be paid at the time of installation).

The only condition regarding the placement of the plaque is that it must be visible from a public way (if possible).



Wellesley Historical Commission Plaque Order Form

Street Address: [WHC FILLS IN ADDRESS]

Year Built: [WHC FILLS IN YEAR]

The below owner requests the manufacture of a plaque bearing the above year on the property indicated. Enclosed is a check in the amount of \$50. The plaque shall be installed and maintained in a location on the structure where it can be seen from a public way.

Owner 1:

Print Name

Address (if other than above)

Signature

Date

Owner 2:

Print Name

Address (if other than above)

Signature

Date

Email Contact: _____

Attachment B

18 CRESCENT STREET



Year Built: 1907

Area of Lot: 11,035 sq. ft.

List of Owners (with dates)

		Book/Page
01/31/1996	Roy M. Schoenfeld & Diane C. Schoenfeld to Diane C. Schoenfeld	11226/353
06/13/1975	James C. Donnelly & Carol B. Donnelly to Roy M. Schoenfeld & Diane C. Schoenfeld	5134/613
02/15/1973	Astrid G. Liwendahl to James C. Donnelly & Carol B. Donnelly	4912/357
05/25/1967	William A. Parr & Eleanor L. Parr to Astrid G. Liwendahl	4429/610
04/26/1957	Mabel F. McDonnell to William A. Parr & Eleanor L. Parr	3555/563
04/26/1957	Mary E. Lane & Eleanor L. Parr to Mabel F. McDonnell	3555/562
10/05/1953	Mabel F. McDonnell to Mary E. Lane & Eleanor L. Parr	3208/57
10/05/1953	Cornelius F. Lane & Mary E. Lane to Mabel F. McDonnell	3208/56
10/25/1937	Helen S. Luther to Cornelius F. Lane & Mary E. Lane	2161/532
10/25/1937	Mary E. Lane to Helen S. Luther	2161/531
08/29/1925	Annie Madden to Mary E. Lane	1661/637

Site of 18 Crescent Street as 11,035 sq. ft. lot

08/25/1906	Joseph L. Ecker to Annie Madden	1036/331
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Additional Information:

- 1906 Annual Town Report: Not listed
- 1907 Annual Town Report: Annie Madden owns a house (unfinished, \$3000), 6035 sq. ft. of land (\$400), and 5000 sq. ft. of land (\$350).
- 1908 Annual Town Report: Annie Madden owns a house (\$3700), 6035 sq. ft. of land (\$400), and 5000 sq. ft. of land (\$350).
- “Edward Madden has commenced work on his new house, which he is building on Crescent Street.” – Townsman: October 19, 1906
- “Edward Madden expects to move into his new house on Crescent Street this week.” – Townsman: March 29, 1907

47 LIVERMORE ROAD



Year Built: 1911

Area of Lot: 16,785 sq. ft.

<u>List of Owners (with dates)</u>		<u>Book/Page</u>
05/29/2004	Christopher L. Wilson & Pace W. Wilson to Philip H. Warren III & Susan Murphy Warren	21142/294
03/31/2000	Charles A. Mangum & Elaine S. Mangum to Christopher L. Wilson & Pace W. Wilson	14082/587
06/30/1997	Linda H. Thomas & Jeffrey S. Thomas to Charles A. Mangum & Elaine S. Mangum	11882/505
05/15/1985	Charles L. Hoffman & Patricia R. Hoffman to Linda H. Thomas & Jeffrey S. Thomas	6670/261
06/19/1973	Elizabeth L. Hoffman, Harold T. Davis & Lewis H. Parks (Executors of the will of Edna Y. Lewis) to Charles L. Hoffman & Patricia R. Hoffman	4949/568
03/04/1925	Caroline H. Redman to Charles W. Lewis & Edna Y. Lewis	1635/323
03/04/1925	Edna Y. Lewis to Caroline H. Redman	1635/322

Note: A 1200 sq. ft. parcel of land was added to the property in 1922.

Includes 47 Livermore Road on 15,585 sq. ft. lot

09/12/1912	Philip R. Dunbar to Edna Y. Lewis	1249/38
09/12/1912	Charles W. Lewis to Philip R. Dunbar	1249/37
07/01/1912	Philip L. Schuyler to Charles W. Lewis	1218/575

Site of 47 Livermore Road as 15,585 sq. ft. lot

12/31/1910	Isaac Sprague and Clarence Alfred Bunker (Trustees of the Maugus Real Estate Trust) to Philip L. Schuyler	1165/132
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Additional Information:

- Not listed in 1910 Annual Town Report
- 1911 Annual Town Report: Philip L. Schuyler owns a dwelling on Livermore Road (unfinished, \$4000) and 15,585 sq. ft. of land on Livermore Road (\$1500)
- 1912 Annual Town Report: Philip L. Schuyler owns a dwelling on Livermore Road (\$9000), a garage on Livermore Road (\$200), and 15,585 sq. ft. of land on Livermore Road (\$1600)
- "The residence owned by Philip Schuyler of Brookline has just been completed on Livermore Road." – Wellesley Townsman: June 9, 1911

18 LEIGHTON ROAD



Year Built: 1914 Area of Lot: 13,800 sq. ft.

<u>List of Owners (with dates)</u>		<u>Book/Page</u>
07/05/2012	Steven A. James & Anne James to Frank Maldari & Liza Maldari	30167/350
06/27/2002	Colleen P. Campbell to Steven A. James & Anne James	16790/501
01/17/1990	John J. Ratey & Colleen P. Campbell (formerly Colleen C. Ratey) to Colleen P. Campbell	8608/616
11/03/1980	Bryan T. Woods and Mechtild J. Woods to John J. Ratey & Colleen C. Ratey	5803/661
11/10/1977	Frederick H. Hopewell (Conservator of Frederick C. Hopewell) to Bryan T. Woods & Mechtild J. Woods	5404/595

Note: The parcel of land between the original 10,500 sq. ft. lot and Homestead Road was acquired from Margaret W. Rollins in October 1921. The Hopewells then built 12 Homestead Road for Frederick's mother and his two sisters and sold that property to them in 1925.

Includes 18 Leighton Road on 10,500 sq. ft. lot

06/24/1921 Josephine V. Hart to Frederick C. Hopewell & Grace H. Hopewell 1489/601

Site of 18 Leighton Road as 10,500 sq. ft. lot

04/14/1914 Margaret W. Rollins to Josephine V. Hart 1278/455

Additional Information:

- Does not appear in 1914 Annual Town Report.
- 1915 Annual Town Report: Josephine Hart owns a dwelling on Leighton Road (\$9000) and 10,500 sq. ft. of land on Leighton Road (\$1100).
- "Miss Josephine Hart is building a new house on Leighton Road" – Townsman: June 19, 1914