



STAFF REPORT

Town of Wellesley - Planning Department

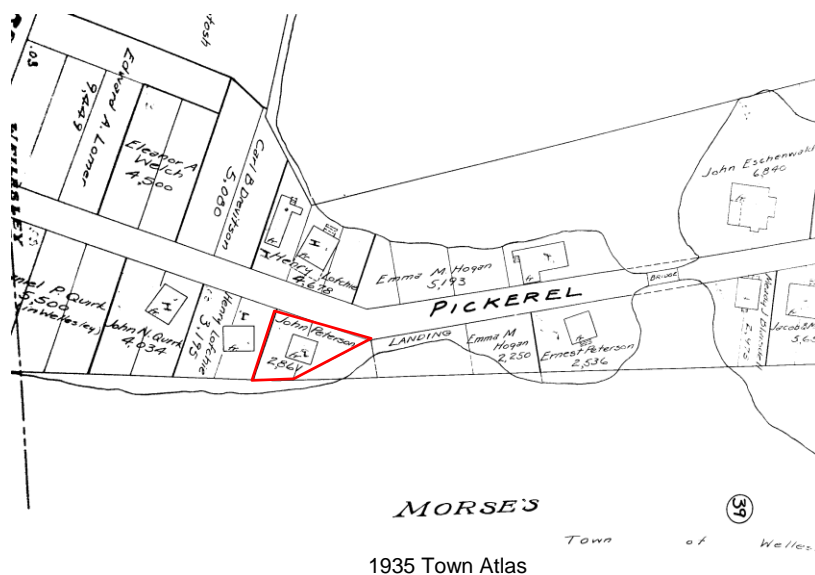
Application: DR-2018-37 – 9 Pickerel Road - Preservation Determination
Subject Property: 9 Pickerel Road (Assessor's Parcel ID #201-7)
Applicant: Nancy Alevizos, trustee of 2004 ALCS Trust
Property Owner: Nancy Alevizos, trustee of 2004 ALCS Trust
Date: Report prepared 8/1/2018 for 8/13/2018 Historical Commission Meeting
Staff Contact: Claudia Zarazua, Planner
Staff Recommendation: **Not Preferably Preserved**

APPLICATION OVERVIEW

An application for Eligibility Notice was submitted on July 16, 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 July 18, 2018 determining the subject building to be an Eligible Building. An application for Preservation Determination was submitted on July 20, 2018. A public hearing before the Historical Commission was scheduled for August 13, 2018.

DESCRIPTION

In consideration of the application for Eligibility Notice, it was determined that the dwelling, as it was originally constructed, was first identified in the 1935 Annual Town Atlas under the name of John Peterson. The property was originally owned by Neil McIntosh and sold to Mr. Peterson in 1915. John and Irma Peterson maintained ownership of the property and after their passing it was inherited by Henry and Rudolph Peterson. They sold the property in 1991 to Stuart Goldstein, when the address of the property was known as 5 Pickerel Road. In 1999, the property was then sold to Rickard D. Donovan and immediately after was acquired by Anne and Frank Bae. The property was then sold to the current owner in 2014.



According to the Wellesley building permit database, a major one-story addition was constructed in 1992. This addition significantly altered the architectural integrity of the original structure. According to the current owner, only one wall remains intact from the original dwelling.

The dwelling is a 1- story building with a side-gabled roof, cladding and various additions. Staff believes the original architecture of the house is best characterized as a summer cottage in National Folk style.

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, (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's opinion is based on the significant alteration to the dwelling resulting from the permit issued in 1992.

Therefore, based upon the above, **Staff is of the opinion that demolition of the subject building would not be detrimental to the historic or architectural heritage of the Town and recommends that the Historical Commission determine that the building not be deemed Preferably Preserved.**