

STAFF REPORT

Town of Wellesley - Planning Department

Application: DR-2020-49 – 1 Pickerel Road – Preservation Determination
Subject Property: 1 Pickerel Road (Assessor's Parcel ID # 201-9)
Applicant: Guy Yehiav
Property Owner: Guy & Maya Yehiav
Date: Report prepared 12/7/2020 for 12/14/2020 Historical Commission Meeting
Staff Contact: Dana Marks, Planner
Staff Recommendation: **Not Preferably Preserved**

APPLICATION OVERVIEW

On November 6, 2020, the Applicant submitted an application for Eligibility Notice 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 November 12, 2020 determining the subject building to be an Eligible Building. The Applicant then submitted applications to appeal the Eligibility Notice as well as for a Preservation Determination. The Historical Commission will hold a public hearing on the application for a Preservation Determination on December 14, 2020 should the Eligibility Notice be upheld and such a public hearing be required.

DESCRIPTION

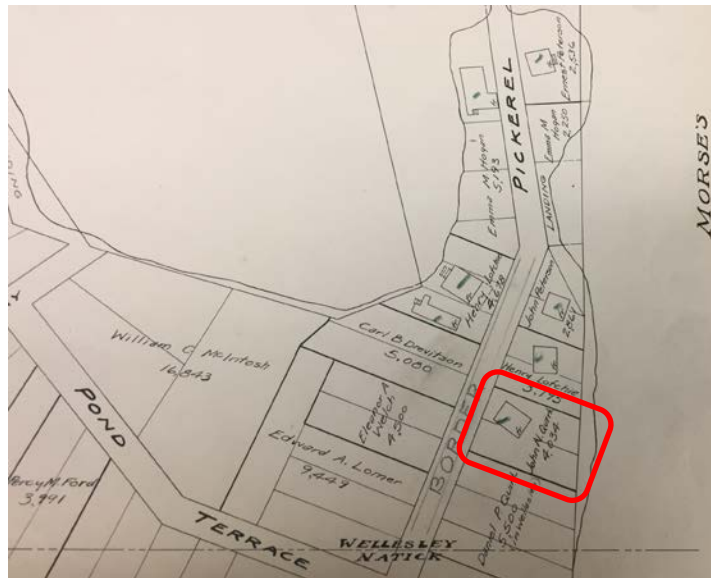
In consideration of the application for a full/complete demolition and in determining whether or not the dwelling should be deemed Preferably Preserved, it was determined that the original dwelling was built no later than 1935, when a structure is depicted on the lot in question in the 1935 Town of Wellesley Atlas. Furthermore, an advertisement in the *Wellesley Townsman* in 1948 for “beautiful house or camp lots for sale overlooking Moses Pond and Wellesley College,” was published by Daniel P. Quirk at 1 Pickerel Road. Should the Historical Commission uphold the Eligibility Notice prepared by Planning Staff, these sources prove that the dwelling at 1 Pickerel Road is indeed Eligible and subject to a Preservation Determination pursuant to Article 46C of the Wellesley Town Bylaws.

Described as a “Contemporary” dwelling in the Town Assessor's records, this simple wood frame structure stands two stories tall. It sits on an undersized 4,034 sq. ft. lot along Pickerel Road just east of the Natick Town line. It is clad in light green wood siding and has cross gable roof shapes. Its windows are framed by inoperable white shutters. According to Building Department records, the dwelling has undergone additions and renovations in 1955, 1994, and 2009-2010 (Building Permit No. 12333, No. 28115, and RES-09-492, respectively).



Image via Assessor's Property Record Card

The area of town where Pickerel Road is situated was acquired and subdivided in the 1910s by Neil McIntosh, Jr. In 1918, McIntosh sold two small lots to John N. Quirk of Natick totaling 4,034 sq. ft. (Norfolk County Registry of Deeds, Book 1443, Page 41). By 1935, Quirk still owned the property and a building footprint is depicted on the 1935 Town of Wellesley Atlas.



1 Pickerel Road is highlighted in red. Inset of Plate 41 of the 1935 Town of Wellesley Atlas.

In 1948, Quirk sold the two small lots to Irene M. Brown (Norfolk County Registry of Deeds, Book 2791, Page 218). Irene and her husband Lewis resided at 1 Pickerel Road for the rest of their lives, owning the property as tenants by the entirety in 1955 (Norfolk County Registry of Deeds, Book 3376, Page 594). Irene Brown was an active member of the Lexington Arts and Crafts Society as well as the Wellesley Hills Woman's Club.

In 1955 the Zoning Board of Appeals granted a Variance for the construction of an addition to the dwelling. The decision noted "the addition will improve the appearance of the dwelling which was originally a camp and will not in any way depreciate the value of surrounding properties" (ZBA 1955-4).

After Irene Brown's passing in 1976, the property was left to her son Raymond Morgan and Alma H. Stack of Wellesley (Estate of Irene M. Brown, Norfolk Probate Docket No. 76F0315-E1). Stack resided at 1 Pickerel Road until she and Morgan sold the property to Robert M. Sarley, Trustee of the Pickerel Road Acquisition Trust, in 1994 (Norfolk County Registry of Deeds, Book 10629, Page 309). The following year, Sarley as Trustee sold the property to Bruce Wayne Lichorowic of Westborough (Norfolk County Registry of Deeds, Book 11070, Page 494). In 1996, Lichorowic sold the property to John and Nancy Thompson (Norfolk County Registry of Deeds, Book 11450, Page 242). The Thompsons sold the property to the current owners in 2001 (Norfolk County Registry of Deeds, Book 15921, Page 575). Should the Historical Commission vote to uphold the Eligibility Notice prepared by Planning Staff, the current owners are now seeking a Preservation Determination.

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 when 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. Following such a determination, the Applicant may request a reduction in the length of the delay period through the Waiver Process.

STAFF RECOMMENDATION

Staff is of the opinion that the subject building at 1 Pickerel Road **is not** (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, **is not** (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, and **is not** (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 (iii), Pickerel Road and Pickerel Terrace are lookout points for some Scenic Vistas around Morses Pond, and are within the view shed of others. However, the property at 1 Pickerel Road is not directly within the view shed of any Scenic Vista.

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