



## STAFF REPORT

### Town of Wellesley - Planning Department

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Application: DR-17-05 - 55 Pilgrim Road - Preservation Determination  
Subject Property: 55 Pilgrim Road (Assessor's Parcel ID # 170-104)  
Applicant: Matthew Guigli and Robert Guigli  
Property Owner: Matthew Guigli and Robert Guigli  
Date: Report prepared 9/8/2017 for 9/11/2017 Historical Commission Meeting  
Staff Contact: Michael Zehner, Planning Director  
Staff Recommendation: **Not deemed Preferably Preserved**

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#### APPLICATION OVERVIEW

Applications for Eligibility Notice and Preservation Determination were submitted on August 17, 2017 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 August 24, 2017 determining the subject building to be an Eligible Building. A public hearing before the Historical Commission was scheduled for September 11, 2017.

#### DESCRIPTION

In consideration of the application for Eligibility Notice, it was determined that the dwelling was originally constructed in 1941 (the Applicant/Owner indicated the construction date to be 1945, relying on the Assessors Property Record Card) based on a Building Permit issued to Anthony Epifano on October 2, 1941; this permit was preceded by the creation of the lot as part of a subdivision recorded at the Registry of Deeds in 1941 by Anthony Epifano.

The dwelling is a one-story with dormer on the front, with a full 2-story dormer on the rear. Staff believes the architecture of the house is best characterized as a Colonial Revival Cape Cod cottage. Based on building permit records, the garage was extended in 1968 (J. D. Bonner, owner).

#### 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 does not feel that the building is historically or architecturally important by itself, and while it appears that several homes in this neighborhood are typical of the various subtypes of the Colonial Revival era, there are perhaps more modern homes, so that there does not appear to be a justification for preservation of the subject building as it may relate to the context of a group of buildings.

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