



## STAFF REPORT

### Town of Wellesley - Planning Department

---

Application: DR-2017-35 – 6 Nobscot Road - Preservation Determination  
Subject Property: 6 Nobscot Road (Assessor's Parcel ID # 199-81)  
Applicant: Yen-Chen Kuo & Chieh-Ying Tsai  
Property Owner: Yen-Chen Kuo & Chieh-Ying Tsai  
Date: Report prepared 12/27/2017 for 1/9/2018 Historical Commission Meeting  
Staff Contact: Claudia Zarazua, Planner; Michael Zehner, Planning Director  
Staff Recommendation: **Not deemed Preferably Preserved**

---

#### APPLICATION OVERVIEW

Applications for Eligibility Notice and Preservation Determination were submitted on December 1, 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 December 1, 2017 determining the subject building to be an Eligible Building. A public hearing before the Historical Commission was scheduled for January 9, 2017.

#### DESCRIPTION

In consideration of the application for Eligibility Notice, it was determined that the original dwelling was constructed in 1941 based on a Building Permit issued to DiGiandomenico & Trubiani on November 7, 1941 for a "dwelling" by architect Gustav Hagen. Staff is of the opinion that Camillo Trubiani was the owner at the time of construction based on the 1942 Gleason Engineering Co. Registry Plan.

Camillo Trubiani sold the property to Priscilla and Leo Madden in 1942; they later built a shed dormer on the rear of the dwelling in 1954. Then it was sold to Loralie Junda in 1980. It was then sold to David Slottje and Brenda Furlong Slottje in 1986; they renovated the kitchen and added a patio deck in 1989. In 1992, the property was purchased by Erika and Robert G. Bannish. It was then sold to Eileen Murphy in 2001, who then sold it to Kathleen Murphy in 2007. The Murphy Family Real Estate Trust then sold it to current owners, Yen-Chen Kuo and Chieh-Ying Tsai, in 2009.

The dwelling is a 1-story with a gabled-front-and-wing roof, with a garage addition in 1942. A dormer and deck were added to the rear of the residence in 1941 and 1989, respectively. Staff believes the original architecture of the house is best characterized as Colonial Revival in the Cape Cod Cottage 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.

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.**