



STAFF REPORT

Town of Wellesley - Planning Department

Application: DR-2019-50 – 11 Dunedin Road – Preservation Determination
Subject Property: 11 Dunedin Road (Assessor's Parcel ID # 11-7)
Applicant: High End Homes, LLC
Property Owner: High End Homes, LLC
Date: Report prepared 10/15/2019 for 10/21/2019 Historical Commission Meeting
Staff Contact: Dana Marks, Planner
Staff Recommendation: **Not Preferably Preserved**

APPLICATION OVERVIEW

Applications for Eligibility Notice and Preservation Determination were submitted on September 18, 2019 indicating the intent to demolish, in its entirety, a building located on the property and used as a dwelling. A public hearing before the Historical Commission is scheduled for October 21, 2019.

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.

DESCRIPTION

In consideration of the application for a full/complete demolition and in determining whether or not the dwelling should be deemed Preferably Preserved, the applicant noted a construction date of 1928 based on the Assessor's Property Card. However, it is possible that the dwelling was built as early as 1924 based on announcements in the *Wellesley Townsman* reporting on the activities of the owner at that time, Arthur Raymond McCabe. On September 14, 1924, the *Townsman* reported that A. Raymond McCabe submitted a building permit for a dwelling on

Dunedin Place.¹ Later that year the *Townsman* informed its readers, “Mr. Raymond McCabe and family are now occupying their new home on Dunedin Rd.”² These sources prove that the dwelling at 11 Dunedin Road is indeed Eligible and subject to a Preservation Determination pursuant to Article 46C of the Wellesley Town Bylaws.

The wood-frame dwelling located at 11 Dunedin Road is built in the Colonial Revival style with a side-gabled roof. Facing the front of the dwelling, there is a sun room above a garage on the left side, and an enclosed one-story porch on the right. The dwelling is clad with white clapboard siding and has light orange shutters around the windows on the main structure. A simple front-gable overhang covers the front door on the left side of the main structure, and is accessed by a flight of five steps. In 1970 the sun room on the east side was extended around to the south side (Building Permit 16547). A two story addition in the rear was added in 1985. This addition extended the kitchen and dining room on the first floor and a bedroom and bathroom on the second floor (Building Permit 21565).



Images sourced from Assessor's Property Card (L) and Google Maps (R).

In 1901 Talbot D. Wilson purchased land situated on Cedar Street including the property in question (Norfolk County Registry of Deeds, Book 889, Page 215). Dunedin Road, also known as Dunedin Street or Dunedin Place, was not yet laid out. Wilson sold a portion of his property to Arthur Raymond McCabe in 1924. The 10,000-square-foot piece of property is marked on the “Plan of Land in Wellesley Owned by Talbot D. Wilson,” drawn in May 1924 by Farnham & Gleason, Inc., Civil Engineers (Norfolk County Registry of Deeds, 1604, Page 24). Under the ownership of McCabe, the dwelling was built on the property along Dunedin Street. As a general contractor and builder, McCabe built several residences and advertised about them being for sale in local newspapers.

McCabe sold the property to Katherine Andreoli in 1925 (Norfolk County Registry of Deeds, Book 1671, Page 491). After Mrs. Andreoli’s untimely death in 1939, the property and dwelling were left to her four children, who transferred the title to their father, Thomas H. Andreoli (Norfolk County Registry of Deeds, Book 2272, Page 215).³ Mr. Andreoli owned the property

¹ “BUILDING PERMITS SHOW INCREASED BUILDING: 15 New Houses Started,” *Wellesley Townsman*, 9/12/1924, page 2.

² “CEDAR STREET LOCALS,” *Wellesley Townsman*, 12/16/1924.

³ “Former Resident Is Killed By Truck,” *Wellesley Townsman*, 11/17/1939, page 8.

until he sold it to Harvey E. Denault in 1944 (Norfolk County Registry of Deeds, Book 2485, Page 362). That same year, Denault and his wife Eleanor sold the property to Peter and Ida K. Turchon, Trustees of the Reliance Realty Trust (Norfolk County Registry of Deeds, Book 2516, Page 53). The following year in 1945, the Reliance Realty Trust sold the property to Ernest and Maralyn Robitaille (Norfolk County Registry of Deeds, Book 2566, Page 135). In 1946 the property went through a series of deed transfers from the Robitailles to the Newton Realty Corporation to Esther Rubin and finally to Andrew and Mary Furlani (Norfolk County Registry of Deeds; Book 2614, Page 269; Book 2623, Page 256; Book 2623, Page 259). It is in this series of deeds that the property is referred to as “11 Dunedin Place.”

The Furlanis sold the property “with the buildings thereon numbered 11 Dunedin Place” to Walter and Vera Strong in 1948 (Norfolk County Registry of Deeds, Book 2779, Page 259). In 1950 the Strongs sold the property to Samuel and Helen Bunis (Norfolk County Registry of Deeds, Book 2965, Page 273). The Bunis’s arrival was noted in the *Wellesley Townsman*: “From Boston, Mr. & Mrs. Samuel A. Bunis moved into their new home at 11 Dunedin place.”⁴ Mr. and Mrs. Bunis sold the property to Nancy and Ernest Systron, Jr., in 1953 (Norfolk County Registry of Deeds, Book 3229, Page 540). Mr. Systron was involved on the Wellesley Board of Public Works in the 1950s and was a long-time resident of the Town. The Systrons sold the property to Westward homes, a local real estate firm located in Wellesley Hills, in 1959 (Norfolk County Registry of Deeds, Book 3745, Page 175).

Later in 1959, Westward Homes sold the property to Andrew and Emma Brown (Norfolk County Registry of Deeds, Book 3773, Page 25). The Browns sold the property to John and Janet Dow in 1968 (Norfolk County Registry of Deeds, Book 4521, Page 162). The Dows added the sun room extension and rear addition to the dwelling. They remained in possession of the property through 2019 when Nancy Dow, Trustee of the Janet C. Dow Irrevocable Trust, sold the property to High End Homes, LLC (Norfolk County Registry of Deeds, Book 37075, Page 195).

STAFF RECOMMENDATION

Staff is of the opinion that the subject building at 11 Dunedin 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.

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.**

⁴ *Wellesley Townsman*, 12/14/1950.