



STAFF REPORT

Town of Wellesley - Planning Department

Application: DR-2020-02 – 9 Durant Road – Preservation Determination
Subject Property: 9 Durant Road (Assessor's Parcel ID # 190-21)
Applicant: Anita Spigulis-DeSnyder, Trustee
Property Owner: Arvid A. Spigulis Revocable Trust
Date: Report prepared 2/5/2020 for 2/10/2020 Historical Commission Meeting
Staff Contact: Dana Marks, Planner
Staff Recommendation: **Preferably Preserved**

APPLICATION OVERVIEW

On January 21, 2020, the Applicant submitted applications for Eligibility Notice and Preservation Determination 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 January 22, 2020 determining the subject building to be an Eligible Building. The Historical Commission will hold a public hearing on the application for a Preservation Determination on February 10, 2020.

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 constructed no earlier than May 15, 1928, when Building Permit 2861 was issued for a "Dwelling." This source proves that the dwelling at 9 Durant Road is indeed Eligible and subject to a Preservation Determination pursuant to Article 46C of the Wellesley Town Bylaws.

The 2½-story dwelling is built in a foursquare style underneath a hipped roof with a central dormer. An enclosed front porch spans the width of the front façade, and also sits under a hipped roof protruding from the main structure. It is clad in grey siding and features windows with a six-over-one sash configuration. A garage in the rear northeast corner of the property was built in 1930 (Building Permit 3509).

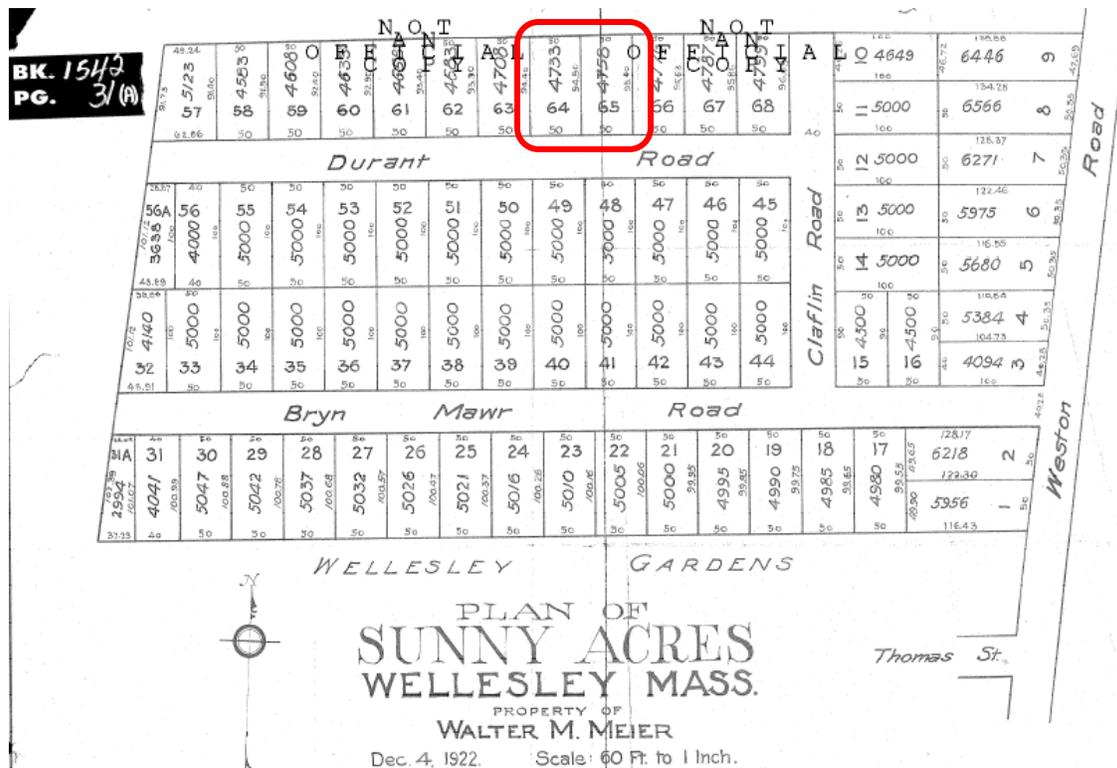


Images via Applicant's materials.

The dwelling is located in the Fells area within Sunny Acres – one of the earliest suburban developments of the rural Fells section of Wellesley in the 1920s. Sunny Acres was laid out in the early 1920s on land formerly belonging to the Cavanaugh family. The development encompassed nearly 10 acres on Brywn Mawr, Durant, and Claflin Roads. Deed restrictions specified not more than one private dwelling – either single-family or two-family – and garage per lot, with a 20’ setback from the street required on Durant Road. As the development continued to grow, the residents’ occupations tended to have a local, rather than a Boston, focus. Walter M. Meier developed most of Sunny Acres, and granted Lots 64 and 65 to Elizabeth Wagstaff in 1927 (Norfolk County Registry of Deeds, Book 1742, page 321), which is now known as 9 Durant Road.¹ Elizabeth Wagstaff granted the two lots to her son, John A. Wagstaff, the following year in 1928 (Norfolk County Registry of Deeds, Book 1795, Page 537), and he proceeded to construct a dwelling on the property (Building Permit 2861). John Wagstaff was a Patrolman with the Wellesley Police Department for 16 years.² In 1933, John Wagstaff transferred the property to his wife, Mary A. Wagstaff (Norfolk County Registry of Deeds, Book 1991, Page 167).

¹ MACRIS Inventory No. WEL.AF, May 1990.

² “John A. Wagstaff Funeral Here Today,” *Wellesley Townsman*, march 8, 1951, page 1.



Lots 64 & 65 comprise 9 Durant Road today. Plan of Sunny Acres, Wellesley, Mass., by Robert B. Bellamy via Norfolk County Registry of Deeds, Map Book D1542, Plan 31.

While the title transferred to different individuals, 9 Durant Road stayed with the Wagstaff family through 1961 when Mary sold the property to Arvids A. and Skaidrite Spigulis (Norfolk County Registry of Deeds, Book 3924, Page 169). The property remains with the Spigulis family today under the Arvids A. Spigulis Revocable Trust, with Anita Spigulis-DeSnyer as Trustee 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 9 Durant Road **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, **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 (i), 9 Durant Road is associated with the architectural history of the town because it is within the small Sunny Acres, which was first developed in the Fells area during the 1920s.

With respect to standard (ii), the subject building is not associated with a particular or unique architectural style, however its simple design is consistent with other dwellings along Durant Road. The character and integrity of the greater surrounding neighborhood has not remained as intact.

With respect to standard (iii), the closest Local Historic District is the Methodist Meeting House Single Building Historic District at 377 Weston Road, which is situated 1,000 feet away from 9 Durant Road.

Therefore, based upon the above, **Staff is of the opinion that the demolition of the subject building would be detrimental to the historical or architectural heritage of the Town and thus Staff recommends that the building should be deemed Preferably Preserved.**