

#201901134

Rec'd
\$850.00
CR#0054



Town of Wellesley
Planning Department
Lower Level - Town Hall
525 Washington Street
Wellesley, MA
781-431-1019 x2232

Historic Preservation
Demolition Review
APPLICATION FOR
ELIGIBILITY NOTICE

Pursuant to Article 46C of the Town Bylaws, submission of this application (SIDE 1) to the Planning Department and issuance of an Eligibility Notice is required before a permit to demolish (or remove or envelope more than 50%) will be issued by the Building Department for a building or structure used as a dwelling within the last 3 years; if the dwelling is determined to have been built on or prior to December 31, 1949, a Preservation Determination (SIDE 2) must be made by the Historical Commission (and any imposed Delay Period shall have expired or been waived) before issuance of a permit to demolish (or remove or envelope more than 50%).

Application Information:

Property Address: 9 DURANT ROAD

What year was the structure built? 1922 1928 Source of information: Property card (Building Permits)

Check One: Full/Complete Demolition Partial Demolition/Envelopment (50% or more)

Please Attach the Following Required Information:

- Assessor's map showing property location
- Photocopies of Assessors Record, Building Permit (s), and any other documentation to support construction date
- If a partial demolition or envelopment (50% or more), plans or drawings showing such partial demolition or envelopment.

Property Owner Name: ARVID A. SPIGULUS REVOCABLE TRST Phone: 508-429-7751

Mailing Address: _____ Stephanie Parkhurst 617-602537

Email Address: anitadesnyder@gmail.com / sparkhurst@barberrealstatgroup.com

Application Authorization:

Signature of Property Owner: Anita Spigulis-DeSnyder Date: 1/14/2020
DocuSigned by: B7119BB6FE3D4E7...

For Town Use Only

Submission Date: 1-21-2020 Received By: Lynnda
Fee Paid: \$ 50 Case Number: DR -2020-02

Determination (refer to issued Eligibility Notice):

Not an Eligible Building Date Issued: 1-22-2020
 Eligible Building* Expiration Date: 1-22-2022

*A Preservation Determination is required; please see SIDE 2

SIDE 1

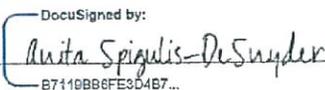
Application for Preservation Determination

Based on the Eligibility Notice issued for the subject property noted on **Side 1** of this form, pursuant to Article 46C of the Town Bylaws, a Preservation Determination must be made by the Historical Commission (and any imposed Delay Period shall have expired or been waived) before issuance of a permit to demolish (or remove or envelope more than 50%).

Application Authorization:

As Owner of the subject property identified on Side 1 of this form, the structure(s) located thereon determined to be an Eligible Building, I am requesting that the Wellesley Historical Commission make a Preservation Determination for the applicable structure(s); if I am making this request at the same time that I am seeking an Eligibility Notice, I am acknowledging that the structure is an Eligible Building and waiving my right to appeal such a determination:

Property Owner Name: ARVID A. SPIGULUS REVOCABLE TRUST

Signature of Property Owner:  Date: 1/14/2020

Documentation Requirements:

Please submit the following additional information for consideration by the Historical Commission, as applicable:

- In the case of **partial demolition**, plans showing the use or development of the site after such demolition, if known, and a statement identifying all zoning variances and/or special permits which may be required in order to implement the proposed use or development, if known; and
- In the case of **ANY demolition**, photographs of all existing façade elevations of the Building

For Town Use Only	
Documentation Submission Date: <u>1-21-2020</u>	Received By: <u>Lynda</u>
Fee Paid: \$ <u>800</u>	WHC Public Hearing Date: <u>2-10-2020</u>
Historical Commission Determination (refer to issued Notice of Preservation Determination):	
<input type="checkbox"/> Not Preferably Preserved	Date Issued: <u>2-10-2020</u>
<input checked="" type="checkbox"/> Preferably Preserved	Expiration of Delay Period (if applicable): <u>2-10-2021</u>

Request to Reduce Delay Period (Waiver)*

*May not be sought until a Preservation Determination is made by the Historical Commission

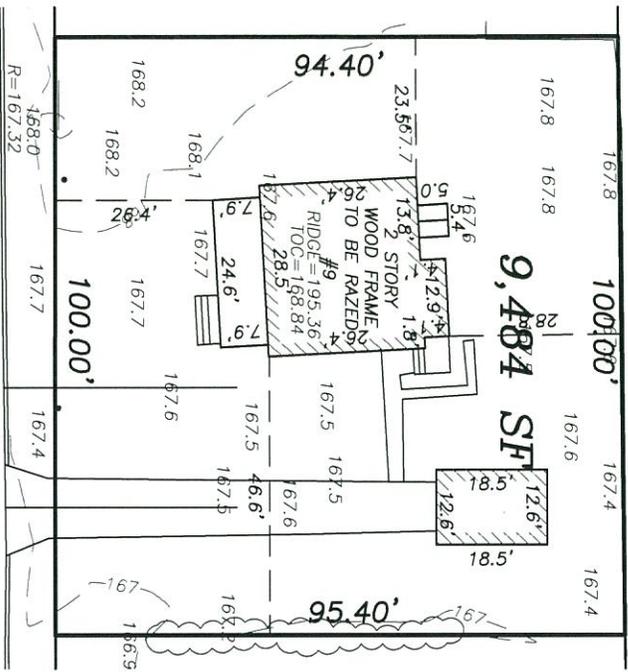
As Owner of the subject property identified on Side 1 of this form, the structure(s) located thereon determined to be an Eligible Building and Determined to be Preferably Preserved, I am requesting that the Wellesley Historical Commission make a determination as to whether or not to reduce or modify the Delay Period.

Arvid A. Spigulus Revocable Trust

Property Owner Name: _____

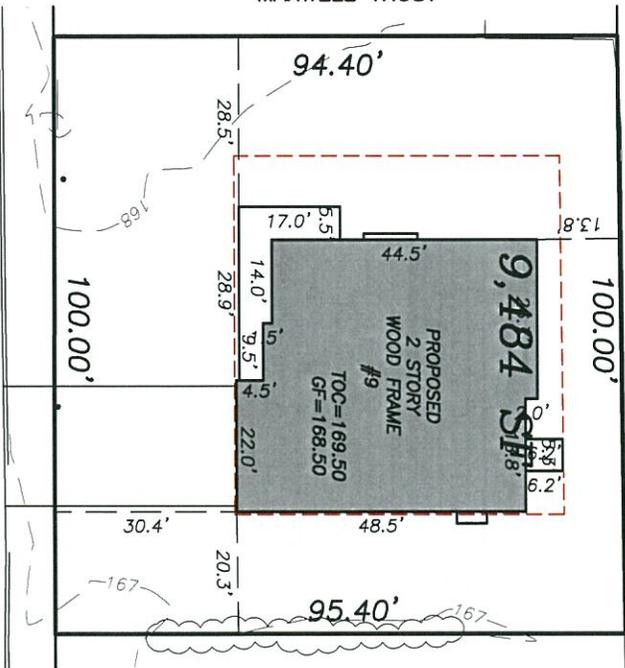
Signature of Property Owner:  Date: 3/25/2020

To accompany this request, the Owner should submit documentation evidencing any attempts to sell the property or plans and elevations for proposed construction to follow any Demolition.



DURANT ROAD

N/F
SARAH WALSH
MAXWELL TRUST



N/F
LEO J JR &
PATRICIA A. BARRY

N/F
NICHOLS W, IV &
KELLI CALDWELL

DURANT ROAD

ZONING BOARD OF APPEALS
PLAN OF LAND
9 DURANT ROAD
WELLESLEY, MASS.

ZONING INFORMATION: SINGLE RESIDENCE 10 (SR10)	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	10,000 SF	9,484 SF	9,484 SF
MINIMUM FRONT SETBACK	60 FEET	100.00 FEET	100.00 FEET
MINIMUM SIDE YARD	20 FEET*	26.4 FEET	30.4 FEET
MINIMUM REAR YARD	10 FEET	23.5 FEET	20.3 FEET
MAXIMUM BUILDING COVERAGE	25%	13.3% (1258 SF)	24.7% (2351 SF)
MAXIMUM BUILDING HEIGHT	36 FEET	28.5 FEET	34 FEET
MAXIMUM FRONT SETBACK DETERMINED BY 500 FOOT RULE	2 1/2 STORIES	2 STORIES	2 1/2 STORIES

BUILDING HEIGHT DETERMINED FROM AVERAGE GRADE PLANE PER WELLESLEY ZONING BYLAW SECTION 20

150-19



Field Resources, Inc.
LAND SURVEYORS

MARCH 20, 2020

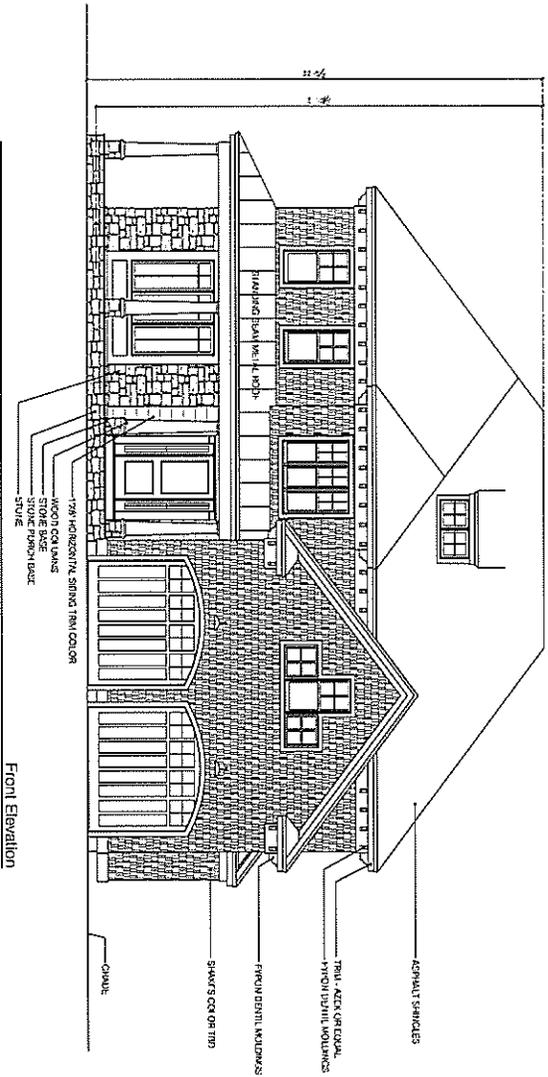
P.O. BOX 324
AUBURN, MA
508 832 4332

281 CHESTNUT ST.
NEEDHAM, MA.
781 444 5936

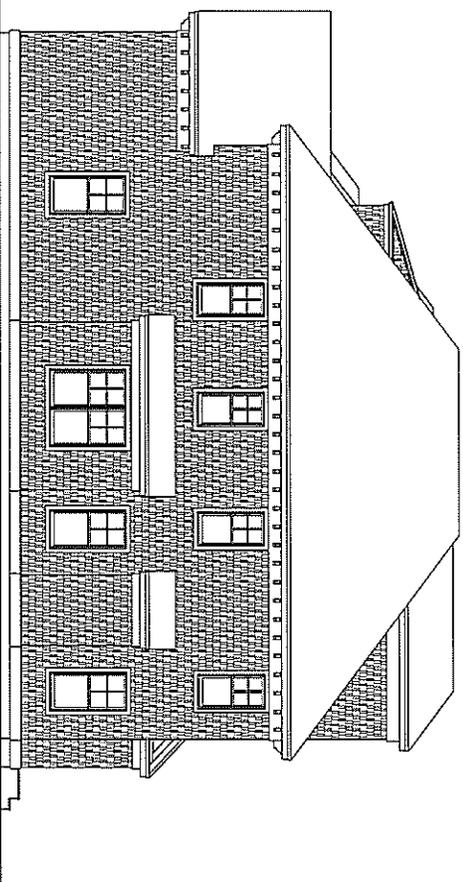
fieldresources@hotmail.com

SCALE 1"=20'

Copyright © by Field Resources, Inc. All rights reserved.



Front Elevation



Right Side Elevation

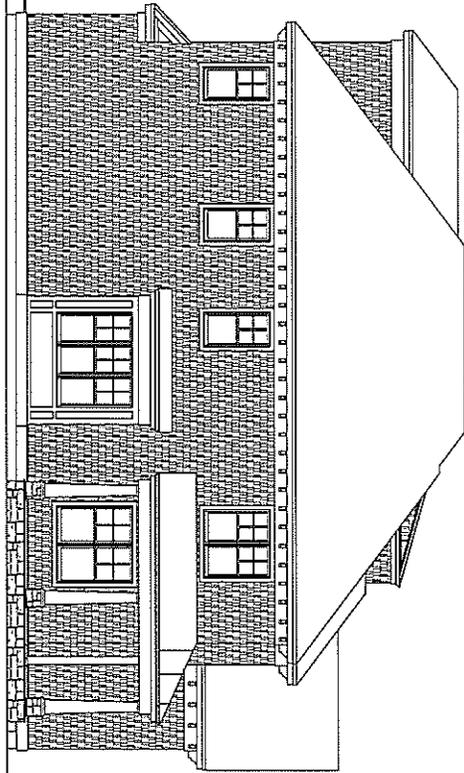
Project Info	
Lot Size	9,484 SF
Zoning	10
Allowable TLAG	3600 SF
First Floor Living Area	1152 SF TLAG 2125 SF
Second Floor Living Area	1995 SF TLAG 2009 SF
Third Floor Living Area	800 SF TLAG 953 SF
Basement Plan Living Area	1200 SF TLAG 0 SF

THESE PLANS ARE THE PROPERTY OF PAUL M. APKARIAN ARCHITECTS AND MAY NOT BE COPIED, REPRODUCED OR IN ANYWAY DUPLICATED FOR CONSTRUCTION WITHOUT WRITTEN PERMISSION OF PAUL M. APKARIAN ARCHITECTS

A.1.0 Elevations	ARCHITECTURAL	PROPOSED RESIDENCE 9 Durant Road Wellesley, MA.		DATE: 2010-10-21 PERIOD:	
		SCALE: 1/8" = 1'-0" DRAWN BY: [Name] CHECKED BY: [Name] DATE: [Date]		Paul Apkarian Architects, Inc. architecture • interiors • planning www.paai.net 608 561 0157 (t) paul@paai.net	

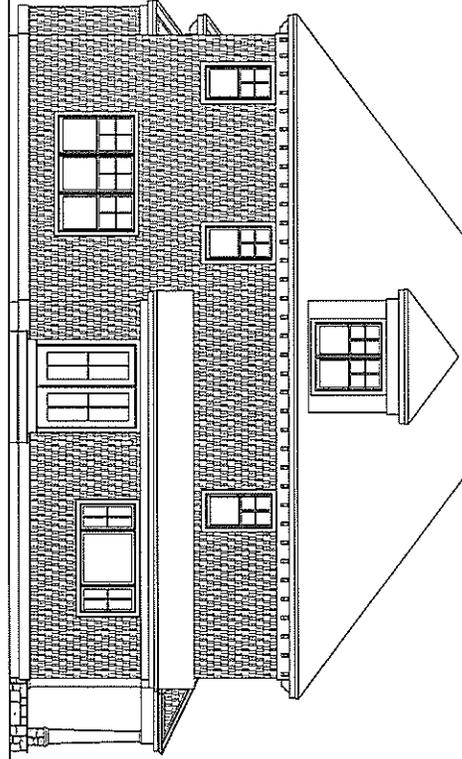
SECTION - 10'

Left Side Elevation



SECTION - 10'

Rear Elevation



THESE PLANS ARE THE PROPERTY OF PAUL M. APKARIAN ARCHITECTS AND MAY NOT BE COPIED, REPRODUCED OR IN ANYWAY DUPLICATED FOR CONSTRUCTION WITHOUT WRITTEN PERMISSION OF PAUL M. APKARIAN ARCHITECTS

A.1.1

Elevations

ARCHITECTURAL
DATE
SCALE
PROJECT NO.
CLIENT
ADDRESS
CITY
STATE
COUNTY
ZIP
PHONE
FAX
EMAIL
WEBSITE

PROPOSED RESIDENCE
 9 Durant Road
 Wellesley, MA



NO.	DATE	DESCRIPTION

Paul Apkarian Architects, Inc.
 architecture • interiors • planning
 www.paa.net
 508.561.0157 (t) paul@paa.net