

# Brookline Preservation Commission Demolition Application Report

Address: 220 Wolcott Road

Petitioner: Dmitry Deych

Building type: house

National Register Listing (if Applicable): n/a



## Historical/Architectural Significance:

The house at 220 Wolcott Road was permitted to be built in 1938 for owners Hattie and Fremont Eggleston based on plans by architect Harold R. Duffie. The builder was listed as Vernon Mallock. Character-defining features of the Colonial revival-style house include the use of white-washed brick on the facade and wide clapboards on the other sides and on the centered front entry portico, a symmetry in the fenestration pattern and large eight-over-eight windows. There is a one story sunporch on the north side and one-car semi-detached garage is built into the hillside along the east-facing street frontage.

Wolcott Road was laid out on the hill above Newton Street and was accepted as a town road in 1926. In 1930 only a few of the deep narrow lots around the circle formed by the street had been built upon, but by 1944 only two were still vacant. Fremont Eggleston was listed as a businessman in Boston in the Brookline Directory.



Harold Duffie (1894-1977) grew up in Boston and graduated from the Longfellow School (which his brother Arthur, a builder, also attended). He was practicing architecture by 1918, when *The American Architect* wrote that “Lieutenant Harold R. Duffie, formerly of Roslindale, now in France, has recently been appointed to the colonel’s staff.



Duffie returned to Massachusetts after the war and was active as a residential and commercial architect, mostly in the rapidly growing communities of Roslindale, West Roxbury and Jamaica Plain. His office was on Bellvue Street in Roslindale, where he designed a brick two-story commercial building along Washington Street. Among his work are dozens of houses in the neighborhoods around the Arnold Arboretum and in Woodbourne, multiple two-family houses on Manthorne Road, Weld Street, Savin Hill Avenue and Wachusett Street, and a gas station (lubratorium), now demolished, on Stuart Street in Boston. Most of his designs were for modest houses in Colonial revival and Craftsman style.

Duffie was elected as a state representative and served from 1927 to 1932. He re-entered military service during World War II, when he was promoted to colonel and then major general. His brother Arthur, a builder, was also politically active, serving in the US House of Representatives, as a member of the Committee on Civil Service and the Committee on



Roslindale Village,  
Prescott Building  
Harold Duffie, architect



Jamaica Plain,  
Orchard Hill Road Homes  
(1928)  
Harold Duffie, architect.  
Photograph by Richard Heath



Wolcott Road streetscapes with garage at no. 220 on upper right



The house at 220 Wolcott Road meets the following criteria for an initial determination of significance:

c. The building is associated with one or more significant historic persons or events, or with the broad architectural, cultural, political, economic, or social history of the Town or Commonwealth; and

d. The building is historically or architecturally significant in terms of its period, style, method of construction, or its association with a significant architect or builder, either by itself or as part of a group of buildings.

The house retains its integrity in terms of its location setting, design, workmanship, materials, feeling and association. It forms part of the cluster of houses along the circle of Wolcott Road with similar heights, proportions and setbacks.