



## **STAFF REPORT**

### **Town of Wellesley - Planning Department**

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Application: DR-2019-51 – 11 Caroline Street – Preservation Determination  
Subject Property: 11 Caroline Street (Assessor's Parcel ID # 75-23)  
Applicant: Mike Tartamella, AIA  
Property Owner: Aaron & Jane Gardiner  
Date: Report prepared 10/15/2019 for 10/21/2019 Historical Commission Meeting  
Staff Contact: Dana Marks, Planner  
Staff Recommendation: **Preferably Preserved**

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#### **APPLICATION OVERVIEW**

Applications for Eligibility Notice and Preservation Determination were submitted on September 23, 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**

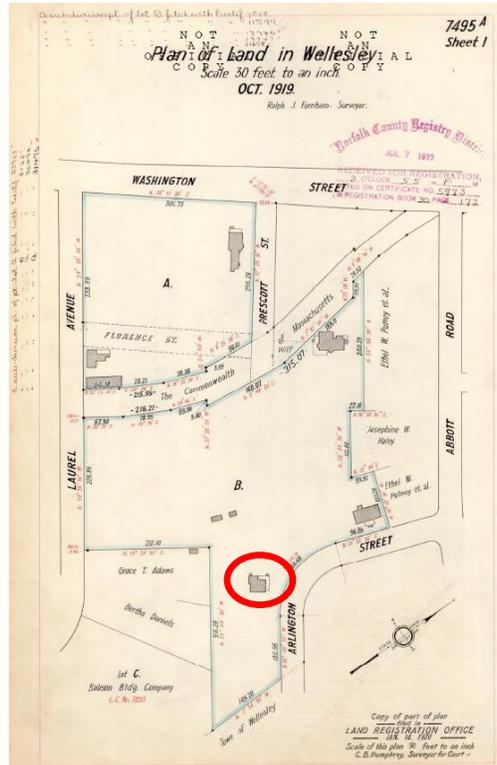
In consideration of a Preservation Determination for the building, the Historical Commission is to determine whether or not the building should be Preferably Preserved, a term defined as when a building, "the demolition of which that is proposed...would be detrimental to the historical or architectural 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, it was determined that the original dwelling was constructed no earlier than 1914, the date provided on the Assessor's Property Record Card, as indicated by the Applicant. The Land Registration Office for Norfolk County has on record a "Plan of Land in Wellesley" from October 1919, filed in January 1920, indicating a building situated on the current lot of 11 Caroline Street, which matches later plans

including the one recorded in 1933 by A. Stewart Cassidy (See plan 7495<sup>A</sup>, Sheet 1 in the Norfolk County Land Registration Office and highlighted below, with the building in question circled in red). The street in which the property is situated over time has been known as “Arlington Street,” “Carolyn Street,” “Caroline Road,” and “Caroline Street.” These sources prove that the dwelling at 11 Caroline Street is indeed Eligible and subject to a Preservation Determination pursuant to Article 46C of the Wellesley Town Bylaws.



Nestled into the bend on Caroline Street near Brook Path, the wood-frame dwelling located at Number 11 is two stories tall with a cross-gabled roof and an addition added in 2003 (Building Permit 34350). Built in the Old Style according to the Assessor’s Property Record Card, it has elements indicative of National Folk, Cottage, and American Vernacular styles. The dwelling is clad in light blue wood shingles, and the front door is framed by white pilasters on the edges of the entry vestibule, which protrudes out from the front façade.



*Image provided in application materials.*

A free-standing garage was added to the property in 1950 (Building Permit 10504), and a patio and shed were added in 2002 (Building Permit 33501). The garage, patio, shed, and addition are all still standing to date.

At the start of the twentieth century the property in question was owned by the family of L. Allen Kingsbury, for whom the old town high school was named. In 1913, Thomas Cusack acquired the property from Frank A. Kingsbury, son of L. Allen, and his wife Carrie (Norfolk County Registry of Deeds, Book 1267, Page 314). In 1919, Babson’s Statistical Organization, Inc., and in turn the Babson Building Company, acquired the property in question at what is now known as 11 Caroline Street, as well as a large portion of the surrounding area.

The Babson Building Company became known as the Babson Park Company starting in 1922 (Norfolk Land Court Certificates of Title Nos. 5973 and 6082). At that time, according to the *Wellesley Townsman*, “The Babson Park Company is the large holding company, owning in Wellesley and Needham 250 acres of land, three brick buildings, twelve frame houses, including all the property used by the Statistical Organization.”<sup>1</sup> The company owned, built, and operated a large portion of the Babson campus, as well as the property in question at 11 Caroline Street. An officer of the Babson Park Company, Nona Margaret Dougherty, received the property from the Company in 1937 (Norfolk Land Court Certificate of Title No. 17740). Dougherty was also involved with the Babson Institute, now known as Babson College, and its founder Roger Ward Babson.<sup>2</sup>

After the passing of Nona Margaret Dougherty Babson, her brother D. Francis Dougherty became the trustee of her estate, and the property was transferred to him and his wife Esther Norcross Dougherty (Norfolk Land Court Certificates of Title Nos. 76213 and 77067). In 1978, Vance R. Koven and his wife, Barbara Steconci Koven, bought the property at 11 Caroline Street from the estate of Esther Norcross Dougherty, executed by Louise G. Moody (Norfolk Land Court Certificate of Title No. 108294). Mr. Koven transferred the remaining ownership to

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<sup>1</sup> “LARGE AUDIENCE ATTENDS PLANNING BOARD MEETING,” *Wellesley Townsman*, 10/27/1922, page 1.

<sup>2</sup> Nona Margaret Dougherty and Roger Ward Babson’s engagement announcement through Dougherty’s father: “Miss Dougherty Plans to Marry,” *Wellesley Townsman*, 5/16/1957, page 11.

Barbara Steconi Graham, formerly Koven, in 1983. Ms. Graham sold the property to Thomas and Ann Lynch in 1987 (Norfolk Land Court Certificate of Title No. 125549). The Lynches sold the property the following year to Quentin L. Homan and Janis E. Bookman (Norfolk Land Court Certificate of Title No. 128375).

In 1993, Grant and Mary-Laura Greely purchased the property (Norfolk Land Court Certificate of Title No. 141328). Under their ownership, the kitchen was updated with new cabinets and hardwood flooring in 1998 (Building Permit 30557). Robert C. Froh and Barbara A. Baker bought the property in 2001 (Norfolk Land Court Certificate of Title No. 160234). Froh and Baker were responsible for undertaking the two-story addition to the rear of the house (Building Permit 34350). Current owners Aaron and Jane Gardiner purchased the property in 2014 (Norfolk Land Court Certificate of Title No. 188172).

### **STAFF RECOMMENDATION**

Staff is of the opinion that the subject building at 11 Caroline Street **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), Roger Ward Babson, Babson Institute (now Babson College), and the Babson Park Company contributed to the developmental history of the Town. The property’s association with these important groups and figure through Nona Margaret Dougherty and the Babson Park Company should not be overlooked.

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.**