



STAFF REPORT

Town of Wellesley - Planning Department

Application: DR-2019-58 – 39 Jackson Road – Preservation Determination
Subject Property: 39 Jackson Road (Assessor's Parcel ID # 24-7)
Applicant: James & Maureen Parziale
Property Owner: James & Maureen Parziale
Date: Report prepared 11/13/2019 for 11/18/2019 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 October 21, 2019 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 October 23, 2019 determining the subject building to be an Eligible Building. A public hearing before the Historical Commission is scheduled for November 18, 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 March 31, 1948, when Building Permit 9515-16 was issued for a “dwelling and garage.” This source proves that the dwelling at 39 Jackson Road is

indeed Eligible and subject to a Preservation Determination pursuant to Article 46C of the Wellesley Town Bylaws.

The house at 39 Jackson Road is a two-story Cape Cod style home with a side gable roof and clad in cream-colored aluminum/vinyl siding.¹ There is an attached side gable garage on the left side of the house, and a screened-in porch on the right side. Noted as a Cape Cod style home on the Assessor's Property Record Card, the house is also indicative of a simple Colonial Revival style. Excluding the garage and screened porch, the main structure of the house has five bays along the front façade on the first floor. Two windows with dark green shutters sit on either side of the central front door, also flanked by shutters. Two dormers are present on the front façade, separated by a small white chimney towards the top of the roof peak. A small step-back or break sits between the front door and the two windows to the right, where the park of the main structure to the right of that break sits a few inches back from the left side. The attached garage on the left has another entry door in the right corner where the garage meets the house, and one window flanked by shutters towards the middle of the garage. The garage door opens towards the side of the property.



Image via Assessor's Property Record Card.

The property sits adjacent to the Town Forest and is within the Standish and Sheridan Estates. These two neighborhood subdivisions were established in the late 1930s between Route 9 and Oakland Street. Characterized by Cape Cod cottages and mid-sized Colonials, the overall character of the neighborhood has drastically changed due to the volume of new construction and larger dwellings. However, a few smaller and older homes, including 39 Jackson Road, which dates back to 1948, remain in the area.

The subdivision of the area including 39 Jackson Road can be traced back to a real estate transaction between the Babson Park Company and Wayne E. Stiles in 1936, when Stiles acquired two parcels of land in Wellesley (Norfolk County Registry of Deeds, Book 2129, Page 508). A landscape architect by trade, Stiles was known for planning the Needham Golf Club

¹ Exterior siding materials noted on Assessor's Property Record Card.

course in 1923, and improving Wellesley's Golf Course at the Country Club in 1935.² Stiles also was involved in planning out the Sheridan neighborhood, as reported in the *Wellesley Townsman*: "Wayne E. Stiles of Babson Park, well known for his landscape architectural work, laid out the streets with the cooperation of the Gleason Engineering Company, so that they follow, to a large degree, the contour of the landscape, and thus avoid the monotony of purely straight streets."³ This subdivision that became known as part of the Standish Estates is depicted below and in the 1938 plan entitled "Subdivision Plan of Land in Wellesley, Mass. Owned by Wayne E. Stiles" (Norfolk County Registry of Deeds, Book D3215, Page 392).



The site of 39 Jackson Road, shown as Lot 7, is outlined in red.

Although the land was subdivided in 1938, there was still no building present on the lot when Stiles sold the property now known as 39 Jackson Road to Frank A. and Catherine D. Lind in 1947 (Norfolk County Registry of Deeds, Book 2723, Page 426). Mr. Lind was granted Building Permit 9515-16 on March 31, 1948 to build a "dwelling and garage" at 39 Jackson Road. Based on *Wellesley Townsman* notices regarding building permits, Mr. Lind built several other dwellings around town between 1947 and 1956.

Later in 1948, the Linds sold the house at 39 Jackson Road to Robert E. and Ellen N. Kelley (Norfolk County Registry of Deeds, Book 2790, Page 368). Members of the Maugus Club, the Kelleys remained residents of 39 Jackson Road until Robert was elected to the Board of Directors of the Sprague Electric Company, where he had been active in company affairs since 1946.⁴ The Kelleys relocated to Williamstown, and sold the house at 39 Jackson Street to Margaret P. Barnes in 1962 (Norfolk County Registry of Deeds, Book 4009, page 353).

In 1965, Barnes sold the property to John H. and Phyllis J. Noble (Norfolk County Registry of Deeds, Book 4263, Page 400), and was reported in the *Wellesley Townsman*: "Mr. and Mrs. John

² "NEW GOLF CLUB AT NEEDHAM," *Wellesley Townsman*, 2/2/1923, page 16; "WELLESLEY COUNTRY CLUB," *Wellesley Townsman*, 4/10/1925, page 1.

³ "Open 50-Acre Land Tract In Hills Section," *Wellesley Townsman*, 3/19/1937, page 7.

⁴ *Wellesley Townsman*, 4/5/1962, page 27.

H. Noble and two small children moved to 39 Jackson rd. on June 16 from 19 Homestead rd.”⁵ Mr. Noble was very involved with the Town, and was a Town Meeting Member for a number of years. He also served on the Permanent Building Committee, and was elected to the Wellesley Sailing Club’s Board of Governors in 1969.⁶ Mrs. Noble was a member of the Wellesley Hills Junior Woman’s Club, a speech therapist for Wellesley’s public schools, and also active in neighborhood cleanup initiatives.⁷ In 1982 Mrs. Noble transferred her share of the property to Mr. Noble, making John H. Noble the sole owner of 39 Jackson Road (Norfolk County Registry of Deeds, Book 6096, Page 217). Mr. Noble owned the property until 1993 when the current owners acquired 39 Jackson Road (Norfolk County Registry of Deeds, Book 9776, Page 490).

STAFF RECOMMENDATION

Staff is of the opinion that the subject building at 39 Jackson 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.”

With respect to standard (i), Jackson Road is a part of the Standish and Sheridan Estates, originally planned and subdivided in the 1930s. The plan showing its subdivision by Wayne E. Stiles in 1938 shows that 39 Jackson Road, then known as Lot 7, was part of that original plan adjacent to the Town Forest. However, Stiles was not involved in the construction of the dwelling at 39 Jackson Road.

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.**

⁵ *Wellesley Townsman*, 7/22/1965, page 5.

⁶ “Wellesley Sailing Club Elects Noble,” *Wellesley Townsman*, 6/19/1969, page 1.

⁷ “Sheridan Hills Residents Clean Up Pond Area,” *Wellesley Townsman*, 6/9/1966, page 21.