



# STAFF REPORT

## Town of Wellesley - Planning Department

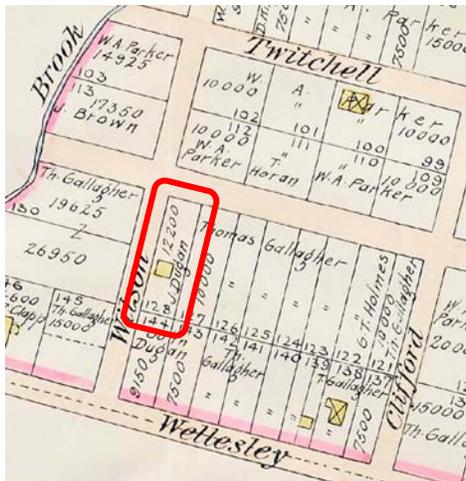
Application: DR-2019-68 – 9 Wilson Street – Preservation Determination  
Subject Property: 9 Wilson Street (Assessor's Parcel ID # 99-103)  
Applicant: Ann Carter Jameson  
Property Owner: Ann Carter Jameson, J. Edward Carter, Emilee C. Crowell, and Susan C. Mega  
Date: Report prepared 1/7/2020 for 1/14/2020 Historical Commission Meeting  
Staff Contact: Dana Marks, Planner  
Staff Recommendation: **Preferably Preserved**

### APPLICATION OVERVIEW

On December 11, 2019, 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 December 12, 2019 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 January 14, 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 as early as 1897, when it is seen in the "Atlas of the Town of Wellesley." According to maps, deeds, and tax records, as well as the Massachusetts Cultural Resource Information System Inventory, the subject building at 9 Wilson Street was built circa 1862. These sources prove that the dwelling at 9 Wilson Street is indeed Eligible and subject to a Preservation Determination pursuant to Article 46C of the Wellesley Town Bylaws.



Lot 128, current location of 9 Wilson Street, owned by a "J. Dugan," has a frame building present (detail from 1897 Atlas of the Town of Wellesley).

Built in an old vernacular style, the house is clad in white vinyl siding and an asphalt shingle roof. While the windows vary in size, they all maintain a six-over-one configuration and are framed by blue-grey inoperable louvered shutters. The house originally had two rooms on the first and second floors, but was expanded and altered over time as owners sought improvements to their residence.

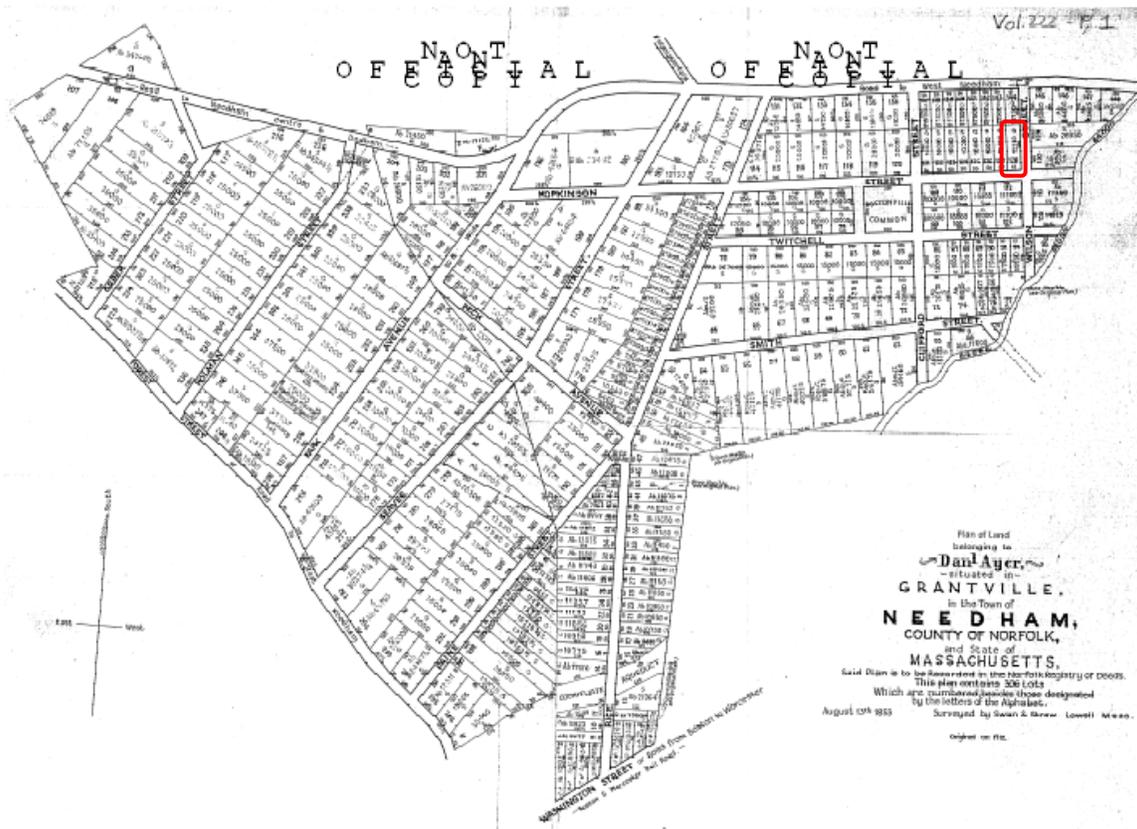


*Image via Assessor's Property Record Card.*

Located on the southeast corner of the intersection of Wilson Street and Cottonwood Road (formerly Hopkinson Street), 9 Wilson Street was part of Daniel Ayer's "Bostonville." This ambitious development Ayer proposed in the 1850s was in the area between the villages of Wellesley and Wellesley Hills and between Wellesley Avenue and Worcester Street.<sup>1</sup> Ultimately a failure with very few lots developed, John Duggan acquired Lot 128, which included a "dwelling house," in 1872 from the Collector of Taxes for the Town of Needham (Norfolk County Registry of Deeds, Book 421, Page 223).

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<sup>1</sup> "Incidents and Changes of Fifty Years in Wellesley," *Wellesley Townsman*, January 11, 1907, page 7.



Lot 128 was purchased by John Duggan in 1872. This section of Needham became part of Wellesley Hills after Wellesley was incorporated as a town in 1881 (Plan filed at the end of Vol. 222 in the Norfolk County Registry of Deeds, dated August 13, 1853).

In 1906, Duggan sold the lot, “a certain parcel or tract of land together with the buildings thereon,” to Helen Shanahan (Norfolk County Registry of Deeds, Book 1043, Page 199). Shanahan sold the property to Cosmo Dischino in 1920 (Norfolk County Land Court, Certificate of Title no. 4840). Dischino built a wooden garage on the property, a two-room addition to the first floor, and a sun porch (Building Permits 1874, 2266, and 7229).<sup>2</sup> From 1924 through its closing in 1949, Dischino was the proprietor of the Wellesley Quick Lunch, fondly known as The Hole in the Wall.<sup>3</sup> The sandwich shop was located in the small triangular-shaped alley between the two buildings in the Taylor Block in Wellesley Square. The *Wellesley Townsman* described the little shop: “This little restaurant, successfully managed in the smallest imaginable space, is a Wellesley institution bosting among its patrons three generations of college girls and long-time employees of the local business concerns.”<sup>4</sup> Cosmo was also a Patrolman in the Wellesley Special Police Force.

Dischino sold the property to his daughter and son-in-law, Dora and Paul E. Carter, in 1959 (Norfolk County Land Court, Certificate of Title No. 64247). Mr. Carter worked for the Boston Edison Company and was a Wellesley Town Meeting Member representing Precinct F for a

<sup>2</sup> “JUNE BUILDING PERMITS,” *Wellesley Townsman*, July 10, 1925, page 6.

<sup>3</sup> Richard J. Gordon, “‘Hole In The Wall’ Celebrates Its Thirtieth Anniversary,” *Wellesley Townsman*, March 13, 1947, page 2.

<sup>4</sup> “Closing of the Hole-in-the-Wall Regretted By Many Old Customers,” *Wellesley Townsman*, December 30, 1948, page 1.

number of years. While their family continued to grow, the Carters also added a shed dormer to the side of the dwelling in 1972 and a porch in 1977 (Building Permits 16835 and 18080).<sup>5</sup>

In 1983, Mr. and Mrs. Carter received a plaque from the Wellesley Historical Commission as part of a ceremony for owners whose properties were standing in 1881 when the Town was incorporated.<sup>6</sup> As highlighted with the honor, as well as the Massachusetts Cultural Resource Information System Form B on file for the property, 9 Wilson Street is also known as the Duggan—Dischino House.<sup>7</sup> This historic name honors two of the families that owned the property over time and had the most impact on its current configuration.

Mr. and Mrs. Carter transferred the property through a Life Estate Deed in 2017 to Ann Carter Jameson, J. Edward Carter, Emilee C. Crowell, and Susan C. Mega (Norfolk County Land Court Document No. 1387267-1). The applicant, Ann Carter Jameson, is seeking a Preservation Determination from the Historical Commission.

## **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. 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 Wilson 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** (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.

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<sup>5</sup> “42 building permits issued during April,” *Wellesley Townsman*, May 5, 1977, page 28.

<sup>6</sup> “31 homes selected for historical plaques,” *Wellesley Townsman*, June 2, 1983, page 15.

<sup>7</sup> MACRIS No. WEL.352, “Duggan, John House,” October 2, 1982.

With respect to standard (i), 9 Wilson Street dates back to circa 1862 and predates the incorporation of the Town of Wellesley. Additionally, Cosmo Dischino owned 9 Wilson Street from 1920 through 1959 when he transferred the property to his daughter and son-in-law. Dischino ran The Hole in the Wall, which was a Wellesley Square establishment for thirty years.

With respect to standard (ii), 9 Wilson Street predates the incorporation of the Town of Wellesley in 1881, dating back to circa 1862. Elements of the built environment before Wellesley's incorporation in 1881 are rare, and this Building was recognized with a plaque from the Wellesley Historical Commission for this association.

With respect to standard (iii), 9 Wilson Street is located within one hundred fifty feet of Fuller Brook Park, which a recognized district on the National Register of Historic Places, however the subject building is not contextually similar to the Buildings located in that district.

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.**