



## STAFF REPORT

### Town of Wellesley - Planning Department

---

Application: DR-2020-10 – 2 Jackson Road – Preservation Determination  
Subject Property: 2 Jackson Road (Assessor's Parcel ID # 24-17)  
Applicant: Richard K. TenEyck & Marie C. Taylor  
Property Owner: Richard K. TenEyck & Marie C. Taylor  
Date: Report prepared 4/7/2020 for 4/15/2020 Historical Commission Meeting  
Staff Contact: Dana Marks, Planner  
Staff Recommendation: **Preferably Preserved**

---

#### APPLICATION OVERVIEW

On March 19, 2020, 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 March 19, 2020 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 April 15, 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 no earlier than November 16, 1945, when Building Permit 8636-7 was issued for a "dwelling and garage." This source proves that the dwelling at 2 Jackson Road is indeed Eligible and subject to a Preservation Determination pursuant to Article 46C of the Wellesley Town Bylaws.

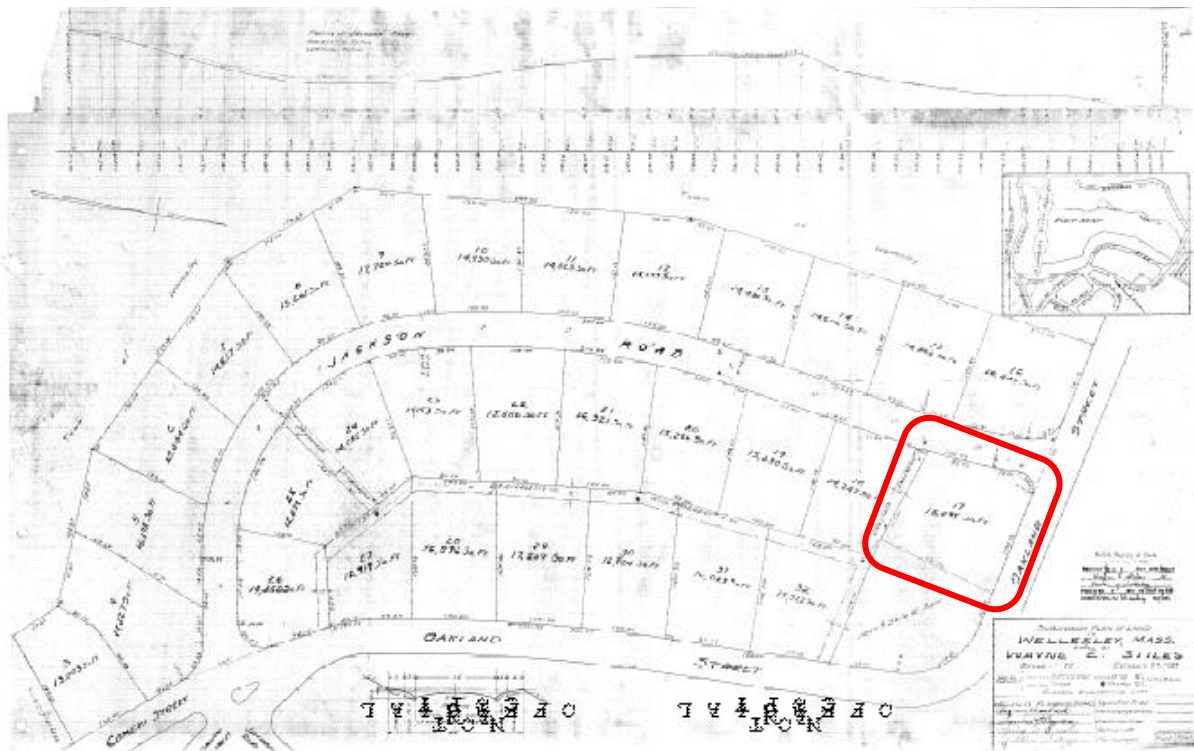
The dwelling at 2 Jackson Road is located at the corner of Oakland Street and Jackson Road, across Oakland Street from Longfellow Pond. It is a two-story Colonial Revival structure with a side-gable roof and three bays across the main structure. There is an enclosed porch to the left and a slightly larger addition to the right. The house is clad in blue synthetic siding and the windows are framed with white shutters. The purple central front door is framed by a white pediment and pilasters, which is typical of Colonial Revival houses.



*Image via Applicant's materials.*

This particular neighborhood was organized in the late 1930s and 1940s and is characterized by Cape Cod Cottages and mid-sized Colonials. The 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 2 Jackson Road, which dates back to 1945, remain in the area.

This subdivision in which 2 Jackson Road is situated can be traced back to 1936 when Wayne Stiles acquired two parcels of land in Town (Norfolk County Registry of Deeds, Book 2129, Page 508). A landscape architect by trade, Stiles was known for planning the Needham Golf Club course in 1923, and improving Wellesley's Golf Course at the Country Club in 1935.<sup>1</sup> Stiles was also involved in planning out the Sheridan and Standish Estates, as well as the subdivision along Oakland Street and Jackson Road, seen below in the "Subdivision Plan of Land in Wellesley, Mass. Owned by Wayne E. Stiles" from 1938.



*The site of 2 Jackson Road, shown as Lot 17, is outlined in red. (Image via Norfolk County Registry of Deeds, Book D2315, Page 392)*

Although the land was subdivided in 1938, there was still no building present on the lot when Stiles sold the property now known as 2 Jackson Road to Frank and Winifred Lind in 1946 (Norfolk County Registry of Deeds, Book 2580, Page 130). Mr. Lind was granted Building Permit 8636-7 on November 16, 1945 to build a “dwelling and garage” at 2 Jackson Road. Based on *Wellesley Townsman* notices regarding building permits, Mr. Lind built several other dwellings around town in the 1940s and 1950s. The Linds sold the new house at 2 Jackson Road to Mary and John Paige in July 1946 (Norfolk County Registry of Deeds, Book 2617, Page 391). In 1948, the Paiges sold the property to Maurice and Gwendolyn Clemence (Norfolk County Registry of Deeds, Book 2769, Page 506).

---

<sup>1</sup> “NEW GOLF CLUB AT NEEDHAM,” *Wellesley Townsman*, February 2, 1923, page 16; “WELLESLEY COUNTRY CLUB,” *Wellesley Townsman*, April 10, 1925, page 1.

The Clemence family's arrival in Wellesley was reported in the *Wellesley Townsman*: "Mr. and Mrs. Maurice L. Clemence and daughters, Judith and Cynthia, former residents of Framingham and recently of Charlotte, N. C., are newcomers to 2 Jackson road, moving here on August 3."<sup>2</sup> A graduate of Brown University and the Harvard Business School, Mr. Clemence was a Town Meeting member in Precinct E for over 30 years, a member of the School Committee, and served on several special Town committees.<sup>3</sup> He was also a trustee of Brown University, Newton-Wellesley Hospital, and Wheaton College.<sup>4</sup> Mr. Clemence was also a member of the Wellesley Club, serving as President in 1972.<sup>5</sup> Mrs. Clemence was a Nurses' Aide for the Red Cross and involved in the Wellesley Friendly Aid Association.<sup>6</sup> She was also an alumnae of Wheaton College, and very involved with the Alumnae Association. Both Clemence daughters also became graduates of Wheaton College.

In 1984 Maurice and Gwendolyn Clemence sold the property to Richard K. TenEyck and Marie C. Taylor (Norfolk County Registry of Deeds, Book 6546, Page 200). As current owners, they are 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 Determination. 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 2 Jackson Road **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

---

<sup>2</sup> "Neighborhood News," *Wellesley Townsman*, September 9, 1948, page 8.

<sup>3</sup> "Background Information On Candidates For Town Office In Coming Election," *Wellesley Townsman*, February 23, 1961.

<sup>4</sup> "Clemence Named Brown Trustee," *Wellesley Townsman*, June 9, 1960, page 22.

<sup>5</sup> "Wellesley Club Plans Town Affairs Night," *Wellesley Townsman*, March 9, 1972, page 1.

<sup>6</sup> "Nurses' Aides Complete Polio Training Class," *Wellesley Townsman*, August 3, 1950, page 12; "Mrs. Henry D. Locke New President Of Friendly Aid Association," *Wellesley Townsman*, February 7, 1952.

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), the subdivision in which 2 Jackson Road is situated was laid out by Wayne Stiles, well-known for his improvements in golf courses and neighborhood developments throughout the Town. Additionally, long-time resident Maurice Clemence was heavily involved in Town affairs for a number of years, serving as a Town Meeting member, School Committee member, and on a number of special Town committees.

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.**