



## STAFF REPORT

### Town of Wellesley - Planning Department

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Application: DR-2020-27 – 11 Lincoln Road – Preservation Determination  
Subject Property: 11 Lincoln Road (Assessor's Parcel ID # 47-7)  
Applicant: Amie W. Smith  
Property Owner: Amie W. Smith  
Date: Report prepared 12/7/2020 for 12/14/2020 Historical Commission Meeting  
Staff Contact: Dana Marks, Planner  
Staff Recommendation: **Preferably Preserved**

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#### APPLICATION OVERVIEW

On August 4, 2020, the Applicant submitted an application for Eligibility Notice 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 August 7, 2020 determining the subject building to be an Eligible Building. The Applicant then submitted an application for Preservation Determination on November 3, 2020. The Historical Commission will hold a public hearing on the application for a Preservation Determination on December 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 built no earlier than May 12, 1948, when Building Permit No. 9576-77 was granted to D. R. Gherin-Ghelli for the construction of a “dwelling and garage.” This source proves that the dwelling at 11 Lincoln Road is indeed Eligible and subject to a Preservation Determination pursuant to Article 46C of the Wellesley Town Bylaws.

Situated on a 40,413 sq. ft. lot abutting the Wellesley Country Club, this Colonial Revival dwelling has seen a number of alterations over time. It has three cross gables across the front façade and is clad in light brown siding. A variety of window configurations are framed by inoperable black shutters.

Originally built in 1948, a two-story addition with a two-car garage was constructed in 1985 (Building Permit No. 21598). In 1993 a sunroom and new deck were added and the windows were replaced (Building Permit No. 26677). The roof was redone in 2017 (Building Permit RES-17-490).



*Images via Applicant.*

The property was part of a large tract of land known as Belvedere that was subdivided by the Abbott Real Estate Trust and further developed by the Maugus Real Estate Trust in the early twentieth century (Norfolk County Registry of Deeds, Book 1126, Page 25). While the parcel at 11 Lincoln Road was not developed under these Trusts' ownerships, it is important to note that this section of Town had grounds originally developed by Aspinwall and Lincoln of Boston.<sup>1</sup> Furthermore, both Trusts specified minimum new home values and minimum setback requirements from the streets and property lines.<sup>2</sup>

In 1925 the Maugus Real Estate Trust transferred a parcel exceeding 70,000 sq. ft. to Maude W. Brooks, which included the site of 11 Lincoln Road (Norfolk County Registry of Deeds, Book 1653, Page 214). Brooks transferred the property to Domenic and Alda Gherin-Ghelli in 1948, and Domenic Gherin-Ghelli was responsible for building the house at 11 Lincoln Road (Norfolk County Registry of Deeds, Book 2733, Page 407).

The Gherin-Ghellis sold 11 Lincoln Road as the larger 70,000+ sq. ft. lot in 1950 to Hatton and Marion Taylor (Norfolk County Registry of Deeds, Book 2930, Page 552). Natives of Canada, the Taylors were members of the Wellesley Country Club.<sup>3</sup> Hatton Taylor was an executive with RKO Pictures and Walt Disney Productions until his retirement in 1975.<sup>4</sup>

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<sup>1</sup> "LARGE REAL ESTATE DEAL," *Wellesley Townsman*, October 15, 1909, page 3; Advertisements in *Wellesley Townsman*, November 1921.

<sup>2</sup> "Early developers assured exclusiveness," *Wellesley Townsman, Centennial Edition*, April 2, 1981, page 147.

<sup>3</sup> "Marion C. Taylor," *Wellesley Townsman*, January 29, 1976, page 19.

<sup>4</sup> "Hatton F. Taylor," *Wellesley Townsman*, April 9, 1981, page 2.

The Taylor family stayed at 11 Lincoln Road until 1979 when Hatton sold the property to Jule Marie Salladin (Norfolk County Registry of Deeds, Book 5647, Page 71). Salladin was in the real estate field and was associated with an office in Needham.<sup>5</sup> Peter Beaman and Roseanna Means acquired the property on the 40,413 sq. ft. lot it sits on today in 1985 and were responsible for its most extensive renovations and additions (Norfolk County Registry of Deeds, Book 6744, Page 427). Beaman and Means sold the property to the current owner in 2007, who is currently seeking a Preservation Determination (Norfolk County Registry of Deeds, Book 25191, Page 299).

## **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 11 Lincoln 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** (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 (ii), 11 Lincoln Road’s location within the greater Belvedere tract that was first developed by the Abbot and Maugus Real Estate Trusts is significant because it reflects original development patterns in the neighborhood that continued to persist over time.

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.**

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<sup>5</sup> “People,” *Wellesley Townsman*, May 22, 1980, page 21.