

**323 Washington Street, Wellesley
Stanwood House
Single Building Historic District Study**

FINAL REPORT



Prepared by:
323 Washington Street Single Building Historic District
Study Committee

April 2020

Acknowledgements

The Single Building Historic District Study Committee:

Committee Members as of April 2020:

Catherine Johnson, Chair
Planning Board

Amy Griffin, Vice Chair
Historic District Commission

Jacob Lilley
Historical Commission

Thomas Paine
Historic District Commission, Wellesley Historical Society

Jared Parker
Wellesley Historical Society

Date of Public Hearing: March 4, 2020; Date Annual Town Meeting 2020 begins: March 30, 2020

Contact Information:
Catherine Johnson
22 Standish Road
Wellesley, MA 02481
cljohnson@wellesleyma.gov
617-413-5414

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Summary Statement



he 323 Washington Street (Stanwood House) Single Building Historic District Study Committee finds that the Stanwood residence (1916) is worthy of designation as a Local Historic District. This property and the story of its original and longtime owners, Dr. Frederic A. Stanwood and Mrs. Jeanette S. Stanwood, offer insight into the transformation of Wellesley from a rural town with a reliance on farming and agriculture into what became known as a sophisticated suburb of Boston.

Dr. Stanwood, who was educated at Wellesley High School, Bowdoin College (1902), and Harvard Medical School (1907), was one of very few practicing physicians in Wellesley in 1916, when the Stanwood family purchased land on Washington Street from the Maugus Realty Trust in order to build a new residence with a home office. 323 Washington Street was propitiously located in Wellesley Hills, approximately one-third of the distance from the Wellesley Hills Railroad Station to the small collection of commercial properties that was at a trolley stop known as Wellesley Hills Square. The new residence was directly across Washington Street from the town's Department Building, formerly the 1894 High School (use as a school discontinued in 1911) and the institutional building commissioned by Roger Babson as The Babson System – later The Babson Institute (1912), known today as the Stuart Building. 323 Washington Street is a contributing property to the development of Wellesley Hills.

In 1918, Dr. Stanwood was elected to Wellesley's Board of Health, soon becoming Chair. Except for a short leave of absence when he served in the Army Medical Reserve Corps for one year at the close of World War I (ending his service as a Major), he remained on the Board, essentially serving as Chair from 1918 through June 1963.

Over this forty-five-year period, Wellesley experienced dramatic growth. In 1910, the population of the town was 5,413. By the 1960 census, the population had nearly quintupled to 26,071. Perhaps coincidentally, public health awareness grew as well. Medicine was in transition from requiring isolation (quarantine) for diseases and palliative care for the terminally ill to preventative health measures such as better sanitation, inoculations, diagnoses, clinics, and annual physical examinations for all school children. There were school hearing and vision tests, posture tests to detect scoliosis, polio vaccines, and fluoridation of the drinking water. The Chair of the Board of Health was the school physician for the town; Dr. Stanwood held this position.

Helen Jeanette Snare Stanwood was a student at the Dana Hall School when she first met Frederic, then a medical student at Harvard. She embraced his career in medicine, training as a nurse at the Presbyterian Hospital in New York City. Together, they taught Wellesley's residents basic first-aid classes before, during, and even after World War I. She was a driver for the Red Cross Motor Corps in World War II and was a force within the Wellesley Chapter of the American Red Cross itself, especially during the post World

War II period, when the local chapter organized a corps of nurses available to volunteer for Civil Defense preparedness.

While Dr. and Mrs. Stanwood cared for and took care of the health of the Town, it was their residence at 323 Washington Street that became the epicenter for their work in Wellesley Hills. Stylistically, the house is Colonial Revival (asymmetrical) with elements of Italian Renaissance and Craftsman design. The house is a simple box, with asymmetrical window and porch placements, especially the original front porch at the southeast corner of the first floor (enclosed 1933). Integrated with this are bold Classical motifs such as round arches, wide cornices, and dentils that are arranged in eclectic compositions popularized in the late 19th Century, but still evident in the first decades of the 20th Century. The house reflects the prominence of its owner, especially in the choice of its materials palette. While the use of brick for residences was common in Boston (Back Bay, for example) in the last decades of the 19th Century, brick (and stone) were considered to be noble building materials that were appropriate for public or institutional buildings rather than residences in most of the suburban area.

The architect for 323 Washington Street was Luther C. Greenleaf, who was recognized as one of the principal architects working within the Boston suburbs (particularly Brookline, Dedham, and Wellesley) at the beginning of the 20th Century. His work in Wellesley Hills includes more than ten residences in the Belvedere Estates as well as a number of institutional buildings, such as Rock Ridge Hall (c. 1900, demolished c. 1925) and the Waban Block at the corner of Grove and Washington Streets in Wellesley Square. Greenleaf's work became the favorite of notable Wellesley developers Isaac Sprague and Albion Clapp, trustees of the Maugus Realty Trust, which sold the property at 323 Washington Street to Dr. and Mrs. Stanwood.

Importantly, Greenleaf also had designed The Babson System (The Babson Institute) building diagonally across from the Stanwood property at 316-320 Washington Street in 1911/12. It is a three-story institutional/commercial structure that used brick on all facades. Although simple, The Babson System building conveys inherent strength as does the Stanwood residence. Together, these two buildings began an architectural dialogue that captures the transformation of Wellesley Hills Square from a trolley stop with a wood frame hotel (Elm Park Hotel, demolished 1908) and watering trough with surrounding local businesses to a thriving, early 20th Century commercial center.

Introduction to Historic Preservation in Massachusetts and Historic Districts in Wellesley



Historic preservation in Massachusetts began long before most people recognized it as a need or even desirable. In 1848, there was an organized preservation campaign to save the 1699 John Sheldon House in Deerfield, but the campaign was unsuccessful and the house was demolished. Over the second half of the 19th Century and first half of the 20th Century, other preservation attempts had limited success. In 1955, however, the first two Local Historic Districts were established in Massachusetts: Beacon Hill in Boston and the entire island of Nantucket.

Preservation took a giant leap forward in 1960 with the passage of Massachusetts General Law, Chapter 40C – the Historic Districts Act. The Act enabled cities and towns to preserve and protect the distinctive characteristics of buildings and places significant to their history or that of the Commonwealth. A Historic District can contain one or more buildings, and it can be of local, rather than state or national, importance. In 1963, the Commonwealth established the Massachusetts Historical Commission. That same year, Massachusetts General Law Chapter 40C, Section 8D clarified the role of local historical commissions. And, in 1966, The National Historic Preservation Act passed.

Cities and towns throughout the state have used Chapter 40C to create multiple and single building local historic districts to preserve parts of their historic legacies. As of July 2018, there are over 250 multiple building historic districts in Massachusetts, in towns such as Cambridge, Newton, Wellesley, and Springfield, while the City of Somerville alone has over 200 single building local historic districts.

A Historic District protects its character by establishing regulations that control external changes to any building in the District that can be seen from a public way. Each town selects which controls to impose in a particular historic district from a list provided in 40C. An appointed Historic District Commission oversees these controls through a process of application by an owner, a hearing before the Commission, and a determination of appropriateness rendered by the Commission.

In 1980, Wellesley created a multiple building historic district in the Cottage Street area to preserve the houses occupied by workers in the town's 19th Century manufacture of shoes. The area today is a congenial neighborhood that enjoys its protected status and the resiliency of property values that this status has afforded owners over the past thirty years.

At Annual Town Meeting 2011, Wellesley created its first two single building local historic districts: 377 Weston Road, known as the Methodist Meeting House, and 38 Lowell Road, the Tufts House. Then, at Annual Town Meeting 2014, Wellesley added to its inventory of single building local historic districts by approving 26 Elmwood Road, known as the Sylvia Plath House, and 126 Woodlawn Avenue, the Joseph E. Fiske House. All had Town support and, specifically, the endorsement of the current property

owners at that time. Wellesley's Annual Town Meeting 2020 will be asked to create one additional Single Building Local Historic District: 323 Washington Street, the Stanwood House.

Methodology

The owner of 323 Washington Street, the Wellesley Historical Society, seeking a way to preserve the property and adapt its use from residential to non-profit organizational as a virtual annex to the Society's headquarters – The Dadmun-McNamara House at 229 Worcester Street – approached the Town in the late spring of 2019. The Society was stymied with potential renovations because some of the Society's functions would be considered appropriate for business districts, while inappropriate for residential districts. The property is within the General Residential District, which has a defined list of limited uses. If the building had a historic designation, waivers could facilitate economic renovations and adaptive reuse. Additionally, the Society recognized that they had purchased the property at 323 Washington Street in 2012 because of its architectural significance, its location, and its known association at Dr. Stanwood's residence and office.

The Town's Comprehensive Plan 2007-2017 and its Unified Plan 2018-2028 urge the Historical Commission to look specifically into ways to preserve individual buildings in Wellesley in order to complement the multi-site Cottage Street Historic District. The Historical Commission undertook this by using Massachusetts General Laws Chapter 40C, which as noted above, governs the creation of Local Historic Districts and permits the establishment of a single building as a Local Historic District.

Wellesley also has its own Historic District Bylaw, Section 14D of the Zoning Bylaws, approved by Annual Town Meeting in 1980. In accordance with Chapter 40C and the Wellesley Zoning Bylaw, the existing Historic District Commission is responsible for doing, or appointing another party to do, the necessary work to create any new Historic District in Town.

In the late spring of 2019, at the request of the Wellesley Historical Society and the Historical Commission, the Historic District Commission considered evaluating the Stanwood House at 323 Washington Street to determine whether it should become Wellesley's fifth Single Building Local Historic District. In this instance, knowing the time limitations for this study, the Historic District Commission asked the Board of Selectmen to appoint a working Study Committee that included two of its members along with three other volunteers who were knowledgeable about preservation, protection of historical assets, architecture, and the history of Wellesley.

On June 24, 2019, the Board of Selectmen appointed Jared Parker, president of the Historical Society and Town Meeting Member, Amy Griffin and Thomas Paine, both members of the Historic District Commission, and Catherine Johnson from the Planning Board and Town Meeting Member to the Study Committee. Jacob Lilley, an architect and member of the Historical Commission, was appointed on August 13, 2019. The Study Committee has worked closely with the Town's Historic District Commission and the Planning Department as it researched the Stanwood House and wrote this report.

Members of the Study Committee researched the history of the Stanwood House using records from many Town departments and other recognized sources including the Norfolk Registry of Deeds, the Wellesley Townsman archives, Annual Town Reports, and the archives of the Wellesley Historical Society. Bowdoin College provided alumni information and Harvard University's Military Record in the World War provided exquisitely specific source material. The Public Health Museum in Tewksbury, Massachusetts was the source of the chronology of public health developments and administration that ran parallel to Dr. Stanwood's longstanding chairmanship of Wellesley's Board of Health. Local educators and authors, such as Gamaliel Bradford and Beth Hinchliffe, and local historian and preservation planner Joshua Dorin, contributed through their writings. Members of the Study Committee also interviewed William and Janice Stanwood, who are the grandson and granddaughter-in-law of Dr. and Mrs. Frederic A. Stanwood and who currently live in Wellesley, in order to complement the research with family knowledge and anecdotes as well as corroborate genealogy. The Study Committee prepared a Report presenting the historical significance of 323 Washington Street and recommended that it be preserved by the creation of a Single Building Local Historic District. The Study Committee presented the report to the Historical Society and explained the provisions of Wellesley's Historic District Zoning Bylaw 14D; and the Society Board of Directors signed a letter expressing interest in having the property designated as a Single Building Local Historic District.

The Study Committee presented its report to the Planning Board and the Historical Commission on November 18, 2019, and to the Historic District Commission on December 3, 2019. The preliminary report was then sent to the Massachusetts Historical Commission (MHC) for evaluation and comments on December 4, 2019. On December 19, 2019, the Massachusetts Historical Commissions deemed that the Study Report application was complete. In late December 2019, the Study Committee, working through the Planning Department, placed an article on the Warrant for the 2020 ATM, which was later listed as Article 29, co-sponsored by the Planning Board, the Historic District Commission, and the Historical Commission. In accordance with MGL Chapter 40C, the required Public Hearing was held on, 2020, which is not less than sixty days after the report was pronounced complete by MHC. At the Public Hearing, the Study Committee reported its findings and presented its recommendations. Following the Public Hearing, the Planning Board voted unanimously to endorse and recommend approval to Town Meeting of the proposed Single Building Historic District and change to the Zoning Map. The article will be presented at the 2020 ATM, which begins on March 30, 2020. The article asks Town Meeting to vote to establish the Stanwood House at 323 Washington Street as a Local Historic District and to amend the official Zoning Map of the Town.

Significance of the 323 Washington Street – Stanwood House – Local Historic District

The Stanwood House at 323 Washington Street (1916) is located in the area of Wellesley known today as Wellesley Hills. Before April 6, 1881, when the west precinct of Needham separated itself from that town and became Wellesley, residents of the area referred to the environs at the intersection of two major arteries – Washington Street and Worcester Street – as North Needham or, between approximately 1851 and 1881, as Grantville. It was a wayfaring stop for changing out the horses that pulled the trolleys on the journey west from Boston, anchored by the Elm Park Hotel (demolished 1908) and framed along Washington Street by a succession of stately elm trees planted in the 1840s and 1850s. There was a collection of small, useful stores, such as McLeod's Grocery and a pharmacy in the Putney Block as well as modest residences like the Dexter Ware house.



Wellesley Hills Square, looking west, c. 1910. Washington Street is to the left of the trolley; Worcester Street is to the right. The Putney Block is the building visible on the right.

Grantville took its name from Moses Grant, whose association with Wellesley began when he still resided in Boston, but joined his father as a partner in one of the paper mills in (Newton) Lower Falls (1809). By 1829, his connection to the area was reinforced when his adopted daughter, Hannah, married George K. Daniell (Grant's junior business partner) and settled into a house at the southeast corner of Oakland and Washington Streets. Moses Grant then built a house for himself nearby, although it was across

Worcester Street at the southwest corner of Oakland Street. Eventually, this house was moved back (to the southeast to the corner of Oakland Street and Grantland Road), allowing for the widening of Worcester Street, to where it remains today.

Undoubtedly, the residents of the area were pleased to have a wealthy, Boston-based businessman move to North Needham. As a landowner and concerned resident, he seemed to have the resources to provide for the area. Among other civic contributions, Grant made a major gift of a steeple bell for the new church on Washington Street, the Orthodox Trinitarian Congregational Church (known today as the Wellesley Hills Congregational Church). However, even prior to the gift of the bell, the area was identified as Grantville, in the way that Wellesley Square was identified by its connection to Horatio Hollis Hunnewell, whose family estate on the shores of Lake Waban was named Wellesley. Both areas were connected in name to the wealthiest citizens.



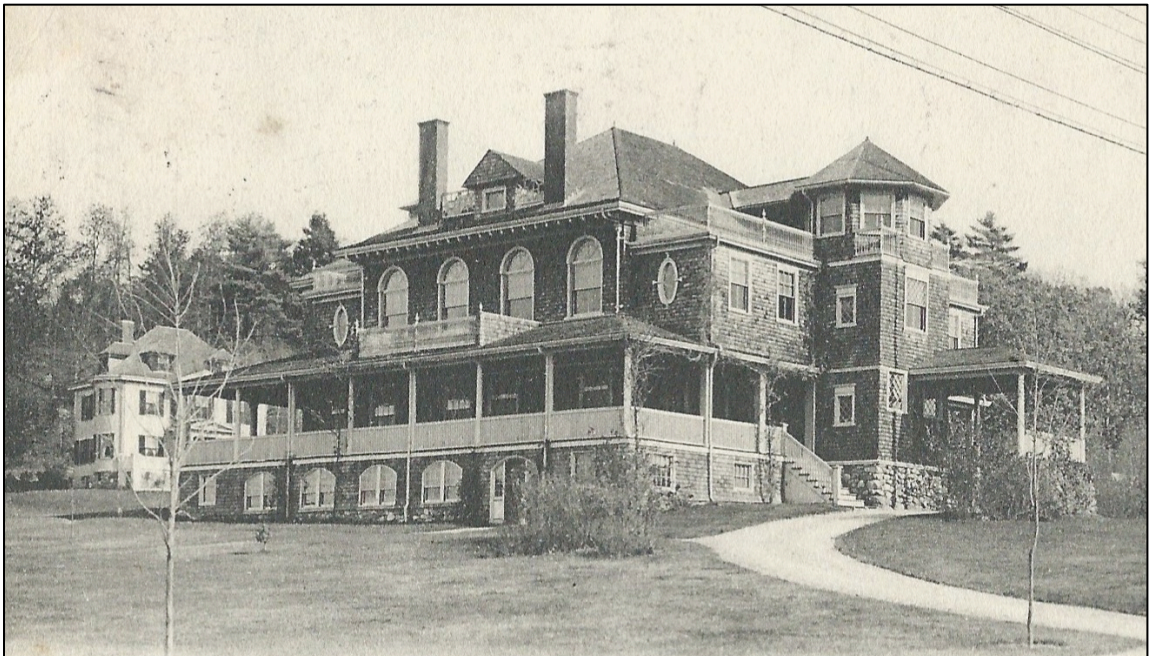
Wellesley Hills Train Station, commissioned 1884.

The years from 1881 through World War I represented a period of sustained physical growth for Wellesley Hills. In 1885, the old, wood-frame Wellesley Hills train station was replaced by an impressive stone structure designed by H. H. Richardson. In 1888, the congregation of the Unitarian Church erected a small but magnificent stone chapel and sanctuary at 309 Washington Street. At the corner of Washington and Seaward Streets, the town built the 1894 High School, which was acclaimed for its architecture. After 1911, when a larger high school was needed and built, this iconic structure was referred to as the Department Building (still used by the School Department). Today, it is called

Phillips Park (providing senior housing) and it is directly across from the property at 323 Washington Street, that parcel of land that Frederic and Jeannette Stanwood would purchase as the site for their residence.



The 1894 High School, c. 1905, at 324 Washington Street



The Maugus Club at 40 Abbott Road (destroyed by fire 1953)

During this time, many of the houses in the nearby Abbott Road/Belvedere Estates were built, including John Hardy's residence at 10 Livermore Road, as well as the Maugus Club at 40 Abbott Road, which was an important social center for the burgeoning community. But there is one building, now called the Stuart Building, at 316-320 Washington Street that epitomizes the pattern of institutional growth in Wellesley Hills during this period and serves as an architectural counterpoint to the Stanwood residence across the street. In 1911-1912, Roger Babson commissioned renowned Boston architect Luther C. Greenleaf to design and construct a three-story brick office building to house The Babson System (and later, The Babson Institute). This brick building, with a strong but not overpowering cornice and parapet, classic proportions, and significant banding, moved beyond the simple clapboard- and shingle-clad businesses and residences that were common in Wellesley Hills at the turn of the 20th Century. It was constructed of brick, a building material often used in conjunction with stone for important public edifices or institutions. It made the statement that Wellesley Hills was waking up to a new period of growth: the forward-thinking, young 20th Century, where progress in all areas of life was strong and achievable. Only four years later, Luther C. Greenleaf was commissioned to design a residence with a doctor's office at 323 Washington Street. In designing the Stanwood residence, Greenleaf seemed to translate institutional strength to complementary residential articulation.



The Babson System/The Babson Institute (Stuart Building), 316-320 Washington Street, 1912, shown in 2019.



Stanwood Residence, 323 Washington Street, 1916, shown in 2019

Although Luther C. Greenleaf was a Boston architect, the body of his work coalesced in the western suburbs, much of it in Brookline, Dedham, and later Wellesley. Along with his business partner, Albert W. Cobb, he was responsible for the design of the Ames School House in Dedham (c. 1897); in Wellesley, Greenleaf's residential work included 7 Woodlawn Avenue (1908), 188 Washington Street (1909-1910), 105 Abbott Road (1910), 23 Arlington Road (1911), 26 Arlington Road (1911), 118 Abbott Road (1911-12), 65 Livermore Road (1912), 126 Abbott Road (1915-16), and institutional or commercial buildings such as Rock Ridge Hall (c. 1900; demolished c. 1925) and the Waban Block (1913) at the corner of Washington and Grove Streets in Wellesley Square. Isaac Sprague, one of Wellesley's most respected and influential citizens, and who was almost singlehandedly responsible for the development and character of Wellesley Hills, favored Greenleaf's work. Given that Sprague was one of the Trustees of the Maugus Realty Trust, which sold the land at 323 Washington Street to Dr. & Mrs. Stanwood, it is not surprising that Dr. and Mrs. Stanwood found a connection to Greenleaf as the architect for their property.

Stylistically, 323 Washington Street is Colonial Revival with some defining characteristics that indicate both Italian Renaissance and Craftsman influence. Its Colonial Revival subtype is Asymmetrical. The Stanwood residence is a simple box, with asymmetrical window and porch placements, especially the original front porch at the

southeast corner of the first floor (enclosed 1933). Integrated with this are bold Classical motifs such as round arches, wide cornices, and dentils that distinguish the Italian Renaissance revival. These are arranged in eclectic compositions popularized in the late 19th Century, when Greenleaf was designing shingle-style residences (primarily in Brookline) that were a transition from Queen Anne Victorian architecture to pure Colonial Revival design. Deep overhanging eaves, whose densely spaced, long ornamental brackets emphasize the staccato effects of light and shadow, and exposed joists projecting beneath the bay windows, express the Craftsman vernacular.



Dr. Stanwood treats a young patient in his office.

The house reinforces the prominence of its owner as a medical professional who received and treated patients at an office in his residence rather than simply making house calls – what would have been a standard practice for doctors at that time. In fact, Dr. Stanwood was one of only a few doctors in the entire town who embraced this new protocol. For the most part, medicine in Wellesley in the second decade of the Twentieth Century was old-fashioned and provincial. Doctors treated most contagious diseases by isolating patients under quarantine, while hospitals were for palliative, traumatic, and end-of-life care. 323 Washington Street, therefore, became a vanguard in its architectural statement: its design took from the institutional predominance of Roger Babson's The Babson System and

brought those elements to a residential building with a human scale. These two buildings were balanced as contributing counterpoints within Wellesley Hills Square.

Frederic A. Stanwood (1880-1975) and Helen Jeannette Snare Stanwood (1888-1977)

Frederic Arthur Stanwood was born in Brooklyn, New York in 1880, just over a year before Wellesley separated itself from Needham. The family, which had New England roots north of Boston, moved to various locations throughout the country when Frederic and his siblings were young. After his father died in Colorado in 1894, his widowed mother moved herself and her children to Wellesley. Frederic finished his studies at Wellesley High School in three years, before attending and graduating from Bowdoin College (1902) and Harvard Medical School (1907). His early career was spent working in Boston with Dr. Elliott Proctor Joslin, who is widely believed to be the first doctor in the United States specializing in diabetes care and who founded what is known today as The Joslin Diabetes Center.

In 1911, Stanwood married Helen Jeannette Snare. They had met when she was a student at the Dana Hall School in Wellesley and he was a medical student commuting from his residence in Wellesley Square to Harvard. Perhaps influenced by his passion for medicine, she had trained as a nurse at Presbyterian Hospital in New York City prior to their marriage. However, by 1913, the Stanwood family was residing in Wellesley Hills at 342 Washington Street.

At that time, Wellesley was barely a small town (population in the 1910 Census was 5413, spread over 10.5 square miles), where wooded acreage and farmland prevailed. According to noted town resident Gamaliel Bradford, in his recollections of his boyhood and later years, *Early Days in Wellesley* (1929), the Town was known for its healthy lifestyle and temperance. Yet Dr. Stanwood recognized the need for and advantage of implementing many of the newly developed public health protocols he had encountered in medical school and in working with Dr. Joslin. By 1915, Dr. Stanwood was holding weekly first-aid clinics. He opened his home office at 323 Washington Street in 1916.

In 1918, Dr. Stanwood was elected to Wellesley's Board of Health. He became Board Chair almost immediately and, except for a one-year leave of absence to serve at the end of World War I in the Army Medical Reserve Corps (rank of Major), Dr. Stanwood served in that position for 45 years until his retirement in 1963.

Those decades coincided with incredible advancements in the fields of medicine and public health awareness. Prior to 1900, when Annual Town Meeting created Wellesley's Board of Health from a subcommittee under the Board of Selectmen, health related to the care of farm animals and sanitation. Even by 1912, the Board of Health's annual achievements included fly and mosquito suppression, inspection of animals, licensing of stables, and the establishment of a [public] convenience station in Wellesley Hills Square. During the 1918/1919 influenza epidemic, when 250 people in Wellesley were infected,

the Board of Health took over the Maugus Club as an emergency hospital for 25 critically ill patients. Of those, four died, but 21 were released as cured.

Major advances in medicine and the treatment of diseases during the next four decades brought inoculations, yearly physicals for school children – including frequent vision and hearing examinations and posture tests to detect scoliosis – as well as polio vaccinations and the controversial introduction of fluoride to the drinking water. It is critical to note that Dr. Stanwood, the Chair of the Board of Health assumed the position of Wellesley School Physician, which he retained until 1960. He worked assiduously to enhance the role of school nurses in the educational system. This introduction of medical professionals to school systems actually began in the Commonwealth in 1905, while Dr. Stanwood was a medical student at Harvard and when legislation was passed to “provide that the school committee of every city and town shall appoint a school physician”. But by 1916, when 323 Washington Street was built, one of the school nurses, Ms. Theresa Richmond, observed: “It seems impossible any longer to fix the responsibility for the child’s health exclusively on the parents. Because of poverty or ignorance or insufficiency in the home ... the school is compelled to take over many of the functions which formerly devolved in the home.”

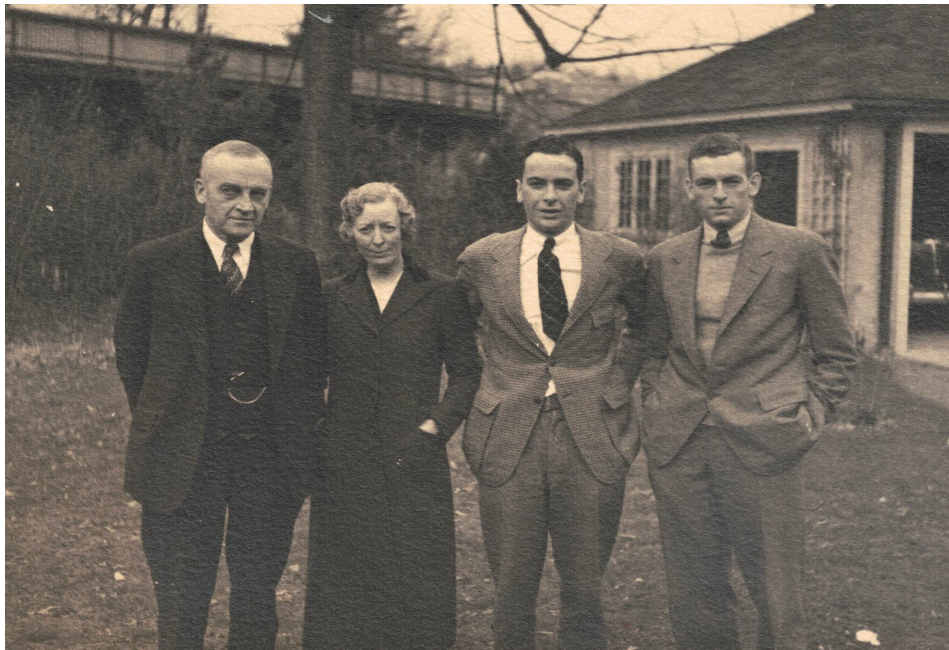
Dr. Stanwood and his colleagues on the Board of Health also worked with town leaders, such as Isaac Sprague, to build a strong relationship with Newton-Wellesley Hospital and remove the stigma that hospitals carried: people who went there didn’t simply die. In 1936, Dr. Stanwood served as President of the Medical Staff at the hospital. Stretching his career’s focus even further, he was reappointed that year as the Associate Medical Examiner of the First District of Norfolk County by Governor James Michael Curley.

Jeannette Stanwood’s role in local public health also is significant. Even though she had been responsible for first-aid training along side of her husband for many years, the Wellesley Townsman noted that in the early part of World War II, before Pearl Harbor and the U.S. entry into the War, Jeannette joined her husband in giving First Aid classes to the Police and Firemen in town – the first responders of that time – and was forming classes to teach home nursing and care of the sick to all who wished to join this war effort. After all, she was chair of the Home Hygiene and First Aid Committee of the Wellesley Chapter of the American Red Cross. Dr. and Mrs. Stanwood were more than a couple: they were working partners who were grounded in Wellesley, interested in improving the health and wellbeing of the community.

In 1975, after Frederic’s death and nearly 60 years after the Stanwood’s construction of 323 Washington Street, Jeannette sold the property to its second owners, Stanley E. (Bud) and Georgia Collinson.



Frederic & Jeannette Stanwood in the living room of 323 Washington Street.



Dr. Frederic A. Stanwood, Mrs. Jeannette Stanwood, Frederic A. Stanwood, Jr., and Geoffrey R. Stanwood in the backyard at 323 Washington Street. The garage and Cliff Road (bridge) over the Boston & Albany tracks are in the background.

Justification for the Boundaries

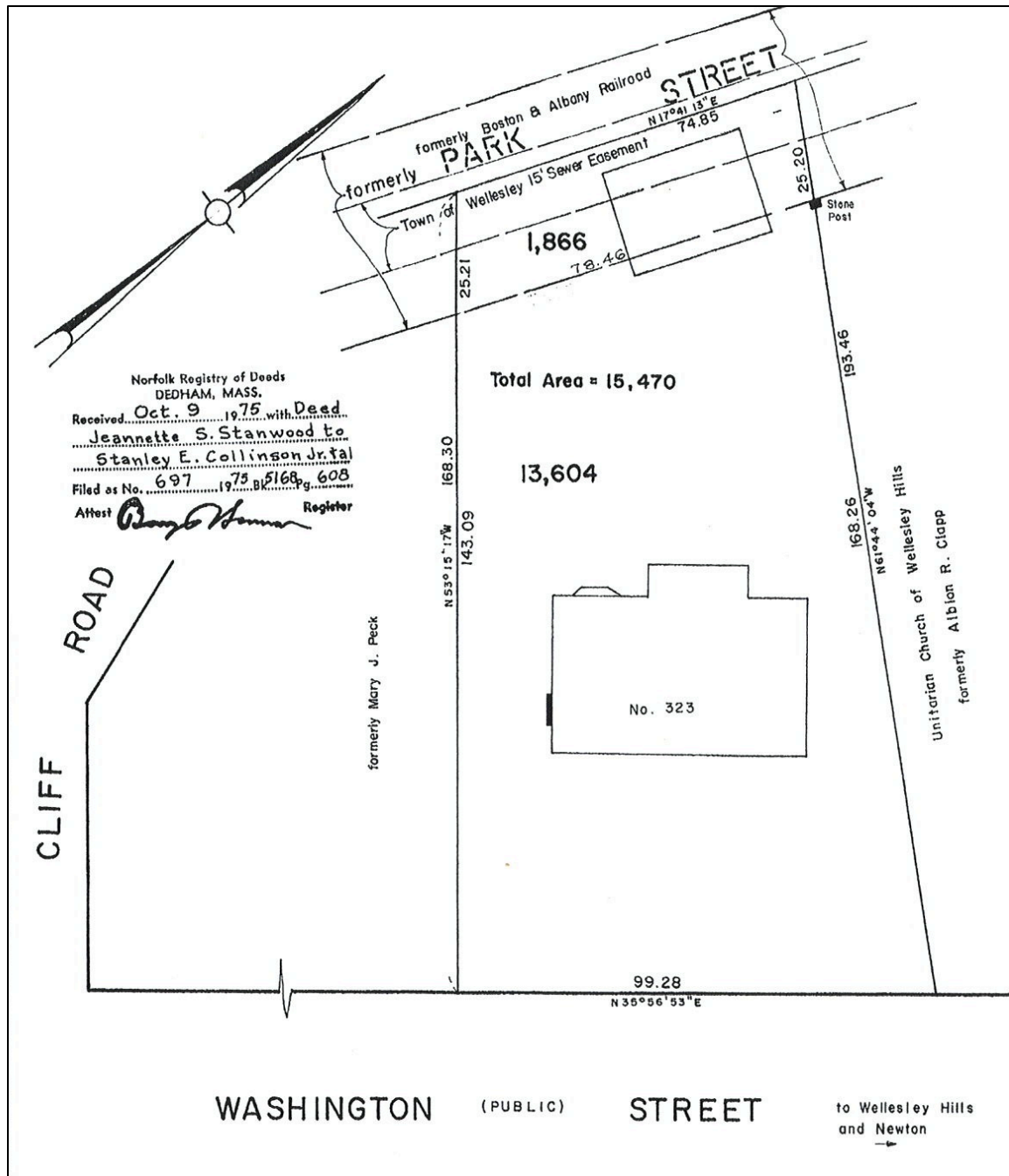


At the time of this Study Report, the property at 323 Washington Street, as defined by its boundaries, contains 15,470 square feet of land. The boundaries of the property are to comprise the 323 Washington Street [Stanwood House] Single Building Local Historic District. The property's location contributes significantly to the history and identity of Wellesley Hills and, specifically, Wellesley Hills Square.

When Frederic and Jeannette Stanwood bought 323 Washington Street from the Trustees of the Maugus Realty Trust, on 6/1/1916 [1344/302], the parcel contained approximately 13,679 square feet of land. It was bounded to the Southeast, as it is today, by Washington Street and to the Northwest by the no longer extant Park Street, a short, albeit well-travelled, cut-through street from the intersection of Washington Street and today's Cliff Road to Worcester Street, near the old fire station. Park Street was often described (in *The Wellesley Townsman*) to be the narrowest public way in Wellesley, but the only place to cut through from Worcester Street to Washington Street between Wellesley Hills Square and Kingsbury Street. The driveway entrance for 323 Washington Street was at the rear of the property, off Park Street, adjacent to the garage.



The construction of the intersection of Cliff Road with Washington Street, c. 1933: this photo looks northward to the bridge over the railroad tracks and then to an underpass being created beneath Worcester Street. The Peck house at 325 Washington Street is visible at the right.



Plan showing the land created by the Dissolution of Park Street that was added to 323 Washington Street; Norfolk Registry of Deeds, 1975 (1568/608).

In 1933, the Town of Wellesley reconstructed the intersection of Washington and Worcester Streets and created the intersection of Washington Street and Cliff Road, constructing the bridge over the Boston & Albany Railroad tracks and an underpass for Cliff Road beneath Worcester Street. This was part of a larger project undertaken by the

Commonwealth: the reconstruction of Worcester Street from a residential street to a major artery leading west to Worcester. It was then, by an action at Annual Town Meeting 1933, that Park Street was discontinued. The land that comprised Park Street was divided between the Boston and Albany Railroad to the Northwest and the property owners who abutted it to the Southeast: Peck at 325 Washington Street, Stanwood at 323 Washington Street, the Albion Clapp Estate at 319 Washington Street, and the Unitarian Church of Wellesley Hills at 309 Washington Street. From this transaction, Frederic and Jeanette Stanwood added 1866 square feet of land to their property. Coincidentally, the garage was moved and turned 90 degrees; the driveway from Washington Street for this garage was created.

Within the deed transfer in 1975, the property is fully described:

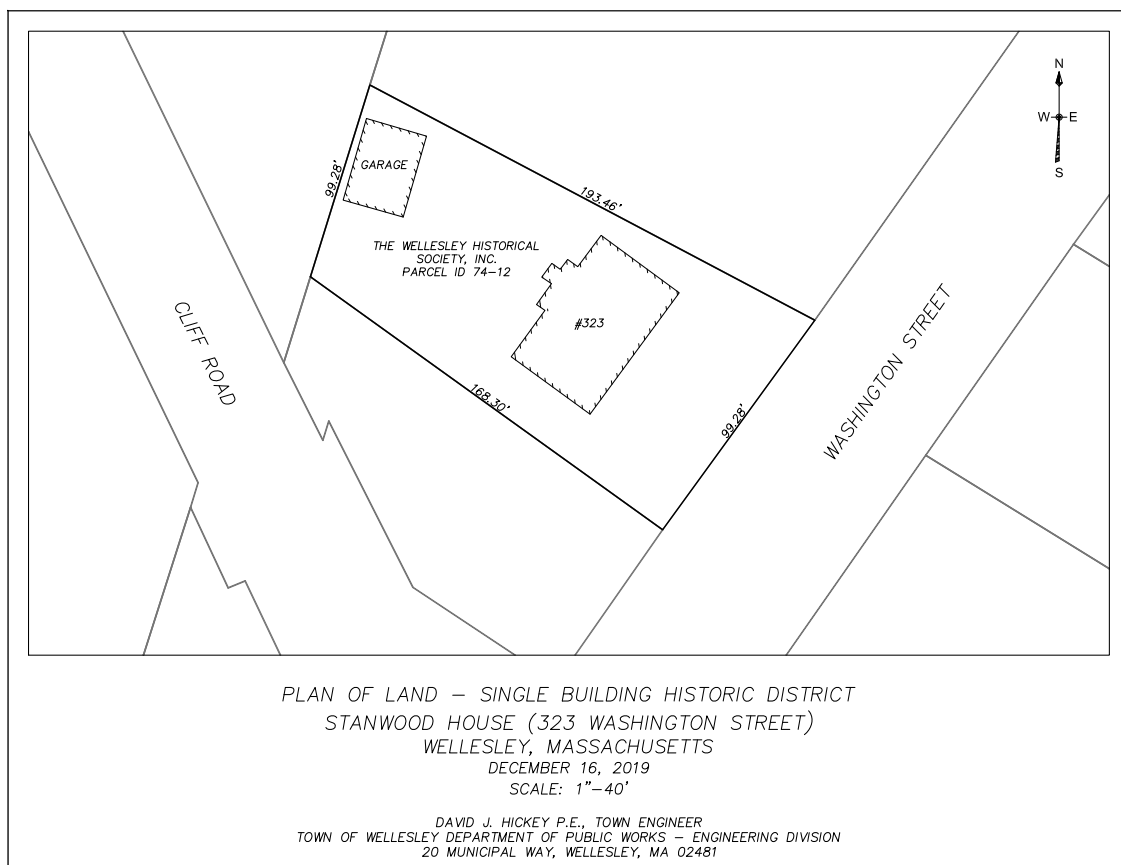
A certain parcel of land with the buildings thereon in Wellesley, Norfolk County, Massachusetts, numbered 323 Washington Street, and being shown on plan of land entitled, 'Plan of Land, Wellesley, Mass.,' dated 9/27/1975, drawn by Joseph Selwyn, Civil Engineer, to be recorded herewith and bounded and described as follows: "Southeasterly by Washington Street, as shown on said Plan, 99.28 feet; Southwesterly by land now or formerly of Mary J. Peck, 168.30 feet, Northwesterly by land now or formerly of Boston & Albany Railroad, 74.85 feet; and Northeasterly by land of Unitarian Church of Wellesley Hills, 193.46 feet. Containing 15,470 square feet, more or less, according to said plan [editorial underlining]. For reference to Title see Deed of Helen M. Woodfin to Frederic A. Stanwood and Jeanette S. Stanwood dated 11/25/1952 [3132-594]. See also Discontinuance of Park Street by instrument dated 2/21/1933 [1987-366]. See also indenture establishing new division lines recorded [2021-171].¹

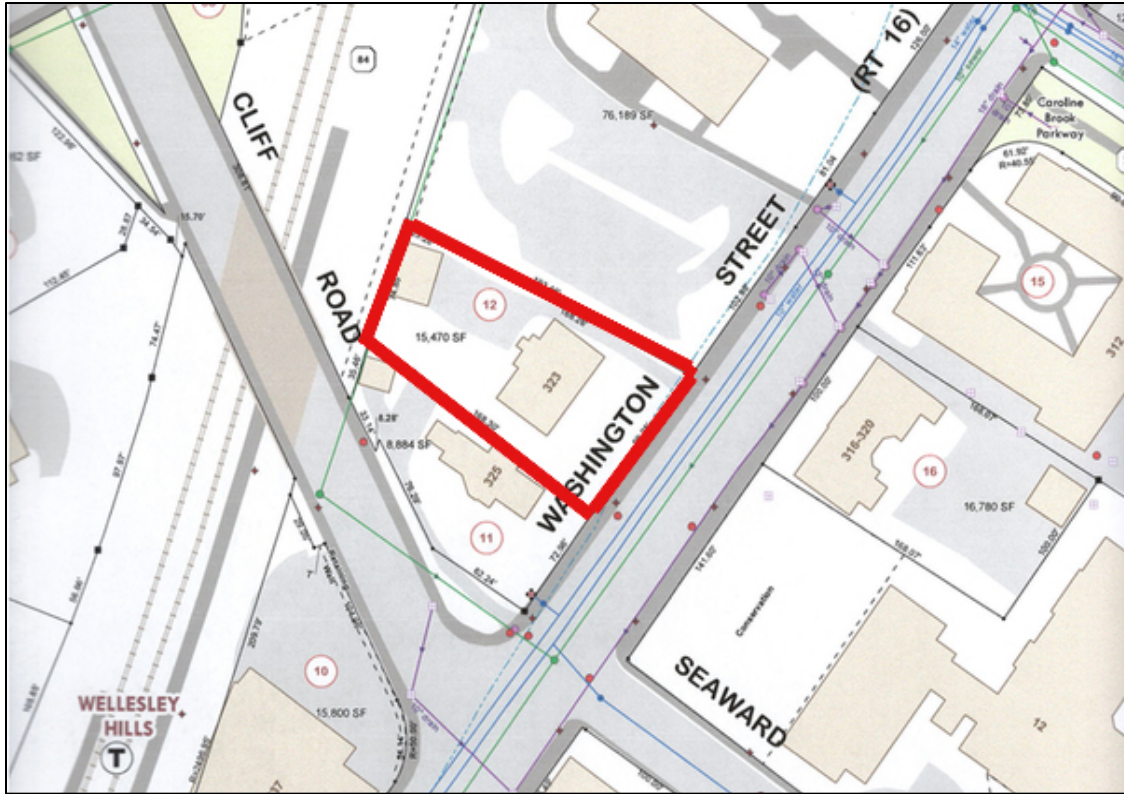
¹ From Norfolk Country Registry of Deeds [1568,608], 10/9/1975, Jeanette S. Stanwood to Stanley E. & Georgia B. Collinson, Jr.

Maps of the Proposed Historic District

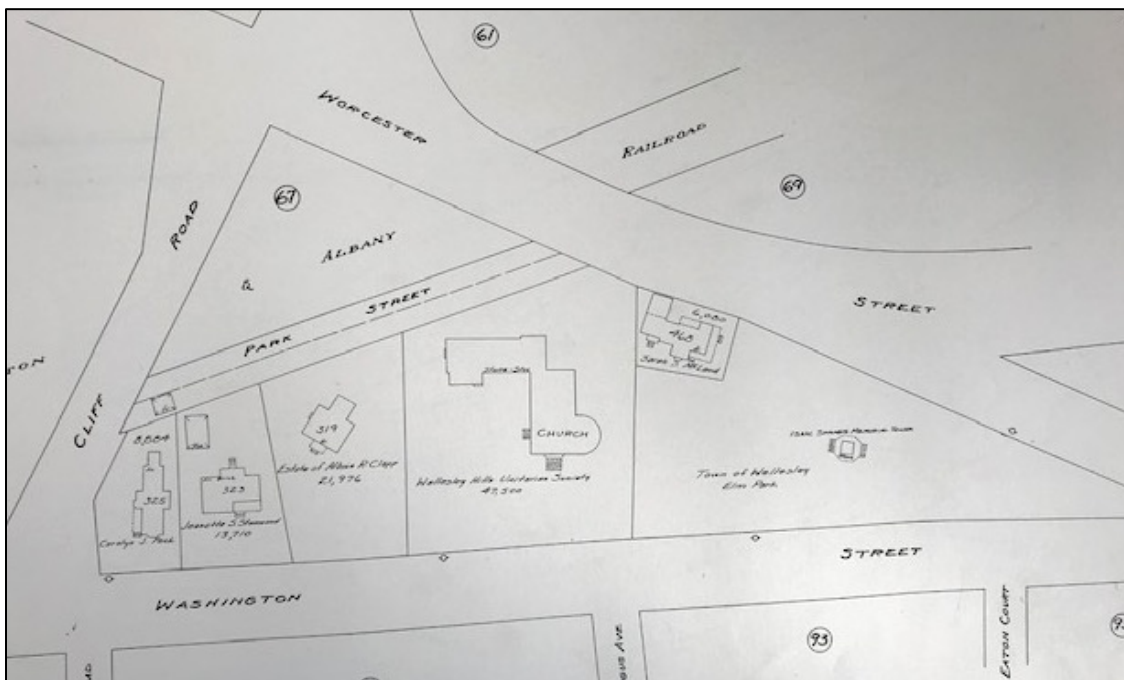
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he Plan of Land for the Single Building Historic District Stanwood House (323 Washington Street), Wellesley, Massachusetts is shown below. It was produced on December 16, 2019, by Dave Hickey, Town Engineer, Department of Public Works – Engineering Division. Appropriate sections that show the property from three other maps are included in this section for reference: (1) the Town of Wellesley Engineering map (2016), (2) the Atlas of the Town of Wellesley (1935), and the Atlas of the Town of Wellesley (1897).

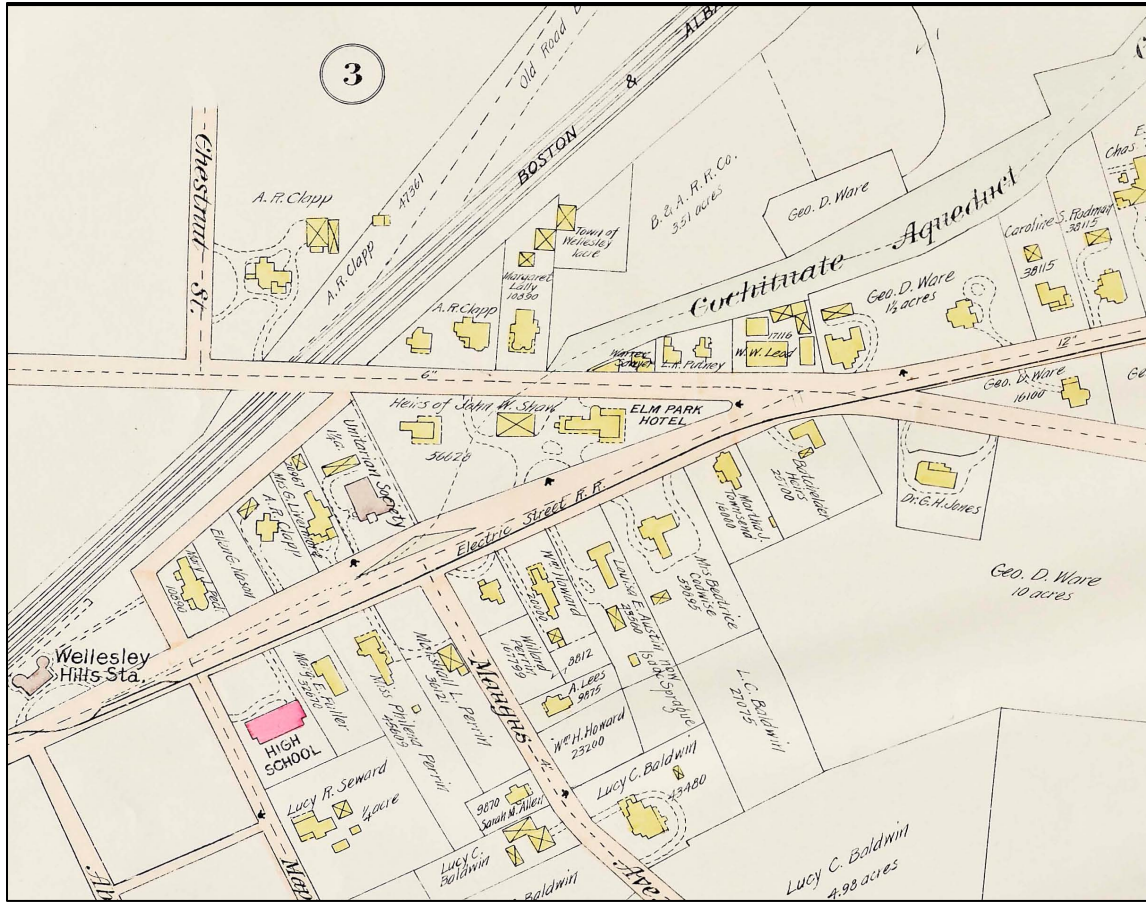




Town of Wellesley, Town Plan, 2016



Atlas of the Town of Wellesley, 1935



Atlas of the Town of Wellesley, 1897

Options and Recommendations



The Study Committee recommends that the 323 Washington Street (Stanwood House) Single Building Local Historic District be governed by the Town of Wellesley's Historic District Zoning Bylaw 14D and be administered by the existing Historic District Commission. This decision was reached after consultation with the Historic District Commission. Further, the Study Committee recommends that the Town consider researching the larger area of and surrounding Wellesley Hills Square in order to identify and evaluate this area according to the Massachusetts Historical Commission's protocols, followed by the registration and protection of Wellesley Hills Square.

Wellesley Zoning Bylaw Text, followed by Form B

SECTION 14D. HISTORIC DISTRICTS.

Part A. Purpose.

The purpose of the Historic District is to promote the education, cultural, economic and general welfare of the public through the preservation and protection of the distinctive characteristics of buildings and places significant in the history of the Town of Wellesley and the Commonwealth, or their architecture, and through the maintenance and improvement of settings of such buildings and places and the encouragement of design compatible therewith.

This Bylaw is not intended to conflict with any other Section of this Zoning Bylaw or other Bylaws of the Town of Wellesley. The requirements established herein do not relieve any person from also satisfying any and all applicable Zoning Bylaws or other applicable rules, regulations and laws.

Part B. Authority.

Historic Districts in the Town of Wellesley shall be created and maintained in every respect under and according to the provisions of General Laws of the Commonwealth, Chapter 40C and all amendments thereto, and this Section shall be in every respect controlled by and subject to the provisions of said Chapter 40C of the General Laws and all amendments thereto.

Part C. Definitions.

For the purposes of this Section, the following terms shall be defined as follows:

Altered - includes the words "rebuilt", "reconstructed", "restored", "removed" and "demolished" and the phrase "changed in exterior color".

Building - means a combination of materials forming a shelter for persons, animals or property.

Commission - means the commission acting as the Historic District Commission.

Constructed - includes the words "built", "erected", "installed", "enlarged", and "moved".

Exterior Architectural Feature - means such portion of the exterior of a building or structure as is open to view from a public street, public way, public park or public body of water, including but not limited to the architectural style and general arrangement and setting thereof, the kind, color and texture of exterior building materials, the color of paint or other materials applied to exterior surfaces and the type and style of windows, doors, lights, signs and other appurtenant exterior fixtures.

Structure - means a combination of materials other than a building, including a sign, fence, wall, terrace, walk, or driveway.

Part D. Applicability.

1. The boundaries of the Historic District are shown on a map of the Historic District which is filed with the Town Clerk of the Town of Wellesley and recorded in the Registry of Deeds. The Historic District is indicated on the Zoning Map of the Town of Wellesley.
2. Historic Districts shall be considered as overlapping other zoning districts.

Part E. Certification.

1. Except as this Section may otherwise provide under Part G Exceptions no building or structure within an Historic District shall be constructed or altered in any way that effects exterior architectural features unless the Commission shall first have issued a certificate of appropriateness, a certificate of non-applicability, or a certificate of hardship, with respect to such construction or alteration.
2. Any person who desires to obtain a certificate from the Commission shall file with the Commission an application for a certificate of appropriateness, a certificate of non-applicability or a certificate of hardship, as the case may be, in such form as the Commission may reasonably determine, together with such plans, elevations, specifications, material and other information, including in the case of demolition or removal a statement of the proposed condition and

appearance of the property thereafter, as may be reasonably deemed necessary by the Commission to enable it to make a determination on the application.

3. No building permit for construction of a building or structure or for alteration of an exterior architectural feature within an Historic District and no demolition permit for demolition or removal of a building or structure within an Historic District shall be issued by the Zoning Board of Appeals or by the Building Inspector until the certificate required by this Section has been issued by the Commission.
4. If the Commission determines that the construction or alteration for which an application for a certificate of appropriateness has been filed will be appropriate for or compatible with the preservation or protection of the Historic District, the Commission shall cause a certificate of appropriateness to be issued to the applicant. In the case of a disapproval of an application for a certificate of appropriateness, the Commission shall place upon its record the reasons for such determination and shall forthwith cause a notice of its determination, accompanied by a copy of the reasons therefor as set forth in the records of the Commission, to be issued to the applicant, and the Commission may make recommendations to the applicant with respect to appropriateness of design, arrangement, texture, material and similar features. Prior to the issuance of any disapproval, the Commission may notify the applicant of its proposed action accompanied by recommendations of changes in the applicant's proposal which, if made, would make the application acceptable to the Commission. If within fourteen days of the receipt of such notice the applicant files a written modification of his application in conformity with the recommended changes of the Commission, the Commission shall cause a certificate of appropriateness to be issued to the applicant.
5. In case of a determination by the Commission that an application for a certificate of appropriateness or for a certificate of non-applicability does not involve any exterior architectural feature, or involves an exterior architectural feature which is not then subject to review by the Commission in accordance with the provisions of Part G., the Commission shall cause a certificate of non-applicability to be issued to the applicant.
6. If the construction or alteration for which an application for a certificate of appropriateness has been filed shall be determined to be inappropriate, or in the event of an application for a certificate of hardship, the Commission shall determine whether owing to conditions especially affecting the building or structure involved, but not affecting the Historic District generally, failure to approve an application will involve a substantial hardship, financial or otherwise, to the applicant and whether such application may be approved without substantial detriment to the public welfare and without substantial derogation from the intent and purpose of this Bylaw. If the Commission determines in either such instance that owing to such conditions failure to approve an application will involve substantial hardship to the applicant and approval thereof may be made without such substantial detriment or derogation, or if the Commission fails to make a determination on an application within the time specified in Section 11 of

Chapter 40C of the General Laws, the Commission shall cause a certificate of hardship to be issued to the applicant.

7. Each certificate issued by the Commission shall be dated and signed by its chairman, vice-chairman, secretary or such other person designated by the Commission to sign such certificates on its behalf.
8. The Commission shall file with the Town Clerk and with the Building Inspector, Zoning Board of Appeals, and the Planning Board a copy of all certificates and determination of disapproval issued by it.
9. The Commission shall determine promptly, and in all events within fourteen days after the filing of an application for a certificate of appropriateness, a certificate of non-applicability or a certificate of hardship, as the case may be, whether the application involves any exterior architectural features which are subject to approval by the Commission. If the Commission determines that such application involves any such features which are subject to approval by the Commission, the Commission shall hold a public hearing on such application unless such hearing is dispensed with as hereinafter provided. The Commission shall fix a reasonable time for the hearing on any application and shall give public notice of the time, place and purposes thereof at least fourteen days before said hearing in such manner as it may determine, and by mailing, postage prepaid, a copy of said notice to the applicant, to the owners of all adjoining property and other property deemed by the Commission to be materially affected thereby as they appear on the most recent real estate tax list, to the Building Inspector, to the Planning Board of the Town, and to any person filing written request for notice of hearings, such request to be renewed yearly in December, and to such other persons as the Commission shall deem entitled to notice.*
10. As soon as convenient after such public hearing but in any event within sixty days after the filing of the application, or within such further time as the applicant may allow in writing, the Commission shall make a determination of the application. If the Commission shall fail to make a determination within such period of time the Commission shall thereupon issue a certificate of hardship.
11. A public hearing on an application need not be held if such hearing is waived in writing by all persons entitled to notice thereof. In addition, a public hearing on an application may be waived by the Commission if the Commission determines that the exterior architectural feature involved is so insubstantial in its effect on the Historic District that it may be reviewed by the Commission without public hearing on the application, provided, however, that if the Commission dispenses with a public hearing on an application a notice of the application shall be given to the owners of all adjoining property and other property deemed by the Commission to be materially affected thereby as above provided, and ten days shall elapse after the mailing of such notice before the Commission may act upon such application.

*See also SECTION 26A.

Part F. Guidelines.

1. In passing upon matters before it the Commission shall consider, among other things, the historic and architectural value and significance of the site, building or structure, the general design arrangement, texture, and material of the features involved, and the relation of such features to similar features of buildings and structures in the surrounding area. In the case of new construction or additions to existing buildings or structures, the Commission shall consider the appropriateness of the size and shape of the building or structure, both in relation to the land area upon which the building or structure is situated and to buildings and structures in the vicinity, and the Commission may in appropriate cases impose dimensional and set-back requirements in addition to those required by other applicable Bylaws. The Commission shall not consider interior arrangements or architectural features not subject to public view.
2. The Commission shall not make any recommendation or requirement except for the purpose of preventing developments incongruous to the historic aspects or the architectural characteristics of the surroundings and of the Historic District.
3. The Commission may after public hearing set forth in such manner as it may determine the various designs of certain appurtenances, such as light fixtures, which will meet the requirements of an Historic District and a roster of certain colors of paint and roofing materials which will meet the requirements of an Historic District, but no such determination shall limit the right of an applicant to present other designs or colors to the Commission for its approval.

Part G. Exceptions.

1. The authority of the Commission shall not extend to the review of the following categories of buildings or structures or exterior architectural features in the Historic District, and the buildings or structures or exterior architectural features so excluded may be constructed or altered within the Historic District without review by the Commission:
 - a) Temporary structures or signs, subject however, to the other applicable sections of this Zoning Bylaw.
 - b) Terraces, walks, sidewalks and similar structures, or and one or more of them, provided that any such structure is substantially at grade level.
 - c) One antenna per building, storm doors and windows, screens, window air conditioners, lighting fixtures and similar appurtenances.
 - d) The color of paint, provided that the paint color does not cause substantial derogation from the intent and purpose of the Bylaw and is in keeping with accepted aesthetic standards.
 - e) The color or materials used on roofs.
 - f) Signs of not more than one square foot in area in connection with use of a residence for a customary home occupation, or for professional purposes, provided only one such sign is displayed in connection with each residence and if illuminated is illuminated only indirectly.

- g) The reconstruction, substantially similar in exterior design, of a building, structure or exterior architectural feature damaged or destroyed by fire, storm or other disaster, provided that the exterior design is substantially similar to the original and that such reconstruction is begun within one year thereafter and carried forward with due diligence.
- 2. The Commission may determine from time to time after public hearing that certain categories of exterior architectural features, colors, structures or signs, including without limitation, any of those enumerated under paragraph 1., may be constructed or altered without review by the Commission without causing substantial derogation from the intent and purpose of this Bylaw.
- 3. Upon request the Commission shall issue a certificate of non-applicability with respect to construction or alteration in any category then not subject to review by the Commission in accordance with the provisions of paragraphs 1. and 2.

Part H. Ordinary Maintenance, Repairs or Replacement.

Nothing in this Section shall be construed to prevent the ordinary maintenance, repair or replacement of any exterior architectural feature within an Historic District which does not involve a change in design, material, color or the outward appearance thereof, nor to prevent the landscaping with plants, trees or shrubs, nor construed to prevent the meeting of requirements certified by a duly authorized public officer to be necessary for public safety because of an unsafe or dangerous condition, nor construed to prevent any construction or alteration under a permit duly issued prior to the adoption of this Section.

Part I. Further Review and Rights of Appeal.

Any applicant aggrieved by a determination of the Historic District Commission may within twenty days after the filing of the notice of such determination with the Town Clerk, file a written request with the Commission for a review by a person or person of competence and experience in such matters, designated by the Metropolitan Area Planning Council.

The finding of the person or persons making such review shall be filed with the Town Clerk within forty-five days after the request, and shall be binding on the applicant and the Commission, unless a further appeal is sought in the Superior Court as provided in Section 12A of Chapter 40C of the General Laws.

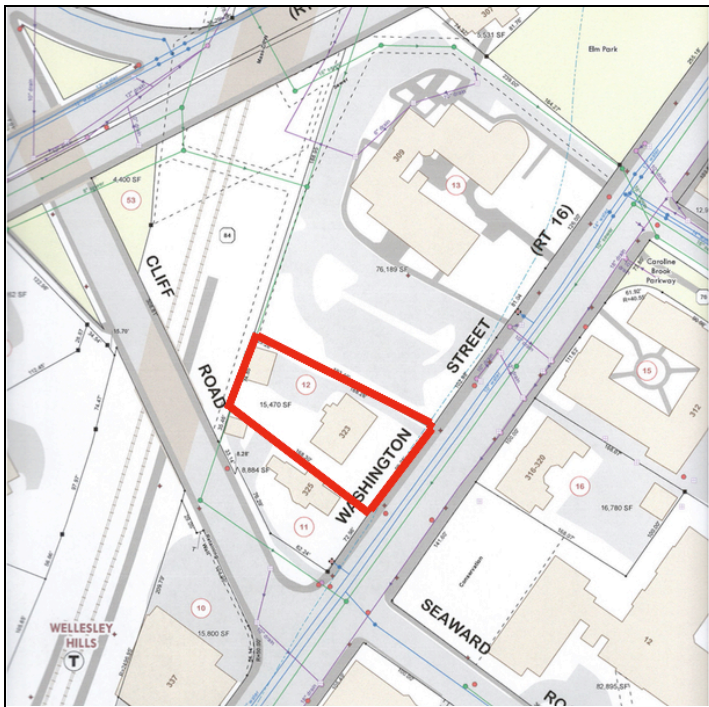
FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph



Locus Map



Recorded by: Catherine Johnson & Amy Griffin

Organization: 323 Washington Street Single Building
Historic District Study Committee

Date: December 2019

Assessor's Number USGS Quad Area(s) Form Number

74-12

Natick

WEL.490

Town/City: Wellesley

Place: Wellesley Hills

Address: 323 Washington Street

Historic Name: Stanwood House

Uses: Present: Wellesley Historical Society Library/Museum

Original: Single Family Dwelling & Doctor's Office

Date of Construction: 1916

Source: Norfolk County Registry of Deeds, Wellesley Annual
Town Reports, Historical Society Archives

Style/Form: Colonial Revival (asymmetrical)

Architect/Builder:

Architect: Luther C. Greenleaf (1866-1926)

Builder: unknown

Exterior Material:

Foundation: Cement

Wall/Trim: Frame, Pressed Brick, Stucco

Roof: Slate

Outbuildings/Secondary Structures:

Three-Car Frame and Stucco Garage

Major Alterations

1923: Stucco Finish Applied to Second Story

1933: Driveway to Park Street closed, garage rotated and moved, side entrance scaled back, and walkway from Washington Street removed for new driveway, southeast corner (portion of loggia) enclosed for patient waiting room.

After 1975: Garage windows and doors replaced, rear porch remodeled

Condition: Good

Moved: no ☒ yes ☐ **Date:**

(Garage relocated/rotated on site, 1933)

Acreage: 15,470 square feet (0.355 acres)

Setting: Located on the north side of Washington Street (MA State Route 16), approximately 100 feet from Cliff Road and 250 yards from the Worcester Turnpike interchange. It is bounded to the northwest by the Framingham-Worcester line of the MBTA Commuter Rail (formerly the Boston & Albany Railroad). Zoned in a General Residence District, it stands across from the 1894 high school (discontinued use 1911), converted (NRHP 1981) to senior apartments and the Babson Institute Building (1912). Character of the neighborhood is mixed-use, further established by its neighbors to the east: the Unitarian Church of Wellesley Hills (1888) and the Isaac Sprague Memorial Clock Tower in Elm Park (1908-1928, NRHP 2007).

INVENTORY FORM B CONTINUATION SHEET

WELLESLEY

323 WASHINGTON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WEL.490

☐ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Stylistically, the house at 323 Washington Street is Colonial Revival with some defining characteristics that indicate both Italian Renaissance and Craftsman influence. Its Colonial Revival subtype is Asymmetrical, which is rarely seen after 1910, but as its architect was Luther C. Greenleaf of Boston, whose earlier work in Brookline and even Wellesley drew from the freedom of the Queen Anne style, the asymmetry is not surprising. The intended use of the building as a residence with a subordinate doctor's office determined the floor plan that is reflected on the exterior. The Stanwood residence is a simple box, with asymmetrical window and porch placements, especially the original front porch at the southeast corner of the first floor (enclosed 1933). Integrated with this are bold classical motifs that distinguish the Italian Renaissance Revival, such as round arches, wide cornices, Doric columns, and dentils. These are arranged in eclectic compositions that also became popular in the late Nineteenth Century. Deep overhanging eaves, whose densely spaced, long ornamental brackets emphasize the staccato effects of light and shadow, and exposed joists projecting beneath the bay windows, express the Craftsman vernacular.

The building is two and one-half (2-1/2) stories, surmounted by a ridged hipped slate roof, with hipped slate dormers on each slope. It is visible, and thus presentable, from all directions. Entrances characterize the southeast (front), northwest (rear), and northeast elevations of the house, while an exterior chimney gives prominence to the southwest side. While all of the façades are subordinate to and unified by the roof, architectural hierarchy is not evident across each elevation. However, every façade retains the fine details and workmanship apparent on the principal one, which is directed towards Washington Street.

The molded concrete foundation rises several feet above grade and rounds inwards at the wall junction. Pressed red bricks, laid in common bond with Flemish header courses, clad the first story frame walls. When constructed, the southeast corner of the first story, running from the front entrance almost to the side entrance on the northeast side was open – a porch or loggia. It was defined by an entablature with significant dentils that remains visible today. There also is a timber belt that surrounds the house, clearly separating the brick and the stucco of the second floor. It emphasizes the horizontal orientation of the façades. The front doorway is at the left end of the porch, roughly centered on the floor plan of the building. Details such as broad double and tripartite windows and the long brackets supporting low-pitched eaves, contribute to the lateral thrust of the structure. Shutters frame only the second story windows on the front, rear, and northeast elevations. In 1923, buff stucco with a heavy dash finish was applied to the second story and dormer walls.

In 1933, Dr. and Mrs. Stanwood enclosed much of the porch/loggia area in order to create an interior waiting room for patients. This produced a more sheltered front entry. The exterior wall of what became the patient waiting room is solid masonry, with piers two courses deep supporting the door and window openings. Two plain, Doric columns (most likely original) flank the sheltered entry, while an unglazed arched window opening allows light to filter in. Within the entry, a niche on the northeast interior wall aligns with and has similar proportions to the unglazed arched window.

The garage complements the architecture of the residence. It is a frame structure that has three bays, surmounted by a ridged hipped asphalt shingle roof, with casement windows on the rear and side elevations and an entry door on the left side. The garage sits on a concrete slab foundation, scored for drainage, with a concrete apron. The interior of the framing is coated with a mortar parget. The garage doors open overhead and have electric controls.

Originally, when Dr. and Mrs. Stanwood purchased the land and constructed the house and garage in 1916, Park Street was the rear of the property and the driveway entered the property from that private way. The garage was at the left rear corner of the parcel, facing northeast. In 1933, when Wellesley created a connection from Washington Street northward, over the railroad tracks and under Worcester Street to attach to Chestnut Street/Cliff Road and dissolved the existence of Park Street, as part of the reconfiguration of roadways associated with the construction of State Route 9 along Worcester Street, Dr. and Mrs. Stanwood acquired 1,866 sq. ft. of land that had been half of the roadway. They had the existing garage moved and rotated 90 degrees clockwise so the doors faced Washington Street. What had been a dedicated

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pedestrian pathway to the side entrance into Dr. Stanwood's office was turned into a fairly narrow driveway that extended back to the rotated garage, with a curb cut on Washington Street.

According to Town Building Department records and anecdotal information from one of the second owners, the interior of the house remained quite simple until the third owner, David L. Zuretti, renovated it extensively in 2006. The work included an elaborate kitchen, installation of millwork, carved paneling, and the installation of a decorative, Victorian-era mantel and surround on the rear wall of the foyer to indicate a faux fireplace, as well as the remodeling of at least two bathrooms.

The specific location of Dr. & Mrs. Stanwood's residence at 323 Washington Street is significant in the architectural development of Wellesley Hills. The house sits diagonally across the street from what is called the Stuart Building at 316-320 Washington Street, which was designed for prominent Wellesley resident and business leader Roger Babson as the home of The Babson System (and later The Babson Institute). Renowned Boston architect Luther C. Greenleaf designed both: The Babson System/Institute building in 1912 and the Stanwood residence/office in 1916. These two buildings – one institutional with a plan for upper story residences and one residential with a professional office – engage in a continual dialogue based on building materials, classical form, and architectural detailing. Together, the form a nexus that becomes a pivot from the Nineteenth Century frame construction that predominated Wellesley Hills Square to the progress-oriented Twentieth Century development that would mark the post World War I growth of the Town. Yet, while espousing progress, Wellesley remained a community that protected itself fiercely against urban expansion, demonstrating this by the choice of small-scale buildings and classical articulation.

Luther C. Greenleaf (b. 1866 in Abbot, ME; d. 1926 in Dorchester, MA), whose body of work coalesced in the western suburbs, especially in Brookline and Dedham, was well known in Wellesley by the beginning of the Twentieth Century. Along with his business partner, Albert W. Cobb, he had been responsible for the design of the Ames School House (DED.201, c. 1897) and the Greenleaf Building (c.1900; deteriorated by the 1930s; partially razed to one story in the 1940s) in Dedham. Within Brookline, Greenleaf designed many residences within the Graffam-McKay neighborhood. In Wellesley, Luther C. Greenleaf's residential work included 7 Woodlawn Avenue (1908), 188 Washington Street (1909-10), 105 Abbott Road (WEL.507, 1910), 23 Arlington Road (WEL.533, 1911), 26 Arlington Road (WEL.534, 1911), 118 Abbott Road (WEL.513, 1911-12), 65 Livermore Road (WEL.584, 1912), 126 Abbott Road (WEL.516, 1915-16), and institutional or commercial buildings including Rock Ridge Hall (c. 1900, demolished c. 1925), the Waban Block in Wellesley Square (WEL.422, 1913), and possibly Eaton Court (residential attached) in Wellesley Hills (1905-06) as well as the Babson Institute Building (WEL.411, 1912). Notably, Greenleaf was favored by Isaac Sprague, one of Wellesley most respected and influential citizens, and who is almost single-handedly responsible for the development and character of Wellesley Hills. So, in that Sprague was one of the Trustees of the Maugus Realty Trust, which sold the land at 323 Washington Street to Dr. & Mrs. Stanwood, it is not surprising that there would be a connection to Greenleaf as the architect for this property.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The property at 323 Washington Street is significant not only because of its association to the architecture and architectural development of Wellesley Hills as it grew from a rural community to a sophisticated suburb during the first half of the Twentieth Century, but also because the original owner, Dr. Frederic A. Stanwood (1880-1975) was integral to the awareness and implementation of public health as a discipline in Wellesley that was critical for the growth of the town during this same period.

Frederic Arthur Stanwood was born in Brooklyn, New York in 1880, just over a year before Wellesley separated itself from the Town of Needham. The family, which had New England roots north of Boston, moved throughout the country when Frederic and his siblings were young. After his father died in 1894 in Colorado, his widowed mother moved herself and her children to Wellesley Hills. Frederic finished his studies at Wellesley High School in three years, before attending and graduating from Bowdoin College (1902) and Harvard Medical School (1907). His early career was spent living and working in Boston with Dr. Elliott Proctor Joslin, who is widely believed to be the first doctor in the United States specializing in diabetes care and who founded what is known today as The Joslin Diabetes Center. By 1912, Dr. Stanwood, recently married, had moved his family back to Wellesley Hills.

At that time, Wellesley was a small town (population in the 1910 Census was 5413, spread over 10.5 square miles), where wooded acreage and farmland prevailed. According to noted town resident Gamaliel Bradford in his recollections of his boyhood and later years, Early Days in Wellesley (published in 1929), the Town was known for its healthy lifestyle and temperance. Yet Dr. Stanwood recognized the need for

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and advantage of implementing many of the newly developing public health protocols he had encountered in medical school and in working with Dr. Joslin. By 1915, Dr. Stanwood was holding weekly first-aid clinics.

Dr. Stanwood, with his wife, Mrs. (Helen) Jeannette Snare Stanwood (1887-1977), commissioned 323 Washington Street (in her name) as a primary residence with a physician's office in 1916. Dr. Stanwood had been practicing medicine in Wellesley for only four years. He was one of a very few physicians who were developing the ability to treat patients in home offices. Most doctors at that time simply made house calls, relying on isolation or quarantine to treat infectious diseases. Hospitals were places to go only for palliative, end-of-life care.

Dr. and Mrs. Stanwood had purchased the parcel of land at 323 Washington Street from the Maugus Real Estate Trust, one of the foremost land developers in Wellesley Hills. The building was a late addition to the 2.5-acre triangular island now bounded by Washington Street (State Route 16), Cliff Road, and Worcester Street (State Route 9). It shared this turf with three notable properties: the French Second Empire Peck House (1868) on the west and, to the east, the Unitarian Church (1888) and Elm Park (1908).

In 1918, Dr. Stanwood was elected to the Town of Wellesley Board of Health. He became Board Chair almost immediately and, except for a one-year leave of absence to serve at the end of World War I in the Army Medical Reserve Corps (rank of Major), Dr. Stanwood served in that position for 45 years until his retirement in 1963.

The decades that followed World War I coincided with incredible advancements in the fields of medicine and public health. Prior to 1900, when Annual Town Meeting elevated the Wellesley Board of Health from a subcommittee under the Board of Selectmen to a full board, health related only to sanitation and the care of farm animals. Even by 1912, the Board of Health's annual achievements included fly and mosquito suppression, inspection of animals, licensing of stables, and the establishment of a [public] convenience station in Wellesley Hills Square. During the influenza pandemic of 1918-1919, when 250 people in Wellesley were infected, the Board of Health simply took over the Maugus Club off Washington Street as an emergency hospital in order to quarantine (rather than medicate) 25 critically ill patients. Of those, four died, but 21 were released as cured.

Major advances in medicine and the treatment of diseases during the next four decades brought the development of new medicines such as insulin, as well as inoculations, yearly physicals for school children – including frequent vision and hearing examinations and posture tests to detect scoliosis – as well as polio vaccinations and the controversial introduction of fluoride to the drinking water. It is critical to note that Dr. Stanwood, the Chair of the Board of Health, assumed the position of Wellesley School Physician in 1923, which he retained until 1960. He worked assiduously to enhance the role of school nurses in the educational system. By 1916, when 323 Washington Street was built, one of the school nurses, Ms. Theresa Richmond, observed: "It seems impossible any longer to fix the responsibility for the child's health exclusively on the parents. Because of poverty or ignorance or insufficiency in the home...the school is compelled to take over many of the functions which formerly devolved in the home."

Dr. Stanwood and his colleagues on the Board of Health also worked with town leaders, such as Isaac Sprague, to build a strong relationship with Newton-Wellesley Hospital and remove the stigma that hospitals were not just places where people went simply to die. In 1936, Dr. Stanwood served as President of the Medical Staff at the hospital. Stretching his career's focus even further, he was reappointed that year by the Governor as the Associate Medical Examiner of the First District of Norfolk County.

As much as Dr. Stanwood was the public face of medicine – both preventative and treatment – in Wellesley, his wife was integral to his connection to the Town. Born in Philadelphia, Helen Snare – known by her middle name, Jeannette – was a Dana Hall student in Wellesley at the time that Frederic was a medical student at Harvard. They married in 1911 after he had completed medical school and she had trained as a nurse at Presbyterian Hospital in New York City. They were more than a couple: they were working partners who were grounded in the community. Jeannette was responsible for first-aid training alongside of her husband for many years. She was chair of the Home Hygiene and First Aid Committee of the Wellesley Chapter of the American Red Cross. As the Wellesley *Townsmen* noted: in the early part of World War II, before Pearl Harbor and the U.S. entry into the War, Jeannette joined her husband in giving First Aid classes to the Wellesley Police and Firemen – the first responders of that time – and formed classes to teach home nursing and care of the sick to all who wished to join this war effort.

The residence at 323 Washington Street, with its prime location in Wellesley Hills, became a centralized command in efforts to improve the health and well-being of the town. After Frederic's death in 1975, Jeannette sold 323 Washington Street to its second owners, Stanley E. (Bud) and Georgia Collinson. The Collinsons were well-known and respected realtors in Wellesley. They owned and operated Hill & Company Realtors, which had a small office in the block of stores between 294 – 310 Washington Street until 1995 when they merged the office with a large New England firm, The DeWolfe Cos., based in Lexington. In 2003, the Collinson family sold 323 Washington Street to another Wellesley Hills resident, David L. Zuretti, who taught middle school math and science in Natick and who was described in a 2014

Continuation sheet 3

INVENTORY FORM B CONTINUATION SHEET

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obituary as a Renaissance man who taught across all disciplines, especially writing. Mr. Zuretti was responsible for significant and elaborate interior renovations. The current owner, Wellesley Historical Society, has owned 323 Washington Street since December 31, 2012.

List of owners (with dates)		Book/Page
12/31/2012	David L. Zuretti (Trustee of the Washington Street 323 Realty Trust) to Wellesley Historical Society	30871/387
09/18/2008	David L. Zuretti to David L. Zuretti (Trustee of the Washington Street Realty Trust)	26072/8
07/11/2003	Stanley E. Collinson, Jr. (individually) and Stanley E. Collinson, Jr., Ellen M. Harrington & Jane C. Reidy (Trustees of the Georgia B. Collinson Trust) to David L. Zuretti	19503/559
02/22/1993	Stanley E. Collinson, Jr. & Georgia B. Collinson (as tenants by the entirety) to Stanley E. Collinson, Jr. & Georgia B. Collinson (as tenants in common)	9753/559
10/08/1975	Jeanette S. Stanwood (widow) to Stanley E. Collinson, Jr. & Georgia B. Collinson	5168/608

Includes 323 Washington Street on 13,679 sq. ft. lot

11/25/1952	Helen M. Woodfin to Frederic A. Stanwood & Jeannette S. Stanwood	3132/594
11/25/1952	Jeannette S. Stanwood to Helen M. Woodfin	3132/594

Includes 323 Washington Street on 13,679 sq. ft. lot

06/11/1916	Isaac Sprague, Marvin Sprague & Clarence Alfred Bunker (Trustees of the Maugus Real Estate Trust) to Jeannette S. Stanwood	1344/302
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INVENTORY FORM B CONTINUATION SHEET

WELLESLEY

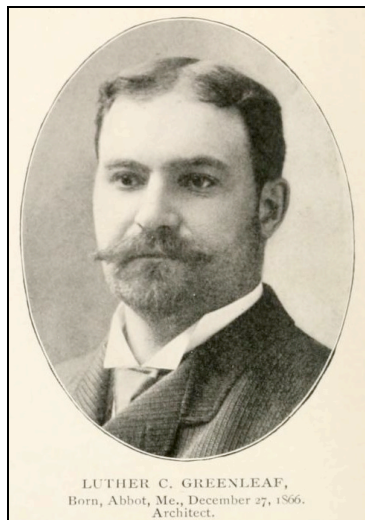
323 WASHINGTON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WEL.490



Top left: front (southeast) elevation
Top right: rear (northwest) elevation
Middle left: left (southwest) elevation
Middle right: right (northeast) elevation
Lower left: Luther C. Greenleaf, Architect

INVENTORY FORM B CONTINUATION SHEET

WELLESLEY

323 WASHINGTON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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Top left: garage exterior

Top right: dentil detailing at southeast corner

Middle left: brackets

Middle right: unglazed front arch, niche in background

Lower left: timbers under bay window

INVENTORY FORM B CONTINUATION SHEET

WELLESLEY

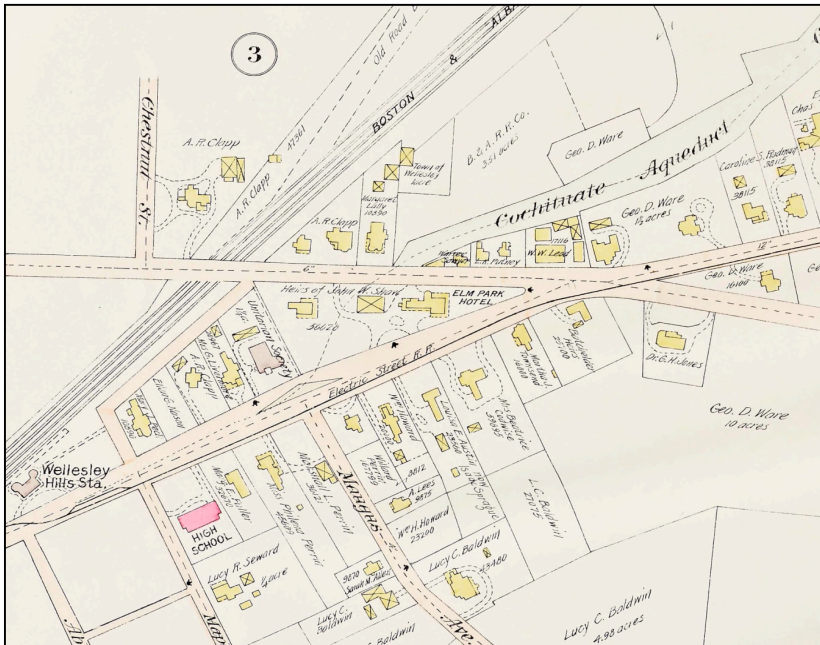
323 WASHINGTON STREET

MASSACHUSETTS HISTORICAL COMMISSION

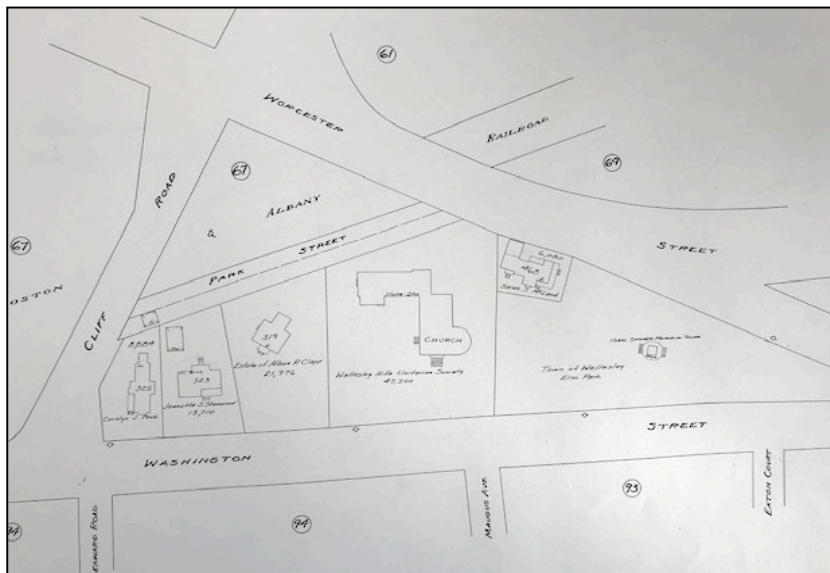
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Area(s) Form No.

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