

# 201801054

Rec'd



Town of Wellesley  
Planning Department  
Lower Level - Town Hall  
525 Washington Street  
Wellesley, MA  
781-431-1019 x2232

Historic Preservation \$250.00  
Demolition Review OK #210  
APPLICATION FOR  
ELIGIBILITY NOTICE

Pursuant to Article 46C of the Town Bylaws, submission of this application (SIDE 1) to the Planning Department and issuance of an Eligibility Notice is required before a permit to demolish (or remove or envelope more than 50%) will be issued by the Building Department for a building or structure used as a dwelling within the last 3 years; if the dwelling is determined to have been built on or prior to December 31, 1949, a Preservation Determination (SIDE 2) must be made by the Historical Commission (and any imposed Delay Period shall have expired or been waived) before issuance of a permit to demolish (or remove or envelope more than 50%).

Application Information:

Property Address: 6 WINSLOW RD, WELLESLEY, MA 02481

What year was the structure built? 1945 Source of information: Assessor's Record

Check One:  Full/Complete Demolition  Partial Demolition/Envelopment (50% or more)

Please Attach the Following Required Information:

- Assessor's map showing property location
- Photocopies of Assessor's Record, Building Permit(s), and any other documentation to support construction date
- If a partial demolition or envelopment (50% or more), plans or drawings showing such partial demolition or envelopment.

Property Owner Name: JOAN M PATTEN Phone: 781-235-9282

Mailing Address: 6 WINSLOW RD WELLESLEY, MA 02481

Email Address: davepatten@verizon.net

Application Authorization:

Signature of Property Owner: Joan M. Patten Date: April 13, 2018

For Town Use Only

Submission Date: 4/13/18 Received By: Claudia

Fee Paid: \$ \_\_\_\_\_ Case Number: DR 2018-21

Determination (refer to issued Eligibility Notice):

Not an Eligible Building Date Issued: \_\_\_\_\_  
 Eligible Building\* Expiration Date: \_\_\_\_\_

\*A Preservation Determination is required; please see SIDE 2

SIDE 1

# Application for Preservation Determination

Based on the Eligibility Notice issued for the subject property noted on Side 1 of this form, pursuant to Article 46C of the Town Bylaws, a Preservation Determination must be made by the Historical Commission (and any imposed Delay Period shall have expired or been waived) before issuance of a permit to demolish (or remove or envelope more than 50%).

## Application Authorization:

As Owner of the subject property identified on Side 1 of this form, the structure(s) located thereon determined to be an Eligible Building, I am requesting that the Wellesley Historical Commission make a Preservation Determination for the applicable structure(s); if I am making this request at the same time that I am seeking an Eligibility Notice, I am acknowledging that the structure is an Eligible Building and waiving my right to appeal such a determination:

Property Owner Name: JOAN M PATTEN

Signature of Property Owner: Joan M. Patten Date: April 13, 2019

## Documentation Requirements:

Please submit the following additional information for consideration by the Historical Commission, as applicable:

In the case of partial demolition, plans showing the use or development of the site after such demolition, if known, and a statement identifying all zoning variances and/or special permits which may be required in order to implement the proposed use or development, if known; and

In the case of ANY demolition, photographs of all existing façade elevations of the Building

For Town Use Only	
Documentation Submission Date: <u>4/13/18</u>	Received By: <u>Claudia</u>
Fee Paid: \$ _____	WHC Public Hearing Date: <u>May 14/18</u>
Historical Commission Determination (refer to issued Notice of Preservation Determination):	
<input type="checkbox"/> Not Preferably Preserved	Date Issued: _____
<input type="checkbox"/> Preferably Preserved	Expiration of Delay Period (if applicable): _____

## Request to Reduce Delay Period (Waiver)\*

\*May not be sought until a Preservation Determination is made by the Historical Commission

As Owner of the subject property identified on Side 1 of this form, the structure(s) located thereon determined to be an Eligible Building and Determined to be Preferably Preserved, I am requesting that the Wellesley Historical Commission make a determination as to whether or not to reduce or modify the Delay Period.

Property Owner Name: \_\_\_\_\_

Signature of Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_

To accompany this request, the Owner should submit documentation evidencing any attempts to sell the property or plans and elevations for proposed construction to follow any Demolition.

Address: 4 WINSLOW RD

Permit Number: 9602-03

Date 5/28/1948

front scan image

		Date <del>May 28, 1948</del> ✓					
Street	Winslow Rd.	No.	6	Precinct		Permit No.	9602-03
		Lot 77					
Owner	Frederick N. Eng	Address	44 Laurel Ave., Well. Hills				
Architect	Albert M. Kreider	Address	Newtonville, Mass.				
Builder	Owner	Address					
Permit Granted	5/28/48	Area of Lot	118 x 118 x 128				
Dimensions	32 x 32 x 24	10 x 10 x 20	Est. Cost \$	10,000.	600.	PLANS ON FILE	
Date of Inspections							
Date of Inspections							
Plumbing, No. of Baths, etc.	#4503						
Heating							
Type of Building	dwelling and garage						

Address: 4 WINSLOW RD

Permit Number: 9602-03

Date: 5/28/1948

back scan image

 SURVEY RECORD

If wall is to be poured concrete, forms must be surveyed before pouring. If wall is to be of blocks—survey must be made after first course is in place. Do not pour walls or continue laying blocks until this form is filed with the Building Department.

Street Winslow Rd. No. 6 Permit No. 9602-03  
Builder Eng. Bros. Address Bemis Rd., W. Hills  
Owner SAME Address SAME  
Dimension of Building 55 x 24' Area of Lot 15,104 SQ. FT.

Distances From:		REMARKS
Adjoining Bldgs.	<u>—</u>	
Center of Street	<u>53.5</u>	
Front Yard	<u>33.5</u>	
RT. Side Yard	<u>32'</u>	
LEFT Side Yard	<u>30'</u>	
Rear Yard	<u>70'</u>	

Signed By: GLEASON ENGINEERING Co.  
J.F. Fitzgerald  
Registered Engineer or Surveyor  
Date of Survey Aug. 15, 1948

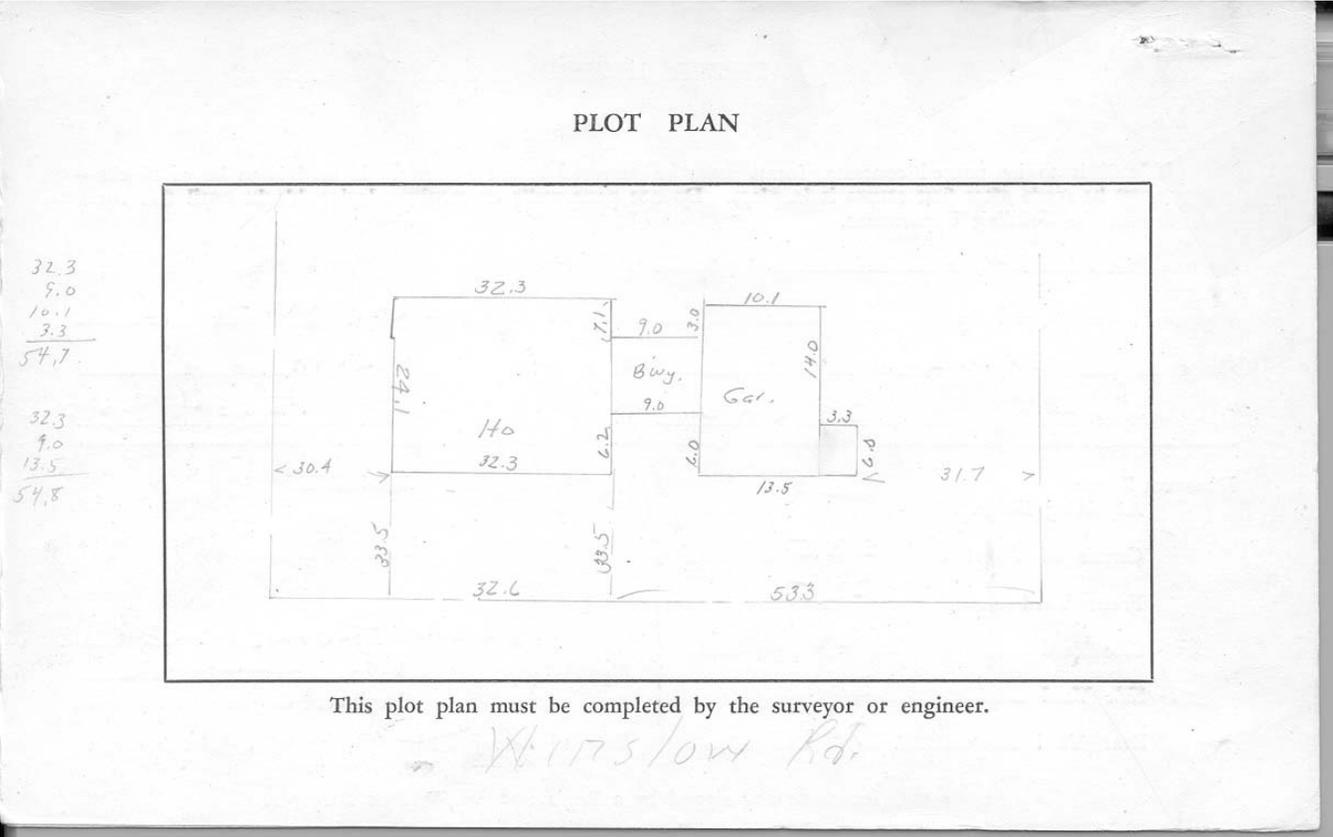
This survey must be made and signed by a Registered Engineer or Surveyor.

Address: 4 WINSLOW RD

Permit Number: 9602-03

Date: 5/28/1948

attached scan image



Physical Characteristics Date: July 1, 2017

FY2018 Tax Rate for Wellesley, MA \$11.95

Print This Page

Assessment Valuation Date: January 1, 2017

Parcel Information:

Location: [6 Winslow Rd](#)  
 Parcel ID: 37-28--  
 Class: 101 1-Family  
 Type: Residential  
 Lot Size: 15,104  
 Census: 0  
 Zoning: SR15-Single Residence  
 Survey #: 0

Assessed Values

	2018 Market Value
Land	\$673,000
Building	\$111,000
Other	\$0
<b>Total</b>	<b>\$784,000</b>

Assessment History

Year	Total Value
2018	\$784,000
2017	\$785,000
2016	\$769,000
2015	\$768,000
2014	\$688,000
2013	\$636,000
2012	\$636,000
2011	\$591,000
2010	\$626,000
2009	\$689,000
2008	\$650,000
2007	\$650,000
2006	\$645,000
2005	\$578,000
2004	\$536,000
2003	\$496,000
2002	\$464,000
2001	\$371,000
2000	\$333,000
1999	\$316,000
1998	\$321,000
1997	\$320,000
1996	\$267,500

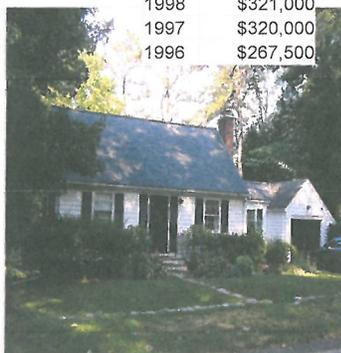
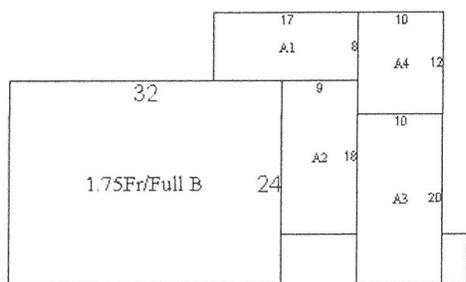
Owner Information

Name: Patten, Joan M

Address: 6 Winslow Road Wellesley, MA 02481

Notes:

Building Information



Frame	Wood	Basement	Full
Style	Cape Cod	Heating	Basic
Stories	1.75	Heat Sys	Warm Air
Ext Walls	Frame	Fuel Type	Gas
Rooms	6	Attic	None
Beds	3	Condition	Average
Full Bath	2	Grade	C+
Half Bath		Traffic	L5
Extra Fix		Fireplaces	1
Rec Room	none		
Fin Bsmt	none	Year Built	1945
Bsmt Gar	none	Year Remod	
Stacks	0	TLA	1,506

Area	Lower	First	Second	Third	Area
Main					768
A1		Wood Deck			136
A2	Bsmt Unfin	1s Frame			162
A3		Frame Garage			200
A4		Screen Porch			120
A5		Shed-Frm Util Bldg			18

Other Improvements

Code	Type	Qty	Year	Length	Width	Grade	Condition	Adj
					none			

Notes:

rear shed dormer

Land Description

Topography	Utilities	Street	Paved	Landlocked	No	View	Average
Level	Public Gas	Road	Public	Sidewalk	No	Landscaping	
				Gas	Yes		

Market

Type	Description	Zone	Nhbd	Area	Infl	Traffic
1	Primary Site	SR15-Single Residence	202	15104	1	L5

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**Sales Information**

Date	Price	Vol	Page	Seller	Valid Code
6/1/1994	\$275,000	10560	127		Valid

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