

# 201800426

Rec'd \$50.00  
CK# 3953  
Rec'd \$800.00  
CK# 3329



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

Historic Preservation  
Demolition Review  
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: 42 PINE PLAIN RD

What year was the structure built? 1928 Source of information: ASSESSORS + BUILDING CARDS

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 Assessors 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: Michael Barrett Phone: 617-852-2884

Mailing Address: P.O. Box 81341 Wellesley MA 02481

Email Address: barrett.m.ea@t.net

Application Authorization:

Signature of Property Owner: [Signature] Date: Feb 1, 2018

For Town Use Only

Submission Date: 2/2/18 Received By: Claudia Z

Fee Paid: \$ 50.00 Case Number: DR 2018-08

Determination (refer to issued Eligibility Notice):

Not an Eligible Building Date Issued: 2/2/18

Eligible Building\* Expiration Date: 2/2/20

\*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: Michael Barrett

Signature of Property Owner: [Signature] Date: Feb. 1. 2018

## 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: \_\_\_\_\_ Received By: \_\_\_\_\_

Fee Paid: \$ \_\_\_\_\_ WHC Public Hearing Date: \_\_\_\_\_

#### Historical Commission Determination (refer to issued Notice of Preservation Determination):

Not Preferably Preserved Date Issued: \_\_\_\_\_

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: 42 PINE PLAIN RD

Permit Number: 2880

Date: 6/5/1928

front scan image

		Date <u>June 5, 1928</u>
Street <u>Pine Plain Road</u>	No. <u>42</u>	Precinct..... Permit No. <u>2880</u>
Owner <u>Davidson, James H.</u>	Address <u>Newton Centre</u>	
Architect " " "	Address " "	
Builder " " "	Address " "	
Permit Granted <u>June 5, 1928</u>	Area of Lot <u>105 x 125</u>	
Dimensions	Est. Cost \$ <u>6000.00</u>	
Date of Inspections		PLANS ON FILE
Date of Inspections		
Plumbing, No. of Baths, etc. <u>Yes</u>	<u>408. 2 Water Closets, 1 Wash Tub, 1 Sink,</u> <u>1 Wash Bowl, 1 Bath.</u> <u>J.J. Vogel,</u>	
Heating <u>Steam</u>		
Remarks <u>Dwelling &amp; Garage</u>		

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: 42 Pine Plain Rd  
 Parcel ID: 169-41--  
 Class: 101 1-Family  
 Type: Residential  
 Lot Size: 12,500  
 Census: 0  
 Zoning: SR10-Single Residence  
 Survey #: 0

Assessed Values

2018 Market Value	
Land	\$662,000
Building	\$135,000
Other	\$1,000
<b>Total</b>	<b>\$798,000</b>

Assessment History

Year	Total Value
2018	\$798,000
2017	\$798,000
2016	\$782,000
2015	\$781,000
2014	\$677,000
2013	\$621,000
2012	\$621,000
2011	\$593,000
2010	\$623,000
2009	\$667,000
2008	\$652,000
2007	\$652,000
2006	\$623,000
2005	\$568,000
2004	\$529,000
2003	\$489,000
2002	\$456,000
2001	\$391,000
2000	\$317,000
1999	\$317,000
1998	\$309,000
1997	\$305,000
1996	\$234,200

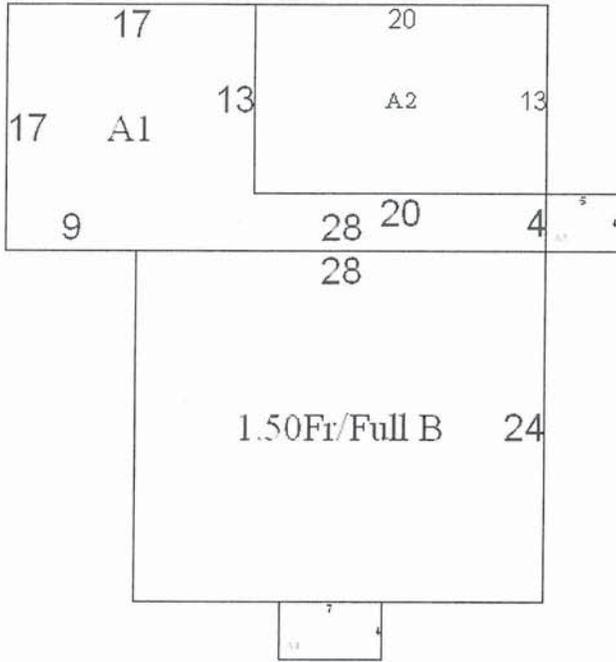
Owner Information

Name: Barrett, Michael J & Ruya A

Address: 42 Pine Plain Road  
 Wellesley, MA 02481

Notes:

Building Information



Frame	Wood	Basement	Full
Style	Cape Cod	Heating	Central Air
Stories	1.50	Heat Sys	Hot Water
Ext Walls	Alum/Vinyl	Fuel Type	Gas
Rooms	7	Attic	None
Beds	3	Condition	Good
Full Bath	2	Grade	C+
Half Bath		Traffic	L5
Extra Fix		Fireplaces	1
Rec Room	none		
Fin Bsmt	none	Year Built	1928
Bsmt Gar	none	Year Remod	
Stacks	0	TLA	1,377

Area	Lower	First	Second	Third	Area
Main					672
A1	1s Frame				369
A2	Frame Garage				260
A3	Open Frame Porch				20
A4	Encl. Frame Porch				28

Other Improvements

Code	Type	Qty	Year	Length	Width	Grade	Condition	Adj
1	Patio - Stone/Tile	1	2005	10	12	C	Average	1

per listing "reno in 2004, sun splashed, 1st flr fmlr/ym/full bath opens to brick patio & Indscpd bck yrd. All updated systems: Central vac, sprinklers, surround sound & alarm."

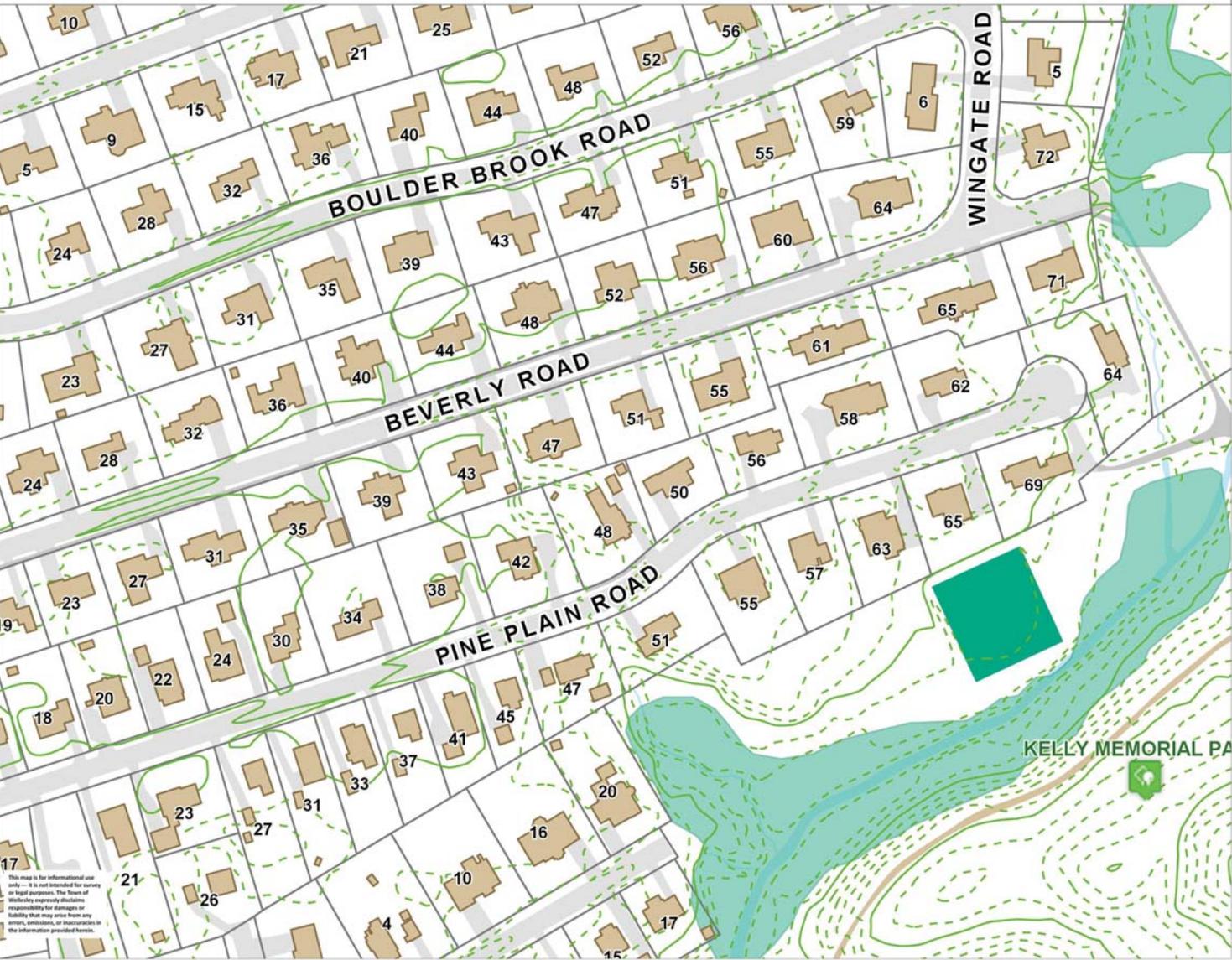
Notes:

Land Description

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



- Points Of Interest
  - Beach
  - Cemetery
  - College
  - Fire
  - Library
  - Park
  - Parking
  - Police
  - Schools
  - Town Building
  - MBTA Commuter Rail Station
- Buildings
- Contours
  - 10ft Contours
  - 2ft Contours
- Parcels
- Wetlands
- Vernal Pools
  - NHESP Certified Vernal Pools
  - Other Known Vernal Pools
- MA Highways
  - Interstate
  - US Highway
  - Numbered Routes
- Town Boundary
- Abutting Towns Opaque
- Abutting Towns
- Roads (Edge Of Pavement)
- Sidewalks
- Paths
  - Sidewalks & Paved Paths
  - Unpaved Paths
- Parking
- Open Water
- Brooks And Streams
- Active Recreation Areas
  - Golf Course
  - Court - Basketball/Tennis
  - Track
  - Beach
  - Field



This map is for informational use only - it is not intended for survey or legal purposes. The Town of Wellesley expressly disclaims responsibility for damages or liability that may arise from any errors, omissions, or inaccuracies in the information provided herein.

Printed on 06/27/2018 at 01:27 PM

# Town of Wellesley, MA















