#201801580

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RECEIVED
JUN 01 2018
By VP

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

Recd $850.00 CK#1308

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 Earle Rd. , Wellesley, MA

What year was the structure built? 1947 Source of information: Building Permit

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: James D. Jones/Lise Anne Boutiette Phone: Jones: 781-237-9309 Lynch: 781-237-2267

Mailing Address: 42 Earle Rd. , Wellesley, MA 02481

Email Address: lyncho726@gmail.com

Application Authorization:

DocuSigned by: James Jones 8E768196F1CC488...

DocuSigned by: Lisa Anne Boutiette 6725FDE11B3A455...

Signature of Property Owner: _____ Date: 5/31/2018 3:08:39 PM EDT

For Town Use Only

Submission Date: _____ Received By: _____

Fee Paid: $_____ Case Number: DR-2018-30

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

Address: 42 EARLE RD

Permit Number: 9315-6

Date 10/17/1947

front scan image

Date Oct. 17, 1947
9315

Street Earle Rd. No. 42 Precinct Permit No. 9316
Lot 60

Owner Clark Realty Trust Address 10 Sessions St., Well.

Architect PP Address

Builder Anthony Epifano Address Wellesley

Permit Granted 10/17/47 Area of Lot 106 x 106 x 94

Dimensions 41.6 x 41.6 x 23
10.6 x 22.6 x 20 Est. Cost $ 6,000. - 800.

Date of Inspections PLANS ON FILE

Date of Inspections

Plumbing, No. of Baths, etc. #4417

Heating

Type of Building dwelling and garage

Address: 42 EARLE RD

Permit Number: 9315-6

Date 10/17/1947

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 Earle Road No. Lot #60 Permit No.

Builder Epifano, Antonio Address 10 Sessions St. Wellesley

Owner Same Address Same

Dimension of Building 23.5'x42' Area of Lot 10,000 Sq. ft.

Distances From:

Adjoining Bldgs. —

Center of Street 53.7'

Front Yard 33.7

LT. Side Yard 21'

RT. Side Yard 29'

Rear Yard 37'

REMARKS

Signed By: Gleason Engineering Co. N. L. Cooper

Registered Engineer or Surveyor

Date of Survey Oct. 25, 1947

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

Address: 42 EARLE RD

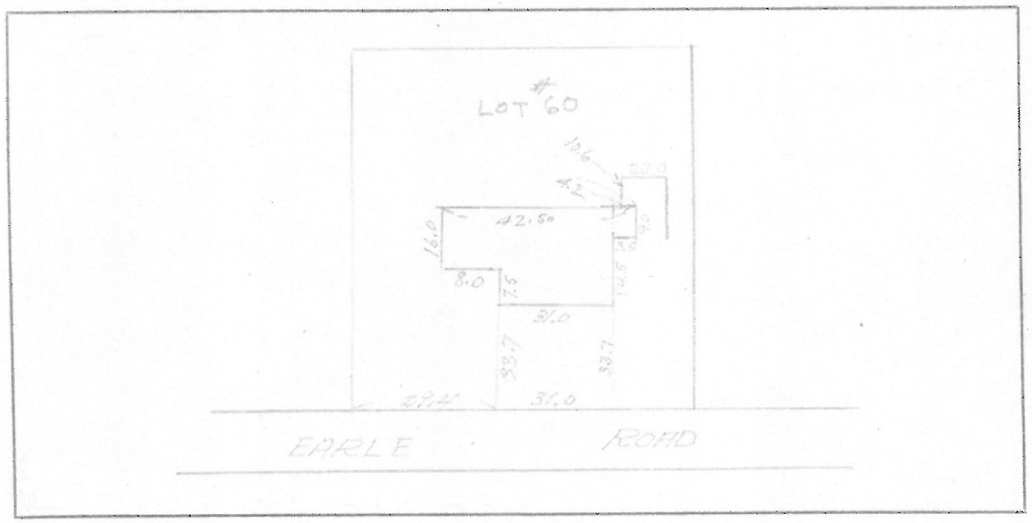
Permit Number: 9315-6

Date 10/17/1947

attached scan image

SKETCH

PLOT PLAN



This plot plan must be completed by the surveyor or engineer.

2809

479

I, Antonio Epifano, Trustee of the Clark Realty Trust, under a written Declaration of Trust, dated July 18, 1935, and recorded with ~~Middlesex~~ Norfolk ~~South District~~ Registry of Deeds, Book ~~6040~~ 2074 Page ~~317~~ 431, and by every other power, and being - -

of Wellesley, Norfolk County, Massachusetts,

~~being unmarried~~ for consideration paid, grant to Lawrence Petersen and Eva Petersen hubsand and wife as tenants by the entirety, both

of Pittsburgh in the State of Pennsylvania with quitclaim covenants

the land in Wellesley, Norfolk County, with the buildings thereon, and being lot 60 on a plan entitled "Subdivision Plan of Land in Wellesley, Mass., Owned by Antonio Epifano", ~~Trustee as aforesaid, and~~ dated March 18, 1941, drawn by Gleason Engineering Co., and duly recorded with Norfolk Deeds; and being more particularly bounded and described as follows:

EASTERLY by Earle Road, one hundred and six (106) feet;

SOUTHERLY by lot 59 on said Plan, ninety-five (95.00) feet;

WESTERLY by land now or formerly of Heman H. Protze et al (shown as lot 33 on said Plan) and by land now or formerly of Dorothy A. Shaw (shown as lot 32 on said Plan) one hundred and six (106) feet; and

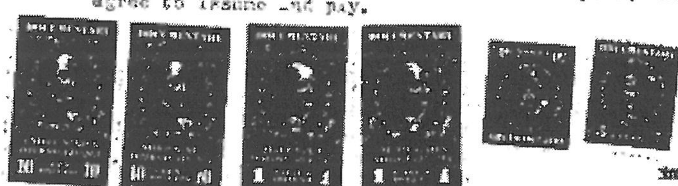
NORTHERLY by lot 61 on said Plan, ninety-five (95.00) feet.

Containing, according to said Plan, 10070 square feet of land.

Being a portion of the premises referred to in deed of Bunker et als, Trustees, recorded with Norfolk Deeds, Book 2387 Page 489

Subject to restrictions and easements of record, insofar as the same may now be in force and applicable.

Subject to taxes assessed for the current year, which the grantees agree to assume and pay.



~~husband~~ ~~wife~~ of said grantor,

release to said grantee all rights of ~~tenancy by the curtesy,~~ ~~dower and homestead~~ and other interests therein.

Witness my hand and seal this 29th day of December 1948

Antonio Epifano
Trustee of Clark Realty Trust

The Commonwealth of Massachusetts

Norfolk ss. December 29, 1948

Then personally appeared the above named Antonio Epifano Trustee

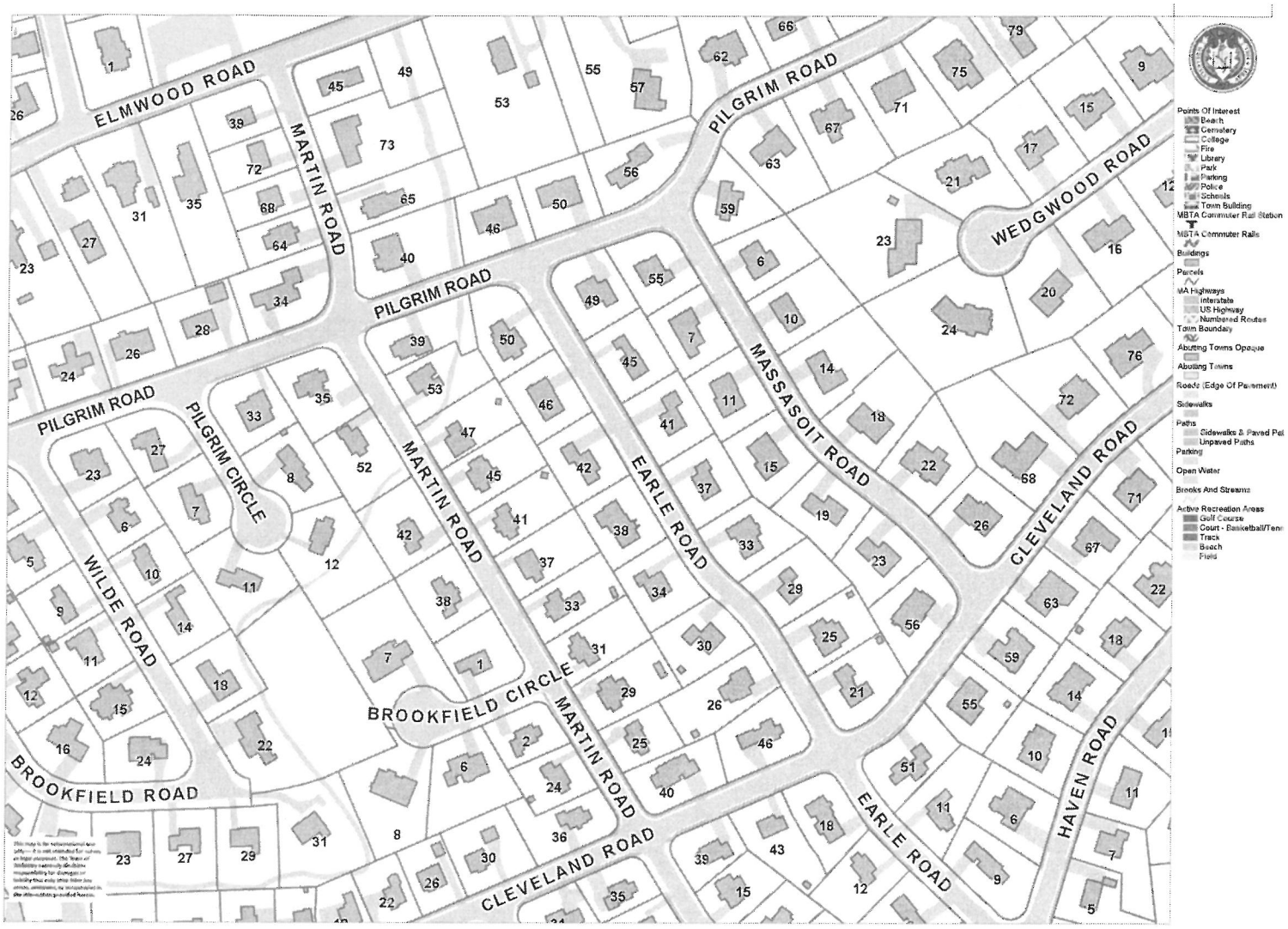
and acknowledged the foregoing instrument to be his free act and deed, before me

Charles Prombain
Notary Public

My commission expires March 26 1949

Rec'd & entered for record Jan.17,1949 at 9h.41m.A.M.

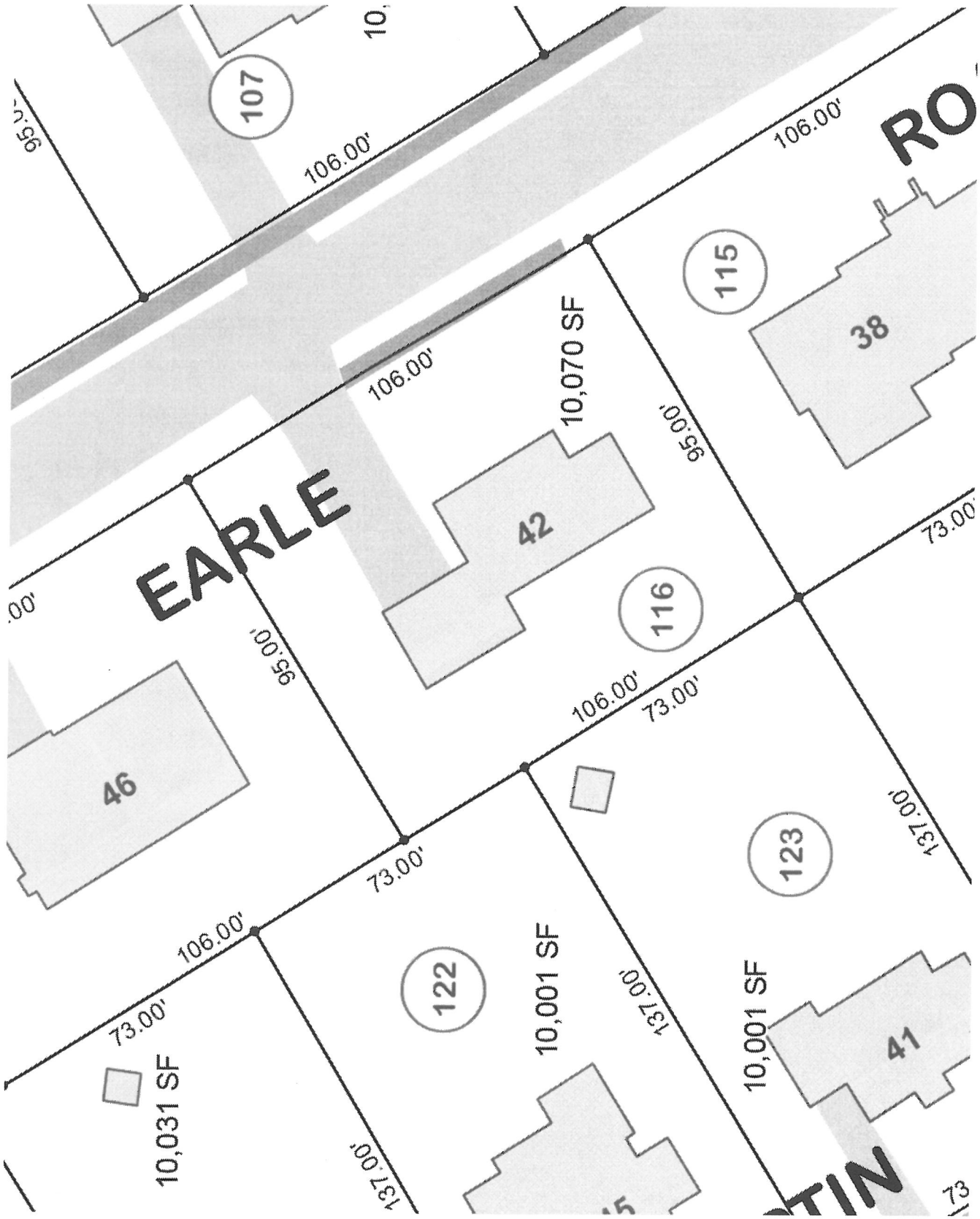
PILGRIM
ROAD
ROAD
PILGRIM ROAD



0 240 480 ft

Printed on 06/01/2018 at 07:08 AM

Town of Wellesley, MA



107
106.00'
106.00'
RO
115
38
106.00'
10,070 SF
95.00'
EARLE
42
116
73.00'
95.00'
106.00'
73.00'
46
123
137.00'
73.00'
106.00'
122
10,001 SF
137.00'
10,001 SF
41
73.00'
10,031 SF
137.00'
TIN

Physical Characteristics Date: July 1, 2017

Print This Page

FY2018 Tax Rate for Wellesley, MA $11.95
Assessment Valuation Date: January 1, 2017

Parcel Information:

Location:	42 Earle Rd
Parcel ID:	170-116- -
Class:	101 1-Family
Type:	Residential
Lot Size:	10,070
Census:	0
Zoning:	SR10-Single Residence
Survey #:	0

Assessed Values

	2018 Market Value
Land	$650,000
Building	$162,000
Other	$0
Total	$812,000

Assessment History

Year	Total Value
2018	$812,000
2017	$811,000
2016	$795,000
2015	$798,000
2014	$706,000
2013	$638,000
2012	$638,000
2011	$609,000
2010	$639,000
2009	$673,000
2008	$674,000
2007	$674,000
2006	$668,000
2005	$633,000
2004	$595,000
2003	$556,000
2002	$507,000
2001	$440,000
2000	$367,000
1999	$370,000
1998	$358,000
1997	$353,000
1996	$280,800

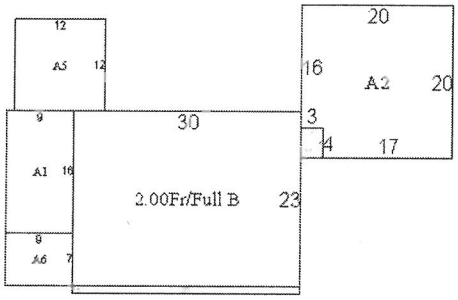
Owner Information

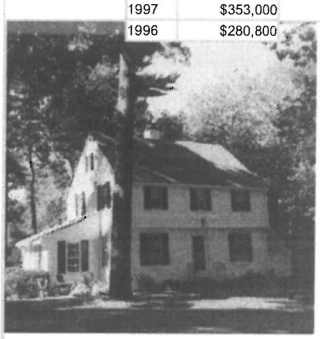
Name: Jones, James D &
Boutiette, Lise Anne

Address: 42 Earle Road Wellesley, MA 02481

Notes: home business "First Wellesley Consulting Group"; PP acct #8090

Building Information





Frame	Wood	**Basement**	Full
Style	Garrison	**Heating**	Basic
Stories	2.00	**Heat Sys**	Warm Air
Ext Walls	Alum/Vinyl	**Fuel Type**	Gas
Rooms	7	**Attic**	None
Beds	3	**Condition**	Average
Full Bath	1	**Grade**	B
Half Bath	1	**Traffic**	L5
Extra Fix	1	**Fireplaces**	1
Rec Room	17 x20		
Fin Bsmt	none	**Year Built**	1952
Bsmt Gar	none	**Year Remod**	
Stacks	0	**TLA**	1,554

Area	Lower	First	Second	Third	Area
Main					690
A1	Bsmt Unfin	1s Frame			144
A2		Frame Garage			388
A3	Bsmt Unfin	Encl. Frame Porch			12
A4			Frame Overhang		30
A5		Wood Deck			144
A6		Stone or Tile Patio			63

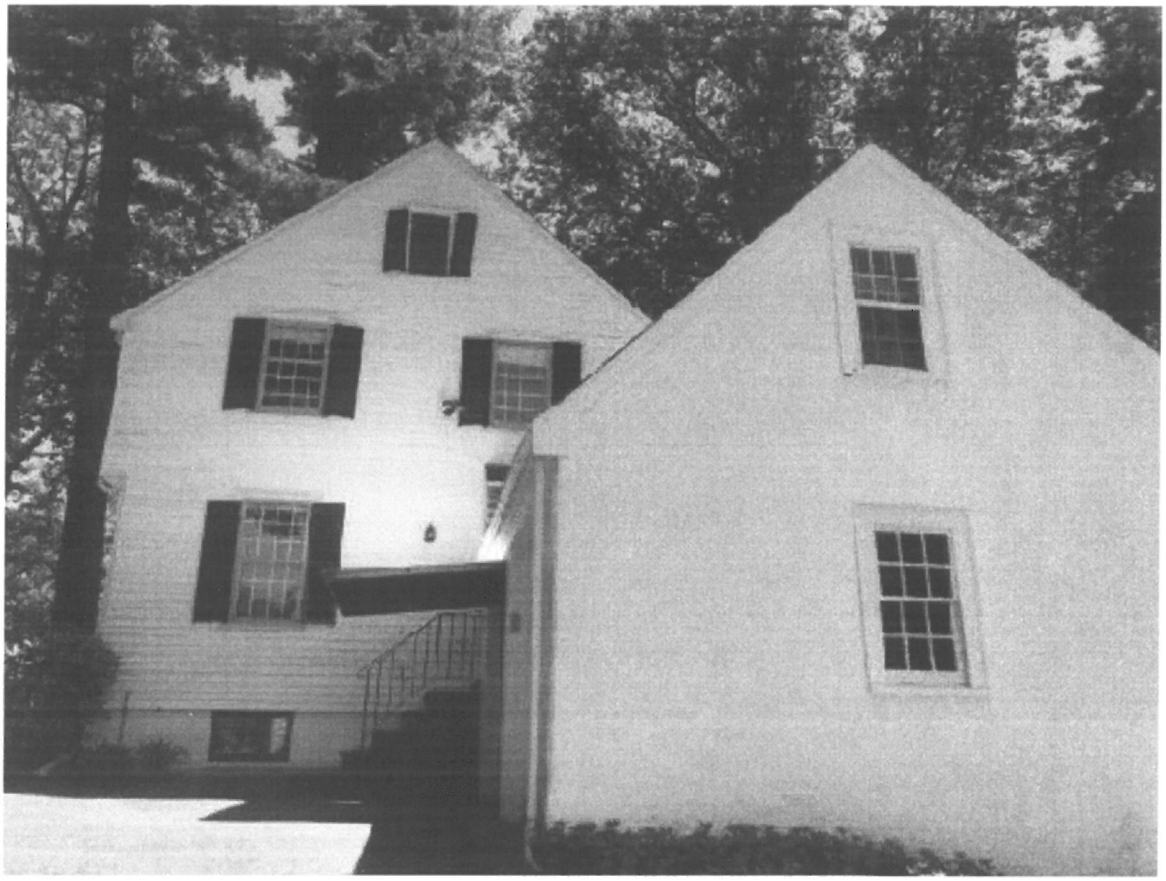
Other Improvements

Code	Type	Qty	Year	Length	Width	Grade	Condition	Adj
					none			

Notes:

Land Description

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

Market

Type	Description	Zone	Nhbd	Area	Infl	Traffic
1	Primary Site	SR10-Single Residence	101	10070	1	L5