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

RECEIVED
AUG 15 2019
By

Rec'd $250.00 CK#31613

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: 37 Carisbrooke Road

What year was the structure built? 1937 Source of information: Assessor's Database

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: Mark D. Balk, Trustee NFH2 Realty Trust Phone: 617-574-4017

Mailing Address: c/o M. Porter Esq., Goulston & Storrs PC, 400 Atlantic Av Boston, MA 021

Email Address: mbalk@goulstonstorrs.com

Application Authorization:

Signature of Property Owner: M Balk Date: Aug. 14, 2019

For Town Use Only

Submission Date: _____ Received By: _____

Fee Paid: $_____ Case Number: DR 2019-47

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: Mark D. Balk, Trustee, NFH2 Realty Trust

Signature of Property Owner: _____ Date: Aug. 14, 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: _____ 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.

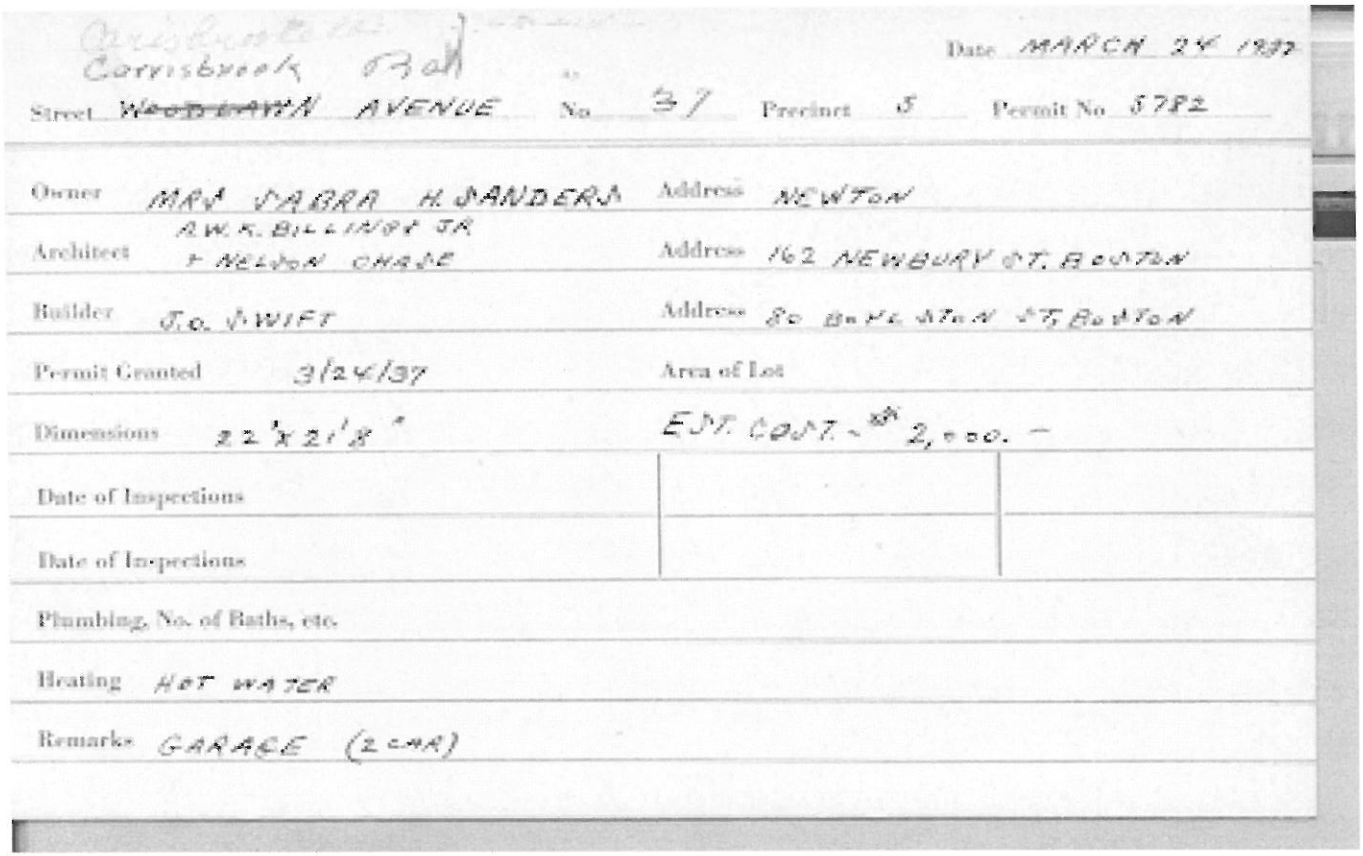
SIDE 2

Address: 37 CARISBROOKE RD

Permit Number: 5782

Date 3/24/1937

front scan image



Carisbrooke Rd

Date MARCH 24 1937

Street ~~WOODBURN~~ AVENUE No 37 Precinct 5 Permit No 5782

Owner MAY SABRA H SANDERS Address NEWTON

Architect A.W.K. BILLINGS JR & NELSON CHASE Address 162 NEWBURY ST. BOSTON

Builder F.O. SWIFT Address 80 BOYLSTON ST, BOSTON

Permit Granted 3/24/37 Area of Lot

Dimensions 22'x21'8" EST. COST $2,000.-

Date of Inspections

Date of Inspections

Plumbing, No. of Baths, etc.

Heating HOT WATER

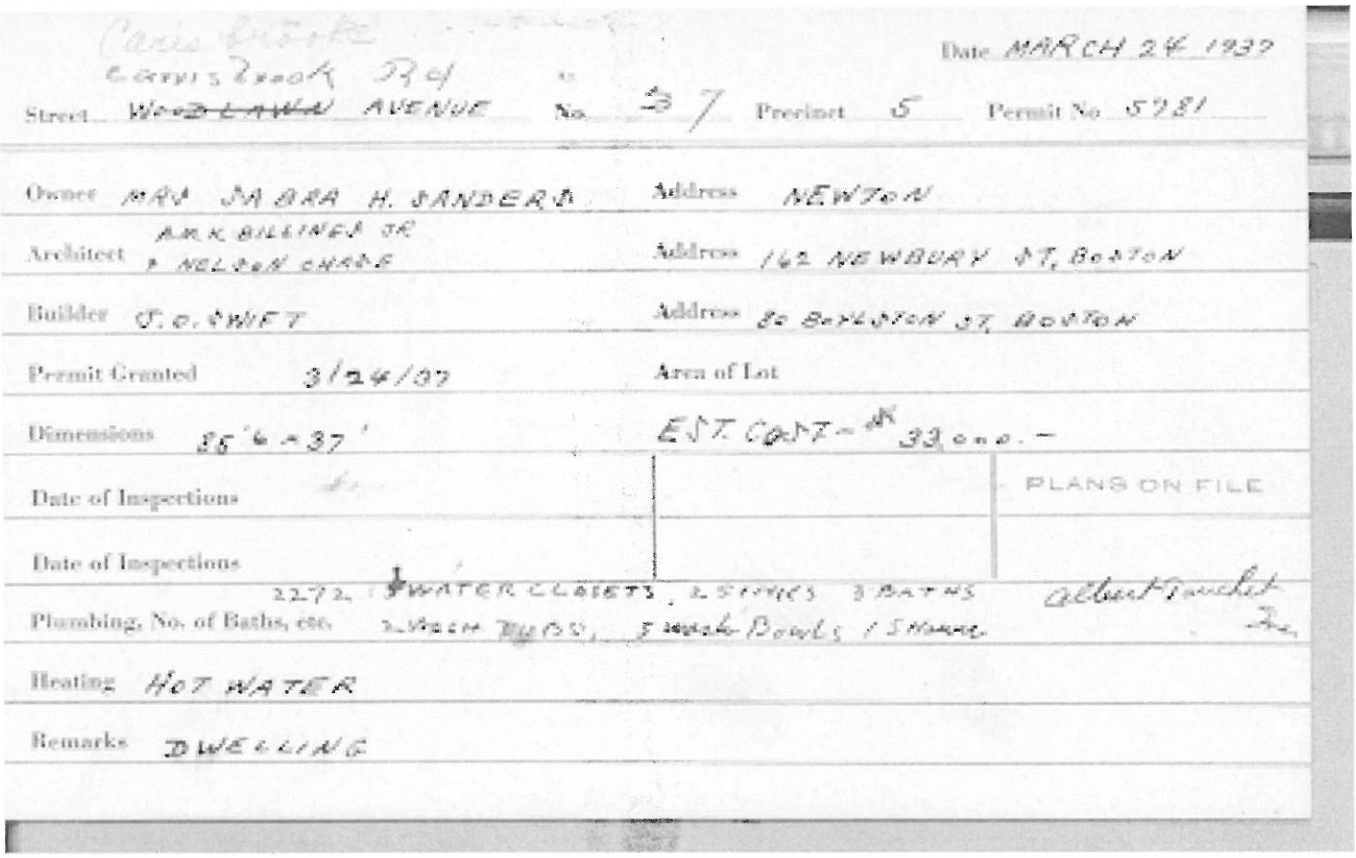
Remarks GARAGE (2 CAR)

Address: 37 CARISBROOKE RD

Permit Number: 5781

Date 3/24/1937

front scan image



Carisbrooke

Date MARCH 24 1937

Carisbrook Rd

Street ~~WOODLAWN~~ AVENUE No. 37 Precinct 5 Permit No 5781

Owner MRS SABRA H. SANDERS Address NEWTON

Architect A.M.K. BILLINGS JR & NELSON CHASE Address 162 NEWBURY ST, BOSTON

Builder J. O. SWIFT Address 80 BOYLSTON ST, BOSTON

Permit Granted 3/24/37 Area of Lot

Dimensions 85'6 x 37' EST. COST - $ 33,000.-

Date of Inspections PLANS ON FILE

Date of Inspections

Plumbing, No. of Baths, etc. 2272 1 WATER CLOSETS, 2 SINKS 3 BATHS 2 WASH TUBS, 3 wash Bowls 1 Shower Albert Tauchet Jr.

Heating HOT WATER

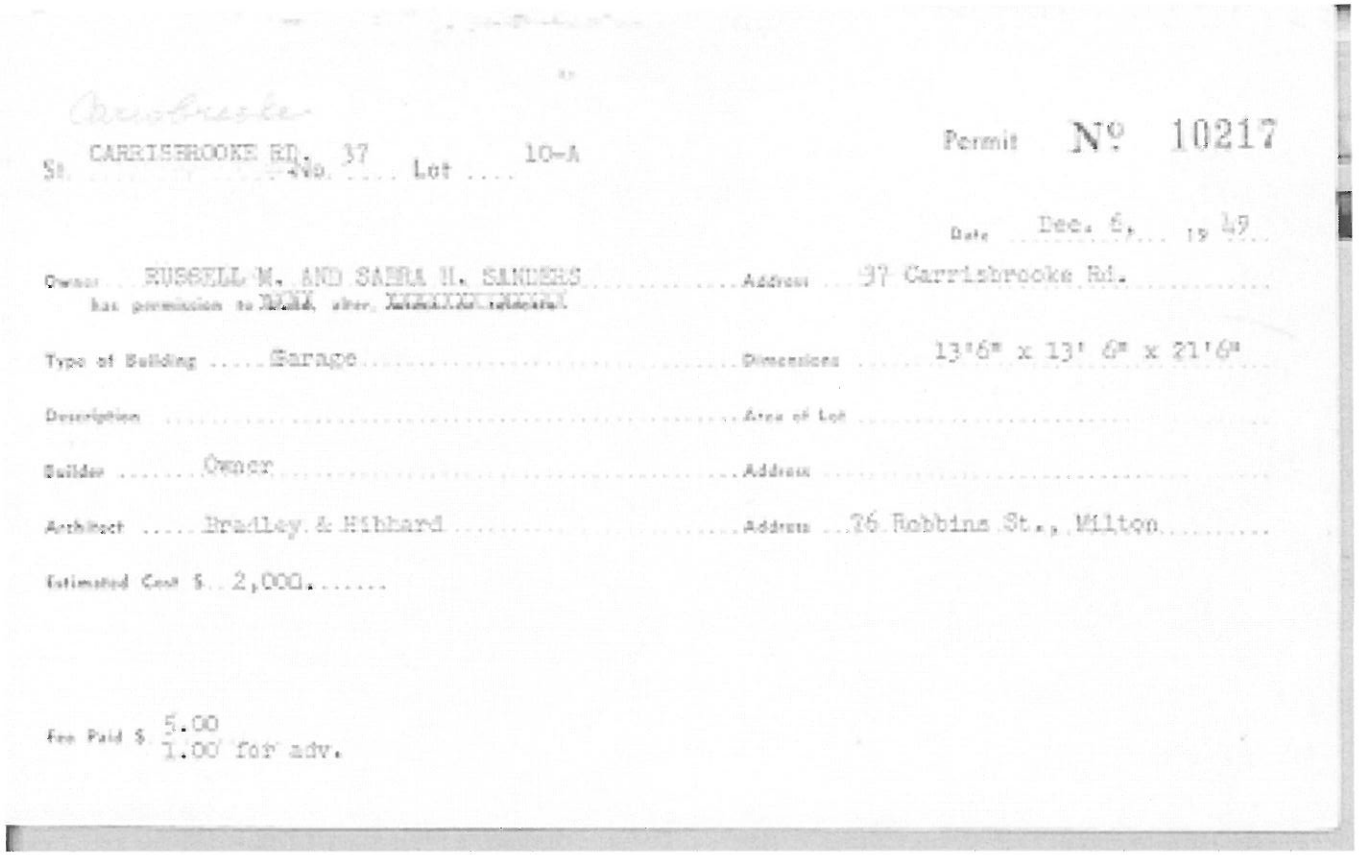
Remarks DWELLING

Address: 37 CARISBROOKE RD

Permit Number: 10217

Date 12/6/1949

front scan image



Carisbrooke

St. CARRISBROOKE RD. No. 37 Lot 10-A

Permit Nº 10217

Date Dec. 6, 19 49

Owner RUSSELL M. AND SARA H. SANDERS Address 37 Carrisbrooke Rd.
has permission to [redacted] also [redacted]

Type of Building Garage Dimensions 13'6" x 13' 6" x 21'6"

Description Area of Lot

Builder Owner Address

Architect Bradley & Hibbard Address 26 Robbins St., Milton

Estimated Cost $ 2,000.

Fee Paid $ 5.00
1.00 for adv.

Physical Characteristics Date: July 1, 2018

Print This Page

FY2019 Tax Rate for Wellesley, MA $11.57

Assessment Valuation Date: January 1, 2018

Parcel Information:

Location:	37 Carisbrooke Rd
Parcel ID:	71-5- -
Class:	101 1-Family
Type:	Residential
Lot Size:	79,976
Census:	0
Zoning:	SR20-Single Residence
Survey #:	0

Assessed Values

	2019 Market Value
Land	$1,712,000
Building	$1,194,000
Other	$24,000
Total	$2,930,000

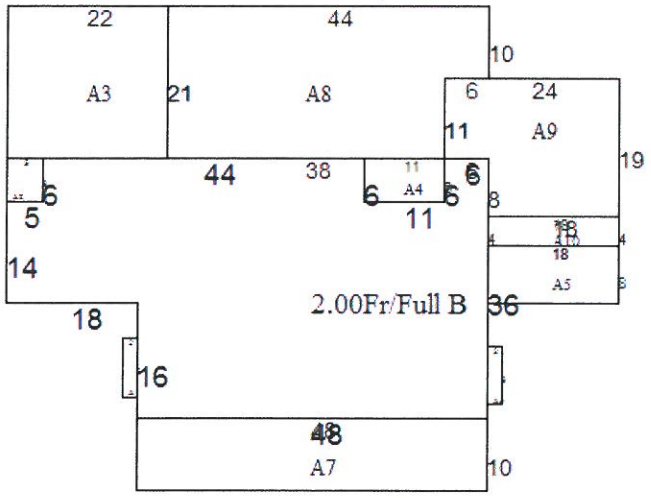
Assessment History

Year	Total Value
2019	$2,930,000
2018	$2,396,000
2017	$2,394,000
2016	$2,351,000
2015	$2,355,000
2014	$2,435,000
2013	$2,406,000
2012	$2,431,000
2011	$2,375,000
2010	$2,432,000
2009	$2,674,000
2008	$2,738,000
2007	$2,738,000
2006	$2,738,000
2005	$2,674,000
2004	$2,674,000
2003	$2,674,000
2002	$2,497,000
2001	$2,110,000
2000	$1,870,000
1999	$1,941,000
1998	$1,904,000
1997	$1,759,000
1996	$1,362,000

Owner Information

Name:	Avery, Victoria J c/o Liza Connelly Boston Private Bank & Trust Co
Address:	10 Post Office Square Boston, MA 02109
Notes:	MLS#72430097 - Dec 2018 $3,495,000;under agreement

Building Information



Frame	Wood	**Basement**	Full
Style	Colonial	**Heating**	Central Air
Stories	2.00	**Heat Sys**	Hot Water
Ext Walls	Frame	**Fuel Type**	Gas
Rooms	13	**Attic**	None
Beds	7	**Condition**	Average
Full Bath	4	**Grade**	AA
Half Bath	2	**Traffic**	N5
Extra Fix	5	**Fireplaces**	2
Rec Room	none		
Fin Bsmt	none	**Year Built**	1937
Bsmt Gar	none	**Year Remod**	
Stacks	0	**TLA**	5,342

Area	Lower	First	Second	Third	Area
Main					1,992
A1		Frame Bay			16
A2		Open Mason Porch	1s Frame		30
A3		Frame Garage	1s Frame		462
A4		Open Mason Porch	1s Frame		66
A5		1s Frame	1s Frame		144
A6		Frame Bay			16
A7		Stone or Tile Patio			480
A8		Stone or Tile Patio			858
A9		1s Frame			408
A10		1s Frame			72

Other Improvements

Code	Type	Qty	Year	Length	Width	Grade	Condition	Adj
1	Garage - 1 story frame	1	1937	21	14	C	Average	1
2	Tennis Court - Concrete	1	1965	60	120	D	Poor	1

Notes: Per'18 MLS"rare opportunity;prestigious street;1.84 acres;restore/renov.;possibilities endless;elegant LR & DR;2stry Libry-fp,loft,views;lrge Ktcn opn to FR;bluestone patio;roof dck;frnt/bck stairs;tall ceilings;2car att.&1 car det.grge;tennis court"

Land Description

Topography		**Utilities**		**Street**	Paved	**Landlocked**	No	**View**	Average

Level	Public	Gas	**Road**		**Sidewalk**	No	**Landscaping**
					Gas	Yes	

Market

Type	Description	Zone	Nhbd	Area	Infl	Traffic
1	Primary Site	SR20-Single Residence	103	79976	1	N5

Sales Information

Date	Price	Vol	Page	Seller	Valid Code
			none		

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Printed on 08/14/2019 at 05:37 PM

Town of Wellesley, MA

3

Bk 36777 Pg424 #34096
05-06-2019 @ 03:29p

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

NOT AN OFFICIAL COPY

CERTIFY
WILLIAM P. O'DONNELL, REGISTER

NOT AN OFFICIAL COPY

MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 05-06-2019 @ 03:29pm
Ctl#: 1210 Doc#: 34096
Fee: $17,556.00 Cons: $3,850,000.00

FIDUCIARY DEED

Christopher A. Avery and Jillian Maver Ihsanullah, as Personal Representatives under the Will of Victoria J. Avery (Norfolk County Probate and Family Court Docket No. 18P1755EA) ("Grantor") by the power conferred by said Will and every other power, for consideration paid and in full consideration of THREE MILLION EIGHT HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS ($3,850,000.00) grant to MARK D. BALK, as TRUSTEE of NFH2 REALTY TRUST, under a Declaration of Trust dated as of April 22, 2019 and recorded with Norfolk County Registry of Deeds herewith, with an address c/o Michelle M. Porter, Esq., Goulston & Storrs PC, 400 Atlantic Avenue, Boston, Massachusetts 02110, the following described parcels of land located in Wellesley, Norfolk County, Massachusetts:

Address: 37 Carisbrooke Road, Wellesley, MA 02481

PARCEL I

The land on Carisbrooke Road, formerly Woodlawn Avenue, in said Wellesley, with the buildings thereon, being Lots 10A and 9C on a "Plan of Revised Subdivision of Land in Wellesley Farms, Mass." dated June 1, 1935, by Everett M. Brooke, Civil Engineer, recorded as Plan 178 of 1935, and more particularly bounded and described as follows:

SOUTHWESTERLY by Carisbrooke Road, formerly Woodlawn Avenue, one hundred ninety-two and 18/100 (192.18) feet;

NORTHWESTERLY by Lot 9B, as shown on said plan, three hundred sixteen and 07/100 (316.07) feet;

NORTHEASTERLY by Parcel II, one hundred ninety-two and 52/100 192.52) feet; and

SOUTHEASTERLY as shown on said plan, three hundred sixty-one (361) feet.

Containing 64,725 square feet of land, be said area and all of said measurements more or less.

Parcel I is conveyed together with a right of way over the streets and ways shown on a "Plan of Land of Carrisbrooke, Wellesley Farms, Massachusetts, owned and developed by Housing Company," dated November, 1931, by Whitman and Howard, Civil Engineers, recorded with Norfolk Deeds, Plan Book 115, Plan 841, as revised by "Revised Plan of Land in Wellesley Farms, Mass.", by said Everett M. Brooks, dated May 9, 1935, for all purposes for which said streets and ways are commonly and properly used in said Wellesley.

Parcel I is also conveyed subject to restrictions of record, so far as the same are no in force and applicable.

A N
O F F I C I A L
C O P Y

A N
O F F I C I A L
C O P Y

PARCEL II

That portion of the "Park" area, so-called, shown on a "Plan of Land in Wellesley, Mass. owned by Massachusetts Institute of Technology", dated April 11, 1939, by Gleason Engineering Company, recorded as Plan 261 of 1939, and marked "13,975 Sq. Ft.", bounded:

NORTHWESTERLY by the parcel marked "6,840 Sq. Ft.", as shown on said plan, sixty and 13/100 (60.13) feet;

NORTHEASTERLY by land now or formerly of Massachusetts Institute of Technology, sixty-nine and 92/100 (69.92) feet and by Parcel III one hundred twenty-six and 77/100 (126.77) feet;

SOUTHEASTERLY by the parcel marked "36,405 Sq. Ft." on said plan, eighty-two and 90/100 (82.90) feet; and

SOUTHWESTERLY by Parcel I, one hundred ninety-two and 52/100 (192.52) feet.

Together with a right of way over the streets and ways shown on the plan dated November, 1931, by Whitman and Howard, above-mentioned, as revised, for all purposes for which said streets and ways are commonly and properly used in said Wellesley, Reference is made to an agreement dated December 2, 1937, recorded with Norfolk Deeds, Book 2171, Page 375.

Parcel II is conveyed subject to and with the use and benefit of as much of the area marked "Park" on said plan dated April 11, 1939, as now exists. As to said "Park" area see agreements and conveyances by the Housing Company, as amended by subsequent agreements and conveyances by Massachusetts Institute of Technology.

PARCEL III

A certain parcel of land in Wellesley, bounded and described as follows:

NORTHEASTERLY by land formerly of Massachusetts Institute of Technology, one hundred thirty-two and 54/100 (132.54) feet;

SOUTHEASTERLY by land now or formerly of Hunt, twenty and 45/100 (20.45) feet; and

SOUTHWESTERLY by Parcel II, one hundred twenty-six and 77/100 (126.77) feet.

Being the triangular parcel of land marked "1,268 Sq. Ft." shown on a "Plan of Land in Wellesley, Mass. owned by Massachusetts Institute of Technology", dated October 21, 1942, by Gleason Engineering Company, recorded with Norfolk Deeds, Book 2442, Page 100 (Plan 138 of 1943).

N O T N O T

Parcel III is conveyed with all the rights and appurtenances thereto belonging as part of "Carisbrooke", but subject to restrictions of record applicable to the same as set forth in a deed of Eusing Company to Sabra H. Sanders dated September 17, 1926, recorded with Norfolk Deeds in Book 2121, Page 415.

The above-described premises are also conveyed subject to and with the benefit of all agreements, easements, appurtenances and restrictions of record insofar as now in force and applicable.

Grantor states under pains and penalties of perjury that no persons are entitled to rights of homestead in the premises being transferred and hereby release any and all homestead rights.

Being the same premises conveyed to Victoria J. Avery by Deed of Norton H. Reamer dated January 29, 1979 and recorded with Norfolk County Registry of Deeds in Book 5570, Page 57.

THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK.
SIGNATURE PAGE(S) TO FOLLOW.

Witness my hand and seal this 29 day of April, 2019. NOT AN OFFICIAL COPY NOT AN OFFICIAL COPY

By: Christopher A. Avery
Christopher A. Avery, Personal Representative
of the Estate of Victoria J. Avery

COMMONWEALTH OF MASSACHUSETTS

Suffolk County, ss.

On this 29 day of April, 2019, before me, the undersigned notary public, personally appeared Christopher A. Avery, Personal Representative of the Estate of Victoria J. Avery, proved to me through satisfactory evidence of identification, which were Massachusetts Driver's License (source of ID) to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Jennifer Mathurin
Notary Public
My Commission Expires: August 9, 2024

MARIE-JENNIFER MATHURIN
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
August 9, 2024

MARIE-JENNIFER MATHURIN
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
August 9, 2024

NOT AN OFFICIAL COPY

Witness my hand and seal this 27th day of April, 2019.

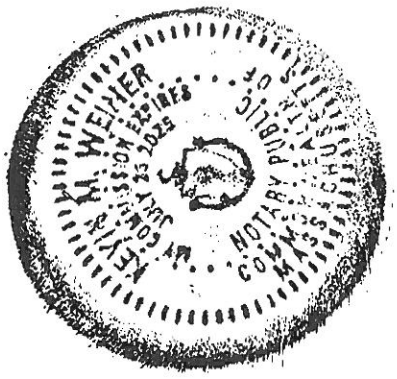
NOT AN OFFICIAL COPY

By: _____
Jillian Maver Ihsanullah, Personal Representative
of the Estate of Victoria J. Avery

COMMONWEALTH OF MASSACHUSETTS

ESSEX, ss.

On this 27th day of April, 2019, before me, the undersigned notary public, personally appeared Jillian Maver Ihsanullah, Personal Representative of the Estate of Victoria J. Avery, proved to me through satisfactory evidence of identification, which were MA DL (source of ID) to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

_____
Notary Public
My Commission Expires 07/25/2025

KEVIN M WEINER
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES 07/25/2025