

# 201900966

Red'd  
\$ 850.00  
CK# 1064



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: 52 Valley Road

What year was the structure built? 1924 Source of information: Assessor

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: Hundred One LLC Phone: 781-237-8180

Mailing Address: 850 Washington St, Suite 200, Dedham, MA 02026

Email Address: HUNDREDONEOFFICE@GMAIL.COM

#### Application Authorization:

Signature of Property Owner: [Signature] Date: 4/1/2019

#### For Town Use Only

Submission Date: \_\_\_\_\_ Received By: \_\_\_\_\_  
Fee Paid: \$ \_\_\_\_\_ Case Number: DR 2019-05

**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: Hundred One, LLC by Rick J Dlugosz, Mgr

X Signature of Property Owner: [Signature] Date: 4/16/20

### 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: \_\_\_\_\_

**When company this request, the Owner should submit documentation evidencing any attempts the property or plans and elevations for proposed construction to follow any Demolition.**

SIDE 2

**WILDER, SHEA & HIMMELBERGER, LLP**

Counselors at Law  
One Hollis Street, Suite 400  
Wellesley, Massachusetts 02482

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Leslie B. Shea  
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April 11, 2019

Claudia Zarazua, Planner  
Planning Department  
Town Hall  
Wellesley, MA 02482

RE: 52 Valley Road

Dear Ms. Zarazua:

Please find enclosed an Application for Historic Preservation Demolition Review for 52 Valley Road. I have enclosed the following"

1. Application for Eligibility Notice
2. Assessor's Map
3. Copies of Assessor's record
4. Check payable to Town of Wellesley for \$850

If you have any questions concerning the foregoing, please do not hesitate to contact me. The Application is signed by Rick Dlugasch, the Manager of Hundred One, LLC, the record owner of the property.

We look forward to presenting this matter at the Historical Commission's next possible meeting.

Very truly yours,



David J. Himmelberger

Enclosures

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: 52 Valley Rd  
 Parcel ID: 83-3- -  
 Class: 101 1-Family  
 Type: Residential  
 Lot Size: 42,844  
 Census: 0  
 Zoning: SR20-Single Residence  
 Survey #: 0

Assessed Values

2019 Market Value	
Land	\$1,254,000
Building	\$1,942,000
Other	\$21,000
<b>Total</b>	<b>\$3,217,000</b>

Assessment History

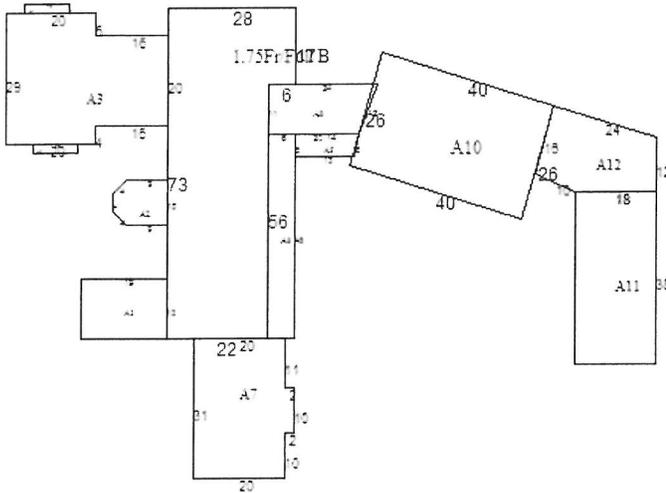
Year	Total Value
2019	\$3,217,000
2018	\$2,993,000
2017	\$3,220,000
2016	\$3,001,000
2015	\$3,000,000
2014	\$3,315,000
2013	\$3,655,000
2012	\$3,655,000
2011	\$3,585,000
2010	\$3,636,000
2009	\$3,685,000
2008	\$3,583,000
2007	\$3,583,000
2006	\$3,583,000
2005	\$3,496,000
2004	\$3,497,000
2003	\$3,497,000
2002	\$2,101,000
2001	\$1,208,000
2000	\$976,000
1999	\$927,000
1998	\$888,000
1997	\$797,000
1996	\$761,200

Owner Information

Name: Hundred One LLC  
 Suite 200  
 Address: 850 Washington Street  
 Dedham, MA 02026

Notes: write-up in file fldr-Oct 2014 rental MLS#72237441 - Oct 2017 \$12,000

Building Information



Frame	Wood	Basement	Full
Style	Tudor	Heating	Central Air
Stories	1.75	Heat Sys	Hot Water
Ext Walls	Masonry/Frame	Fuel Type	Gas
Rooms	13	Attic	None
Beds	4	Condition	Above Average
Full Bath	5	Grade	AA+
Half Bath	2	Traffic	L5
Extra Fix	5	Fireplaces	2
Rec Room	none	Year Built	1924
Fin Bsmt	none	Year Remod	2001
Bsmt Gar	none	TLA	6,778
Stacks	0		

Area	Lower First	Second	Third	Area
Main				1,708
A1	1s Frame			247
A2	1s Frame			111
A3	1s Frame	1/4s Frame		900
A4	1s Frame			20
A5	1s Frame			20
A6	Open Frame Porch	1/4s Frame		270
A7	1s Masonry			640
A8	1s Frame	1/4s Frame		242
A9	Open Mason Porch			68
A10	Frame Garage	3/4s Frame		1,034
A11	Enclosed Pool			684
A12	1s Frame	1/4s Frame		384

Other Improvements

Code	Type	Qty	Year	Length	Width	Grade	Condition	Adj
1	Pool - Heated	1	2001	32	8	B	Average	1
2	Patio - Stone/Tile	1	2001	30	30	B	Average	1

Notes:

Per'14 MLS"updated;lush Indscp;circ.drive;walnut&cherry hrdwd flrs;LR-beamed ceiling,blt-ins>window seat;frml DR;expansive EIK-island,bltr's pntry;Solarium;Mstr Suite-dressing rm,2 w/i clsts,lux.bth;indoor pool-mosaic mural;elevator;generator"

Land Description

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

Market

Type	Description	Zone	Nhbd	Area	Infl	Traffic
1	Primary Site	SR20-Single Residence	103	42844	1	L5

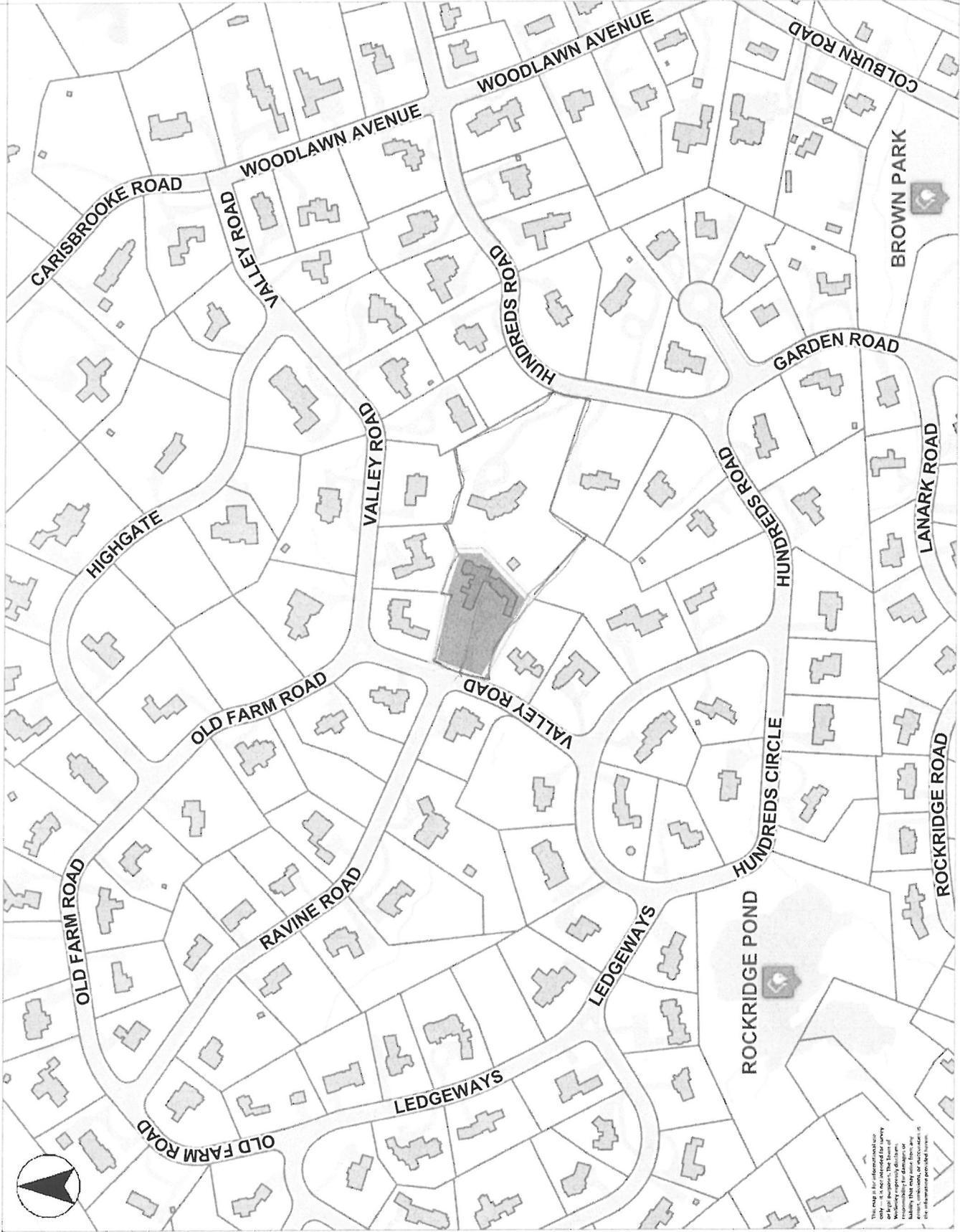
Sales Information

Date	Price	Vol	Page Seller	Valid Code
5/23/2017	\$3,050,000	35131	21 Rosenberg, Charles A, Trustee	Valid
9/18/2000	\$2,000,000	14410	467 Dobnik, Anna	O. physical change after sale-but before assessmnt

~~As of 2018 Tax Date for Property ID: \$11.57~~  
[Print This Page](#)



- Points Of Interest
- Beach
- Campus
- College
- Fire
- Library
- Park
- Parking
- Schools
- Town Building
- MBTA Commuter Rail Station
- MBTA Commuter Rails
- Buildings
- Parcels
- 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
- Track
- Beach
- Field



# Town of Wellesley, MA

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