2019000967

Rec'd
$850.00
Ck#1063

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: 87 Hundreds Road

What year was the structure built? 1905 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 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: 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] Manager Date: 4/11/2019

For Town Use Only

Submission Date: _____ Received By: _____

Fee Paid: $_____ Case Number: DR 2019-26

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 Dlugosch, Mgr

X Signature of Property Owner: _____ Date: _____

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

WILDER, SHEA & HIMMELBERGER, LLP
Counselors at Law
One Hollis Street, Suite 400
Wellesley, Massachusetts 02482

Fax: (781) 235-8242

David J. Himmelberger
Telephone: (781) 237-8180
Email: david@wshlawoffice.com

Leslie B. Shea
Telephone: (781) 235-3400
Email: les@wshlawoffice.com

April 11, 2019

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

RE: 87 Hundreds Road

Dear Ms. Zarazua:

Please find enclosed an Application for Historic Preservation Demolition Review for 87 Hundreds 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:	87 Hundreds Rd
Parcel ID:	72-16- -
Class:	101 1-Family
Type:	Residential
Lot Size:	89,594
Census:	0
Zoning:	SR20-Single Residence
Survey #:	0

Assessed Values

	2019 Market Value
Land	$2,174,000
Building	$3,142,000
Other	$98,000
Total	$5,414,000

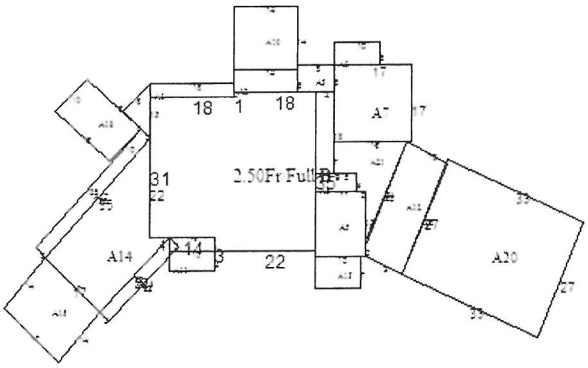
Assessment History

Year	Total Value
2019	$5,414,000
2018	$4,682,000
2017	$4,683,000
2016	$3,878,000
2015	$3,870,000
2014	$3,674,000
2013	$3,873,000
2012	$3,873,000
2011	$3,823,000
2010	$3,924,000
2009	$4,127,000
2008	$3,940,000
2007	$3,940,000
2006	$3,940,000
2005	$3,858,000
2004	$3,864,000
2003	$4,189,000
2002	$3,816,000
2001	$2,752,000
2000	$2,265,000
1999	$1,902,000
1998	$1,480,000
1997	$1,381,000
1996	$1,141,000

Owner Information

Name:	Hundred One LLC
	Suite 200
Address:	850 Washington Street
	Dedham, MA 02026
Notes:	listed for rent Oct 2016 $15,000 rental MLS#72006851 - Jan 2017 $12,000;rented May 2017 for $12,000

Building Information



Frame	Wood	Basement	Full
Style	Colonial	Heating	Central Air
Stories	2.50	Heat Sys	Hot Water
Ext Walls	Stucco	Fuel Type	Gas
Rooms	13	Attic	None
Beds	7	Condition	Good
Full Bath	6	Grade	AAA-
Half Bath	1	Traffic	L5
Extra Fix	6	Fireplaces	4
Rec Room	none		
Fin Bsmt	15 x15	Year Built	1905
Bsmt Gar	none	Year Remod	
Stacks	0	TLA	6,778

Area	Lower	First	Second	Third	Area
Main					1,200
A1	Bsmt Unfin	1s Frame			54
A2	Bsmt Unfin	1s Frame			70
A3		1s Frame			48
A4	Bsmt Unfin	1s Frame			72
A5	Bsmt Unfin	1s Frame			154
A6	Bsmt Unfin	1s Frame			36
A7		1s Frame			289
A8		1s Frame			50
A9		Open Mason Porch	1s Frame		30
A10		Stone or Tile Patio			196
A11		Open Mason Porch			40
A12		1s Frame	1/2s Frame		264
A13		Stone or Tile Patio			70
A14	Bsmt Unfin	1s Frame	1s Frame	1/2s Frame	447
A15	Bsmt Unfin	1s Frame			240
A16			Frame Overhang		62
A17			Frame Overhang		98
A18		Open Mason Porch	1s Frame		161
A19	Bsmt Unfin	1s Frame	1s Frame		36

A20	Frame Garage	3/4s Frame		890
A21	1s Frame			160

Other Improvements

Code	Type	Qty	Year	Length	Width	Grade	Condition	Adj
2	Pool - Heated	1	1970	36	24	B	Average	1
3	Cabana - (heat,plumbing, dressing rm)	1	1970	21	25	C	Average	1
4	Patio - Stone/Tile	1	2000	1	1000	B	Average	1

Notes:

Per'16 MLS"2+acres prk-like grnds;exquisite/elegant;meticulously renov;period details thru out;generous frml spaces;lrge Mudrm;2 Lndry Rms;oversized Fmly Rm;priv.heated pool,fenced yrd;priv.guest quarters abv 3car grge;wine cellar"slate roof

Land Description

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

Market

Type	Description	Zone	Nhbd	Area	Infl	Traffic
1	Primary Site	SR20-Single Residence	103	89594	1	L5

Assessment Date for Barnum, MA: $11.57

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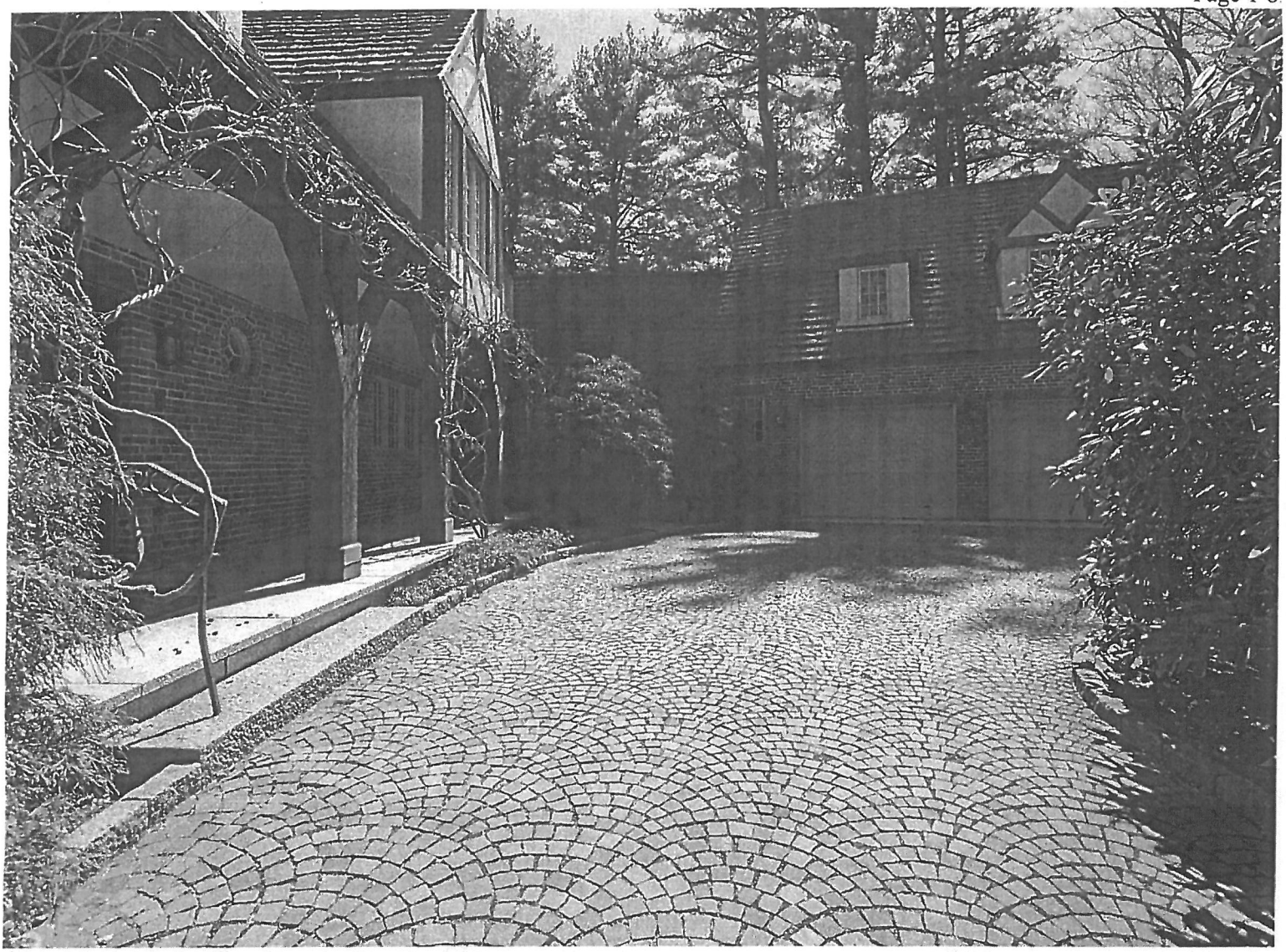
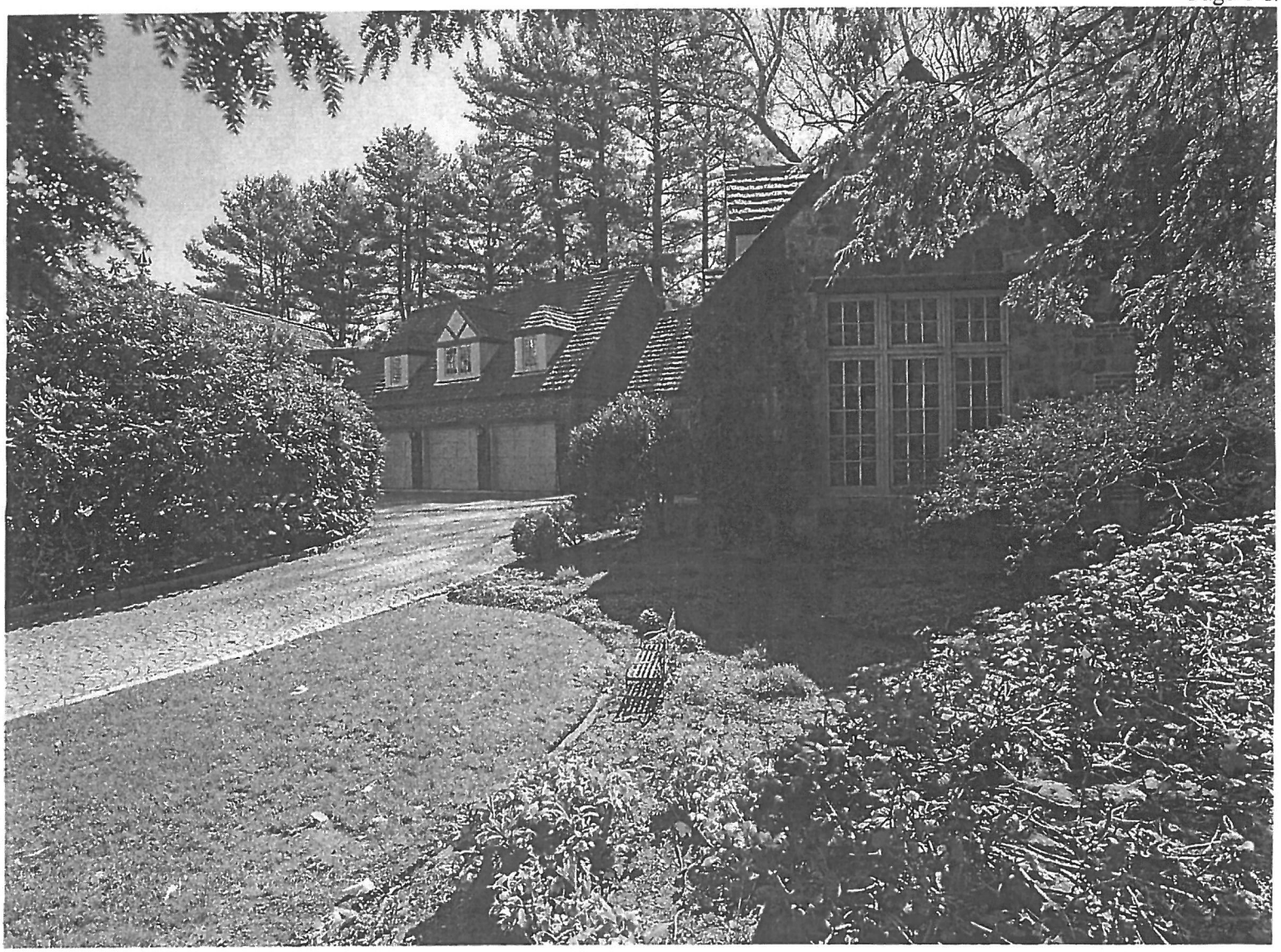
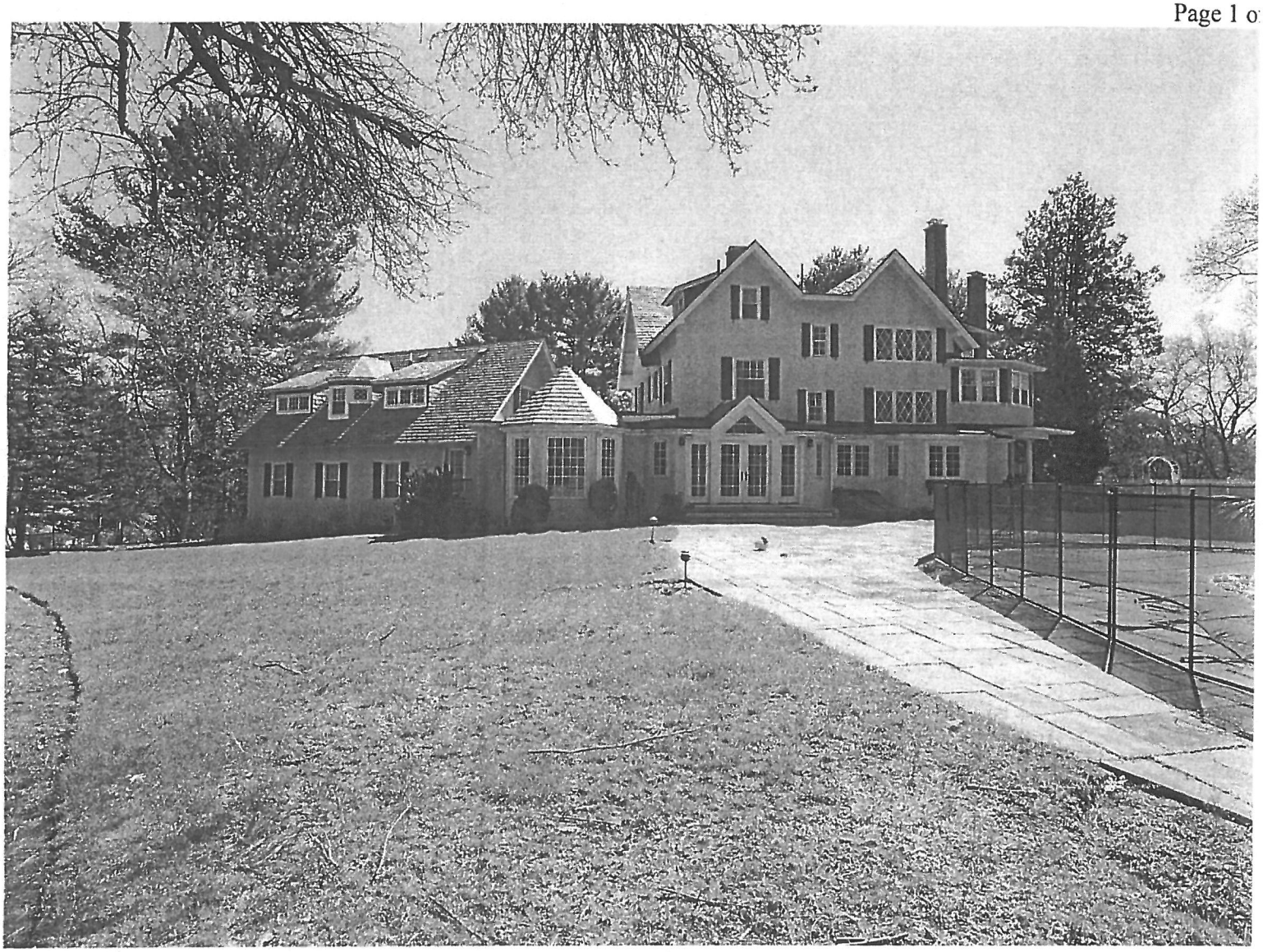
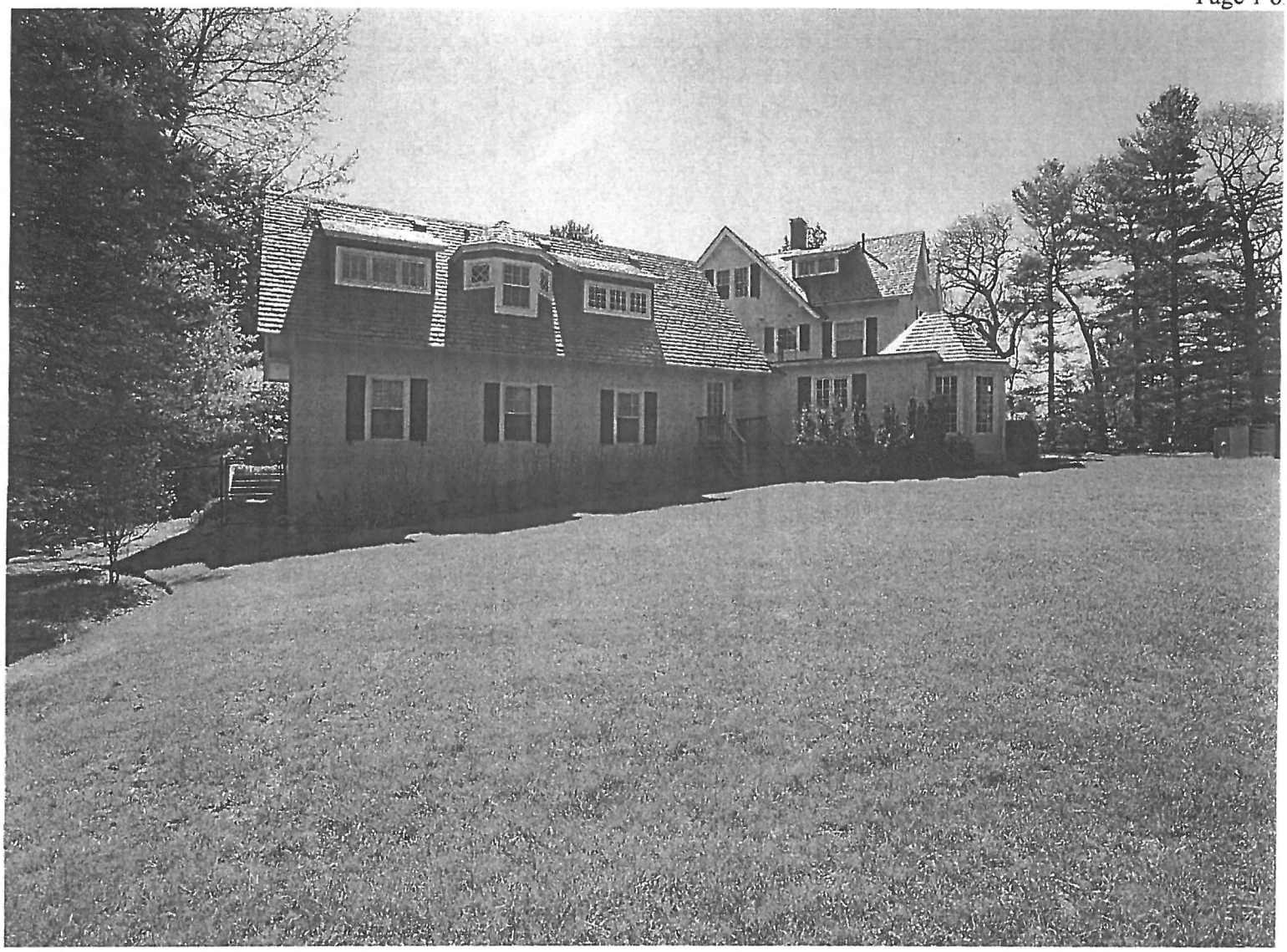
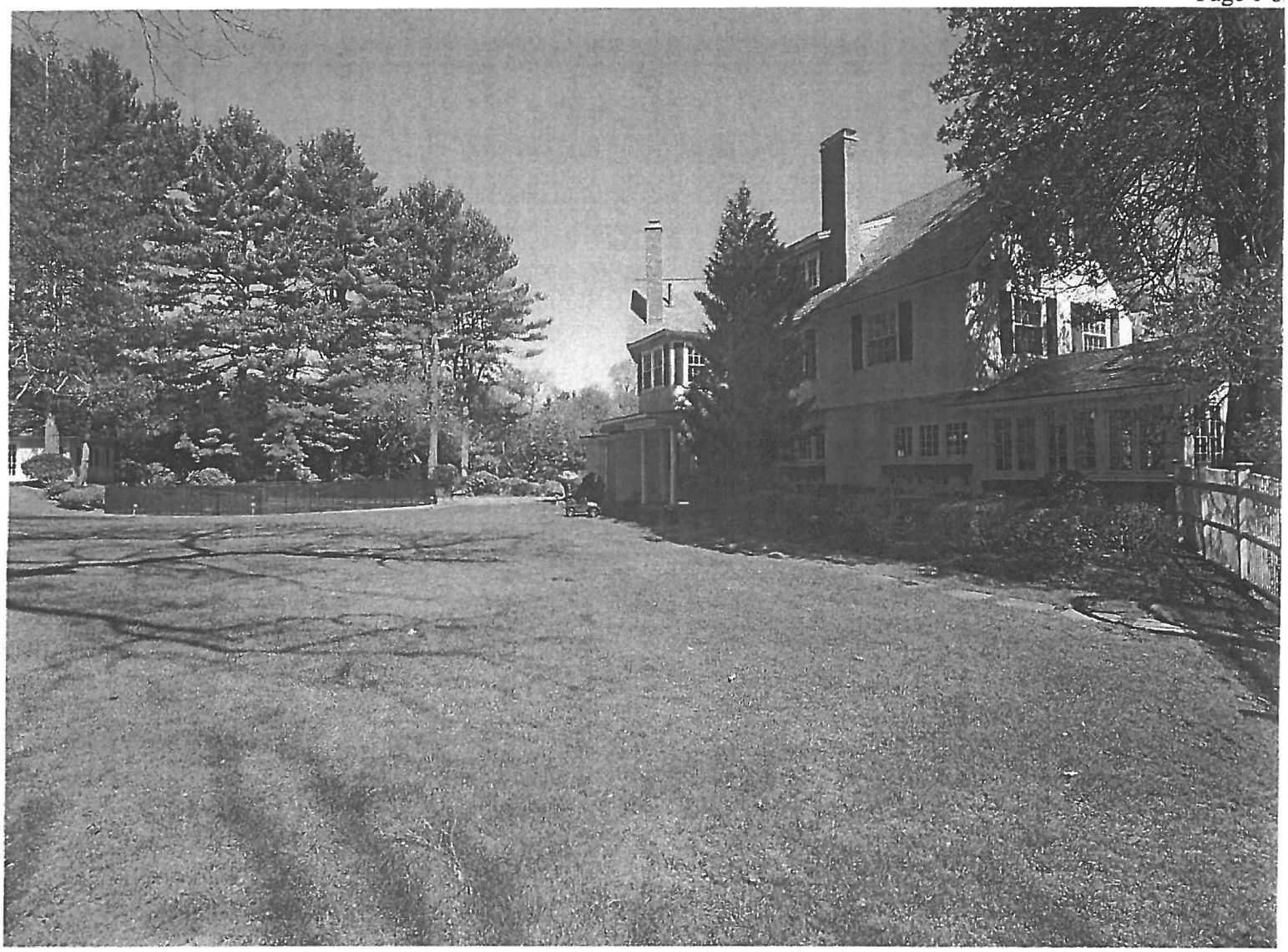
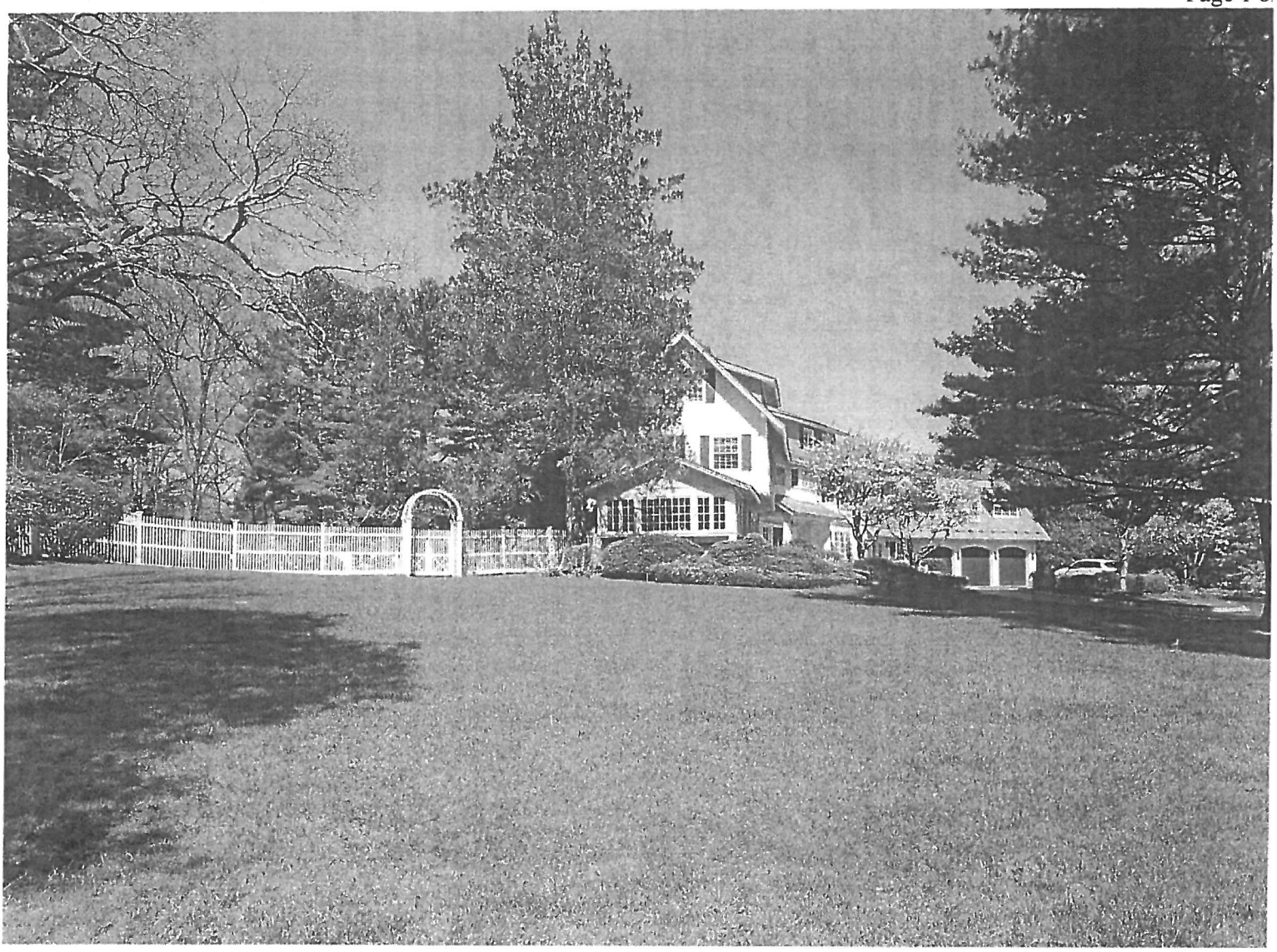
Sales Information

Date	Price	Vol	Page	Seller	Valid Code
5/12/2016	$6,200,000	34075	537	Bikales, Norman A &	Valid
8/13/1998	$2,650,000	12733	275	Hubbal, Jeremy & Joan	O. physical change after sale-but before assessmnt
7/1/1986	$950,000	7124	384		Valid