

#201900994



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

Rec'd  
\$850.00  
#3364

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: 375 Linden St

What year was the structure built? 1946 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.

X Property Owner Name: BuildWhite LLC Phone: (617)866 0033

X Mailing Address: 5 Concord Avenue, Canton, MA 02021

X Email Address: michaelanthca@yahoo.com

**Application Authorization:**

Signature of Property Owner: [Signature] Date: 6/3/19

**For Town Use Only**

Submission Date: \_\_\_\_\_ Received By: \_\_\_\_\_

Fee Paid: \$ \_\_\_\_\_ Case Number: DR 2019-34

**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: BuildRite LLC

Signature of Property Owner: [Signature] Date: 6/3/2019

### 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: _____                    |
| <b>Historical Commission Determination (refer to issued Notice of Preservation Determination):</b> |   |
| <input type="checkbox"/> Not Preferably Preserved  | Date Issued: _____                                |
| <input type="checkbox"/> 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.

**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](mailto:david@wshlawoffice.com)

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

June 3, 2019

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

RE: 375 Linden Street

Dear Ms. Zarazua:

Please find enclosed an Application for Historic Preservation Demolition Review for 375 Linden Street. I have enclosed the following"

1. Application for Eligibility Notice
2. Assessor's Map
3. Copies of Assessor's record
4. Copy of original building permit
5. Photos of house
6. Check payable to Town of Wellesley for \$850

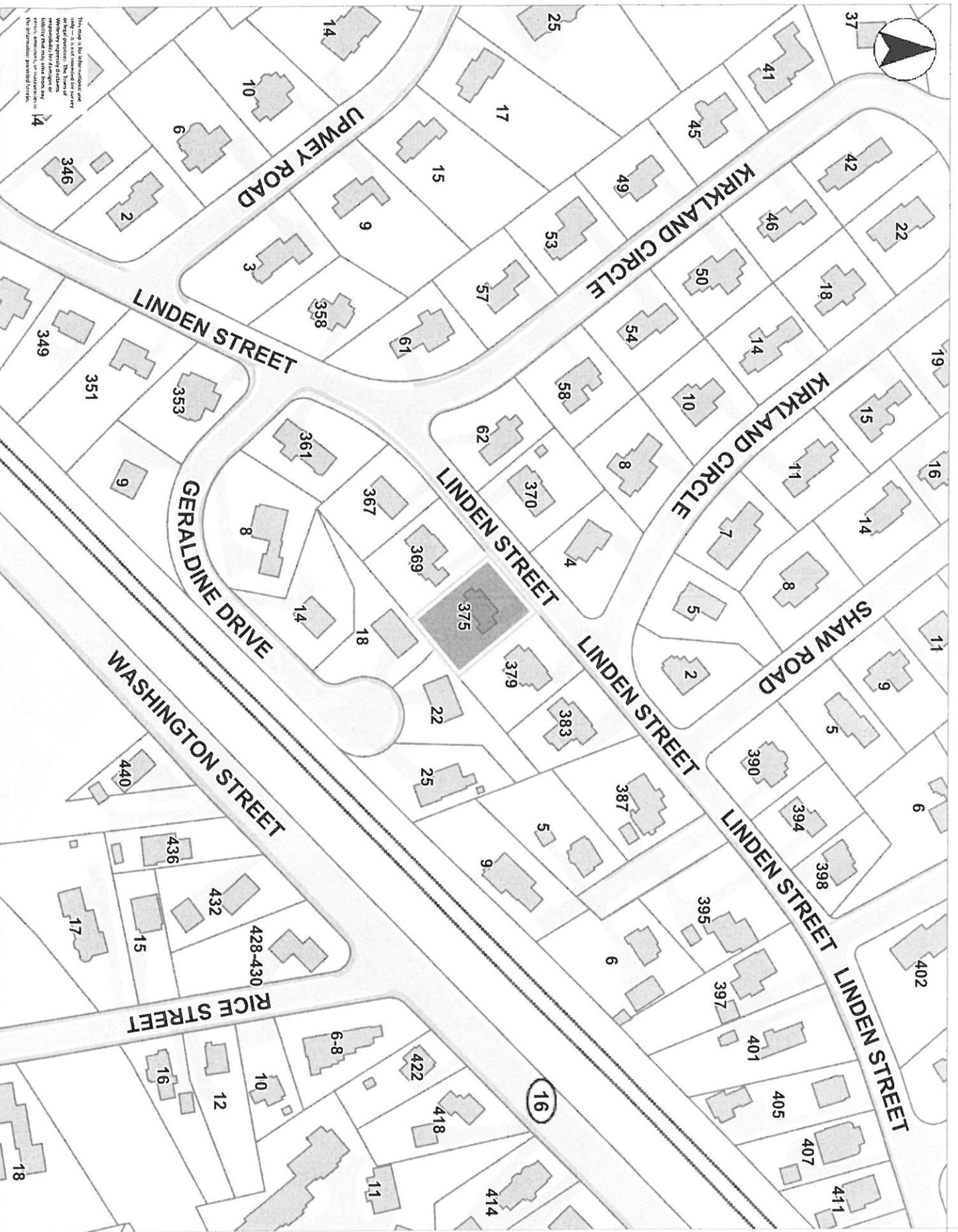
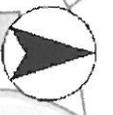
If you have any questions concerning the foregoing, please do not hesitate to contact me. The Application is signed by Michael Cremin, the Manager of Buildrite, LLC, the record owner of the property, as of June 3, 2019.

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

Very truly yours,

David J. Himmelberger

Enclosures



- Points Of Interest
- Beach
- Cemetery
- File
- File
- Library
- Park
- Parking
- Police
- Schools
- Town Building
- MBTA Commuter Rail Station
- MBTA Commuter Rail
- Buildings
- Parcels
- MA Highway
- Forest
- US Highway
- Numbered Routes
- Town Boundary
- Abutting Towns
- Abutting Towns Opaque
- Roads (Edge Of Pavement)
- Sidewalks
- Paths
- Sidewalks & Paved F
- Unpaved Paths
- Parking
- Open Water
- Brooks And Streams
- Active Recreation Areas
- Golf Course
- Court - Basketball
- Track
- Beach
- Field

0 200 400 ft

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# Town of Wellesley, MA

This map is for informational use only. It is not intended for survey or other purposes. The Town of Wellesley is not responsible for damages or liability that may arise from any use of this map. The information presented herein is provided as is.

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: [375 Linden St.](#)  
 Parcel ID: 86-35- -  
 Class: 101 1-Family  
 Type: Residential  
 Lot Size: 9,690  
 Census: 0  
 Zoning: SR10-Single Residence  
 Survey #: 0

Assessed Values

| 2019 Market Value |                  |
|-------------------|------------------|
| Land              | \$589,000        |
| Building          | \$64,000         |
| Other             | \$0              |
| <b>Total</b>      | <b>\$653,000</b> |

Assessment History

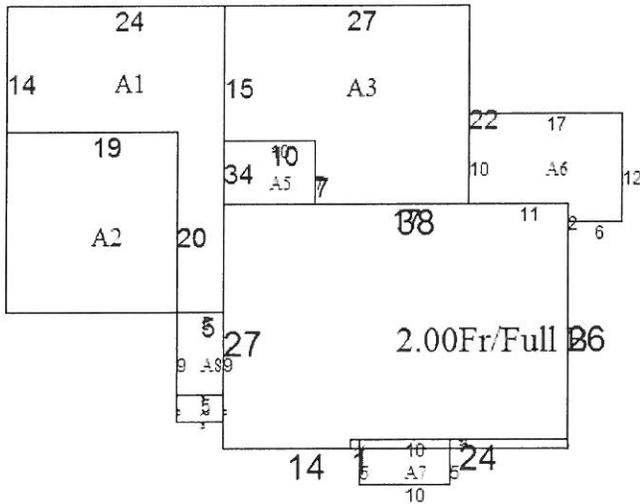
| Year | Total Value |
|------|-------------|
| 2019 | \$653,000   |
| 2018 | \$617,000   |
| 2017 | \$617,000   |
| 2016 | \$608,000   |
| 2015 | \$549,000   |
| 2014 | \$475,000   |
| 2013 | \$438,000   |
| 2012 | \$438,000   |
| 2011 | \$385,000   |
| 2010 | \$410,000   |
| 2009 | \$464,000   |
| 2008 | \$450,000   |
| 2007 | \$456,000   |
| 2006 | \$456,000   |
| 2005 | \$434,000   |
| 2004 | \$400,000   |
| 2003 | \$367,000   |
| 2002 | \$344,000   |
| 2001 | \$287,000   |
| 2000 | \$233,000   |
| 1999 | \$220,000   |
| 1998 | \$205,000   |
| 1997 | \$201,000   |
| 1996 | \$170,400   |

Owner Information

Name: Mutrie, Nancy H &  
 Mutrie, George J, III, Co-Trustes  
 Mutrie Realty Trust  
 Address: 375 Linden Street  
 Wellesley, MA 02481

Notes:

Building Information



|           |            |            |            |
|-----------|------------|------------|------------|
| Frame     | Wood       | Basement   | Full       |
| Style     | Cape Cod   | Heating    | Basic      |
| Stories   | 1.00       | Heat Sys   | Warm Air   |
| Ext Walls | Alum/Vinyl | Fuel Type  | Gas        |
| Rooms     | 4          | Attic      | Unfinished |
| Beds      | 2          | Condition  | Average    |
| Full Bath | 1          | Grade      | C-         |
| Half Bath |            | Traffic    | H5         |
| Extra Fix |            | Fireplaces | 1          |
| Rec Room  | 12 x20     |            |            |
| Fin Bsmt  | none       | Year Built | 1946       |
| Bsmt Gar  | none       | Year Remod |            |
| Stacks    | 0          | TLA        | 768        |

| Area | Lower First         | Second | Third | Area |
|------|---------------------|--------|-------|------|
| Main |                     |        |       | 768  |
| A1   | Frame Garage        |        |       | 200  |
| A2   | Stone or Tile Patio |        |       | 80   |
| A3   | Open Frame Porch    |        |       | 77   |

Other Improvements

| Code | Type | Qty | Year | Length | Width | Grade | Condition | Adj |
|------|------|-----|------|--------|-------|-------|-----------|-----|
|      |      |     |      |        | none  |       |           |     |

Notes:

Partly finished attic without heat, not included in living area or room count.

Land Description

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

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| Market |              |                       |      |      |      |         |
|--------|--------------|-----------------------|------|------|------|---------|
| Type   | Description  | Zone                  | Nhbd | Area | Infl | Traffic |
| 1      | Primary Site | SR10-Single Residence | 301  | 9690 | 1    | H5      |

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| Sales Information |           |       |      |               |                                  |
|-------------------|-----------|-------|------|---------------|----------------------------------|
| Date              | Price     | Vol   | Page | Seller        | Valid Code                       |
| 4/1/2015          | \$1       | 33013 | 167  | Mutrie, Nancy | F. convenience, correcting deeds |
| 5/1/1994          | \$222,000 | 10524 | 228  |               | Valid                            |
| 3/1/1990          | \$201,000 |       |      |               | Valid                            |

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Assessors' Rate for 2015: \$11.57  
Print This Page

Address: 375 LINDEN ST

Permit Number: 9289-90

Date: 9/30/1947

front scan image

Street: Linden  
 No. 375  
 Date: 9/30/1947  
 Permit No. 9289-90

Owner: Thos. J. & Marjorie S. Kelly  
 Address: 45 Delmonico Way, Brookline  
 Architect: [blank]  
 Address: [blank]

Builder: Edward J. Bernick  
 Address: [blank]

Permit Granted: 9/30/47  
 Account No: 45 x 50 x 110  
 Date of Issue: 9/30/47  
 Fee: \$400.00 - 00/00

Type of Inspections: [blank]  
 Date of Inspections: [blank]  
 Planning No. of Dept. etc.: [blank]

Building: [blank]  
 Remarks: Building approved

PLANS ON FILE

Address: 375 LINDEN ST

Permit Number: 9289-90

Date: 9/30/1947

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 combine laying blocks until this form is filed with the Building Department.

Street 375 Linden St No. 9289 Permit No. 9290  
Builder T. F. W. Duffy Address 45 Brington Rd Brookline  
Owner Thomas & William Duffy Address 45 Brington Rd Brookline  
Area of Lot 85 X 85 X 114

Dimension of Building 32 X 24

Distances From:  
Adjoining Bldgs. 42 ft  
Center of Street 55 ft  
Front Yard 35 ft  
Side Yard 18.5 ft  
Side Yard 18.5 ft  
Rear Yard 56 ft

REMARKS

Signed By *Harold A. McArthur*  
Registered Engineer or Surveyor  
Date of Survey Oct 1 1947

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

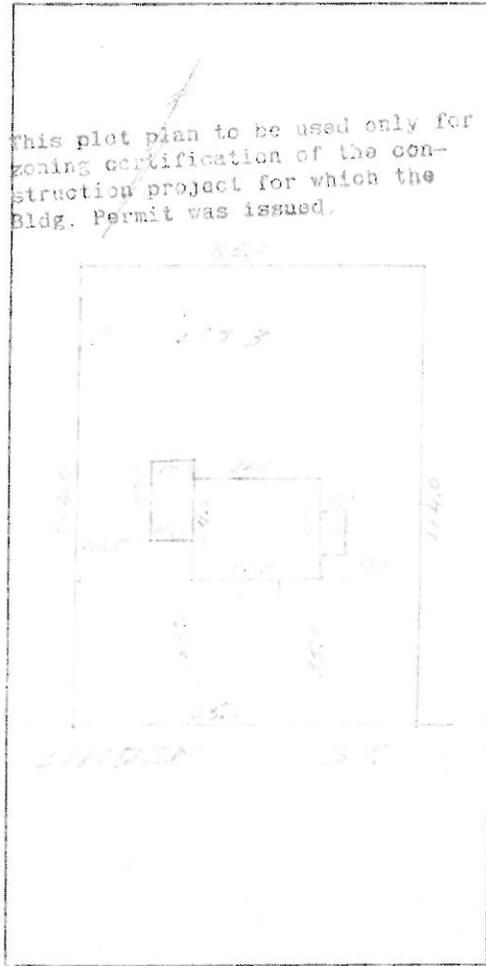
Address: 375 LINDEN ST

Permit Number: 9289-90

Date: 9/30/1947

attached scan image

PLOT PLAN



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











the property conveyed herein, whether created automatically pursuant to Massachusetts law or declaration.

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

Meaning and intending to convey all the grantor's right, title, and interest in and to all the same premises conveyed to Nancy H. Mutrie and George J. Mutrie III, as Co-Trustees of Mutrie Realty Trust by deed of Nancy Mutrie a/k/a Nancy H. Mutrie dated December 16, 2014 recorded on April 1, 2015 with the Norfolk County Registry of Deeds, in Book 33013, Page 167.

Witness my hand and seal this 3<sup>rd</sup> day of June, 2019.

*George J. Mutrie, III*  
George J. Mutrie, III, Trustee

COMMONWEALTH OF MASSACHUSETTS

Norfolk County, ss.

June 3, 2019

On this 3 day of June, 2019, before me, the undersigned notary public, personally appeared George J. Mutrie, III, Trustee as aforesaid, proved to me through satisfactory evidence of identification, which was [] MA driver's license(s) or [ ] \_\_\_\_\_, to be the person(s) whose name(s) is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

*Shaun L. Parkin*  
Notary Public: *Shaun L. Parkin*  
My Commission Expires: *9.13.2024*

