

# 201901104



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  
\$50.00  
CK#104  
\$800.00  
CK#105

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: 40 Old Farm Road

What year was the structure built? 1935 Source of information: Town 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: Old Farm Real Estate LLC Phone: 781-239-3684  
Suzanne Pasko

Mailing Address: 41 Old Farm Road, Wellesley 02481

Email Address: sspasko@msn.com

**Application Authorization:**

Signature of Property Owner: Suzanne Pasko Date: 11/18/19

**For Town Use Only**

Submission Date: 11/18/19 Received By: Lyndal Dana  
Fee Paid: \$ 50 Case Number: DR -2019-61

**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: Old Farm Real Estate LLC - Suzanne Pasko

Signature of Property Owner: Suzanne Pasko Date: 11/18/19

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

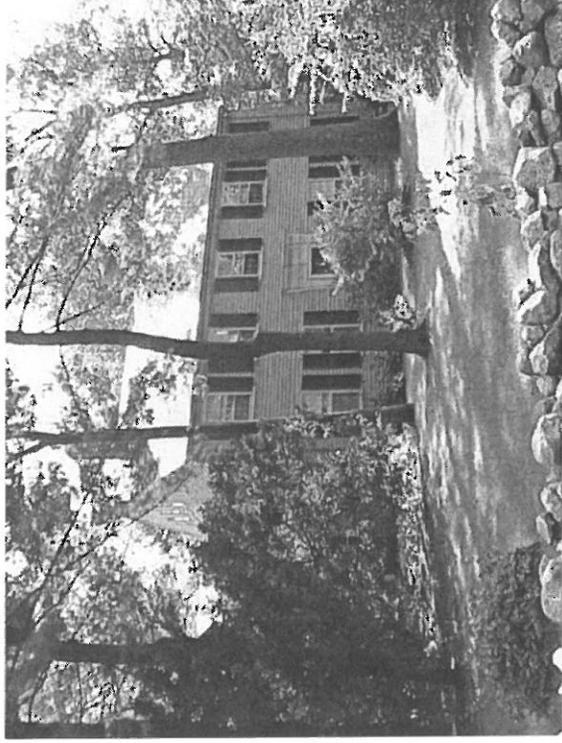
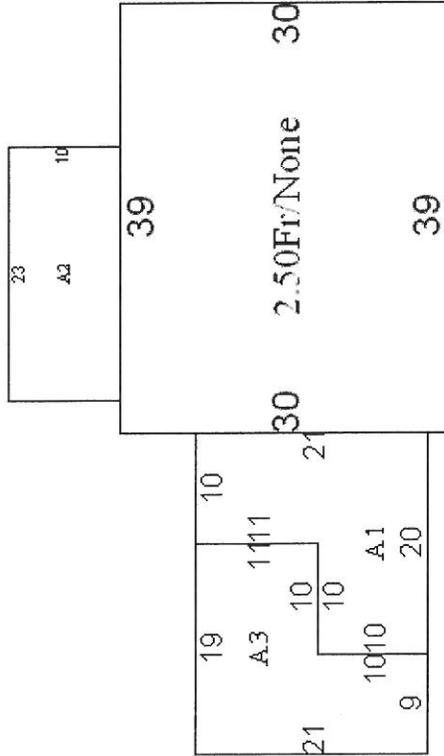
Signature of Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_

**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.**



# WELLESLEY Property Record Card Current

83-38 40 Old Farm Rd



TLA: 3,689

|                  |                     |                  |   |        |
|------------------|---------------------|------------------|---|--------|
| Frame: Wood      | Basement: None      | Rec Room: 0      | X | 0      |
| Style: Colonial  | Heating: Basic      | Fin Bsmt: 0      | X | 0      |
| Stories: 2.50    | Heat Sys: Hot Water | Bsmt Gar: 0      |   | stalls |
| Ext Walls: Frame | Fuel Type: Gas      | Stacks: 0        |   |        |
| Rooms: 13        | Attic: None         | Fireplaces: 2    |   |        |
| Beds: 5          | Condition: Average  | Bld Adjust: 1.00 |   |        |
| Full Bath: 3     | Grade: A+           | Year Built: 1935 |   |        |
| Half Bath: 1     | Traffic: L5         | Year Remod: 0    |   |        |
| Extra Fix: 1     |                     |                  |   |        |

Notes

|      | Lower | First               | Second     | Third | Area  |
|------|-------|---------------------|------------|-------|-------|
| Main |       |                     |            |       | 1,170 |
| A1   |       | 1s Frame            | 1/2s Frame |       | 310   |
| A2   |       | Stone or Tile Patio |            |       | 230   |
| A3   |       | Frame Garage        | 1s Frame   |       | 299   |

**Other Improvements:**  
Type: Shed - Frame  
Qty: 1  
Year: 1965  
Length: 9  
Width: 12  
Grade: C  
Condition: Average  
Adj: 1.00

**Property Notes:**

# WELLESLEY Property Record Card Current

**Parcel ID:** 83-38      **Class:** 101 1-Family  
**Location:** 40 Old Farm Rd      **Type:** Residential  
**Owner:** Sullivan, Eleanor F, Trustee      **Lot Size:** 25048 sq ft  
Eleanor F Sullivan 2006 Rev Trust      **Census:** 0  
**Address:** 40 Old Farm Road      **Zoning:** SR20-Single Residence  
  
**Wellesley, MA 02481-**      **Account #:**  
Market Area: 103

**2019 Market Value**  
**Land:** \$959,000  
**Building:** \$548,000  
**Other:** \$1,000  
**Total:** \$1,508,000

**Sales Information:**

| Date       | Price | Vol   | Page | Seller                         | Valid Code                      | DeedType   |
|------------|-------|-------|------|--------------------------------|---------------------------------|------------|
| 12/06/2017 | \$100 | 35652 | 177  | Sullivan, Eleanor F            | F. convenience, correcting dec  | Quit Claim |
| 07/24/2006 | \$0   | 23901 | 508  | Sullivan, Albert C & Eleanor F | H. estate sale, divorce or cour | Quit Claim |

**Land Description:**

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

**Market**

| Description  | Zone          | Nhbd | Area      | Infl | Traffic |
|--------------|---------------|------|-----------|------|---------|
| Primary Site | SR20-Single R | 103  | 25,048.00 | 1.00 | L5      |

**Classified**

| Date       | Inspector | Entry                       | Contact | Notes       | Permit Information:                              |
|------------|-----------|-----------------------------|---------|-------------|--|
| 07/01/1999 | Joey S    | Entrance & Signature Gained | Owner   | town wide d | ID #      Date      % Comp      Value      Notes |

**Assessment History**

| Year | Value       |
|------|-------------|
| 2019 | \$1,508,000 |
| 2018 | \$1,505,000 |
| 2017 | \$1,504,000 |
| 2016 | \$1,479,000 |
| 2015 | \$1,481,000 |
| 2014 | \$1,464,000 |
| 2013 | \$1,399,000 |
| 2012 | \$1,399,000 |
| 2011 | \$1,377,000 |
| 2010 | \$1,426,000 |
| 2009 | \$1,645,000 |
| 2008 | \$1,695,000 |
| 2007 | \$1,695,000 |
| 2006 | \$1,695,000 |
| 2005 | \$1,552,000 |
| 2004 | \$1,553,000 |
| 2003 | \$1,553,000 |
| 2002 | \$1,412,000 |
| 2001 | \$1,093,000 |
| 2000 | \$972,000   |
| 1999 | \$931,000   |
| 1998 | \$903,000   |
| 1997 | \$845,000   |
| 1996 | \$683,600   |

**Date**      **Initials**

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Signature

Owner      Other