

20190112L

Rec'd
\$850.00
CK# 5084



**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: 44 SABRINA ROAD

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 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: 44 SABRINA ROAD LLC Phone: 617-620-9390

Mailing Address: 30 WASHINGTON ST, SUITE 201, WELLESLEY, MA 02481

Email Address: ~~XXXXXXXXXX~~ DAN@COPPERLEAFDEVELOPMENT.COM

Application Authorization:

Signature of Property Owner: [Signature] Date: 12/27/19
DAN SILVERSTEIN

For Town Use Only

Submission Date: 12/27/19 Received By: DSM

Fee Paid: \$ 50 Case Number: DR 2019-72

Determination (refer to issued Eligibility Notice):

Not an Eligible Building Date Issued: 12/31/2019
 Eligible Building* Expiration Date: 12/31/2021

*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: 44 SABRYNA ROAD LLC

Signature of Property Owner:  Date: 12/27/19

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: <u>12/27/19</u>	Received By: <u>DSM</u>
Fee Paid: \$ <u>800</u>	WHC Public Hearing Date: <u>2/10/20</u>
Historical Commission Determination (refer to issued Notice of Preservation Determination):	
<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)*

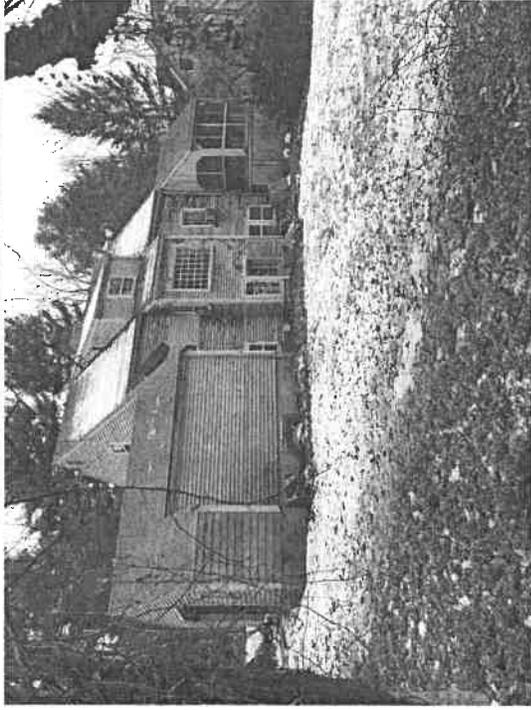
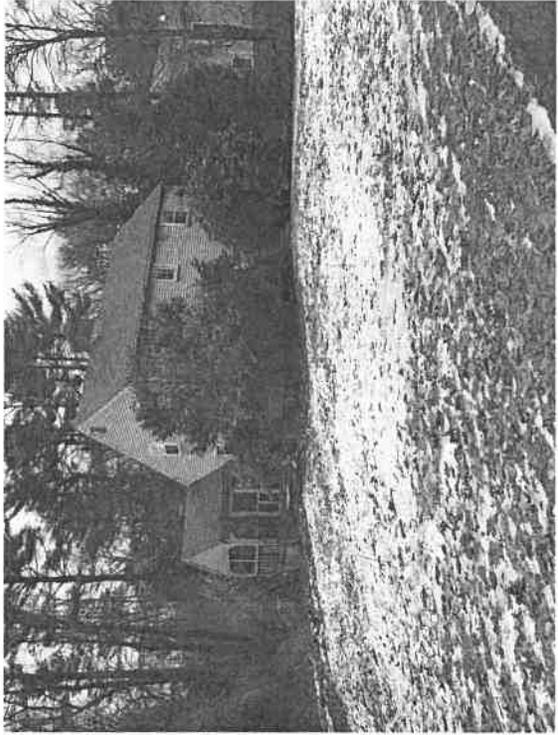
*May not be sought until a Preservation Determination is made by the Historical Commission

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: _____

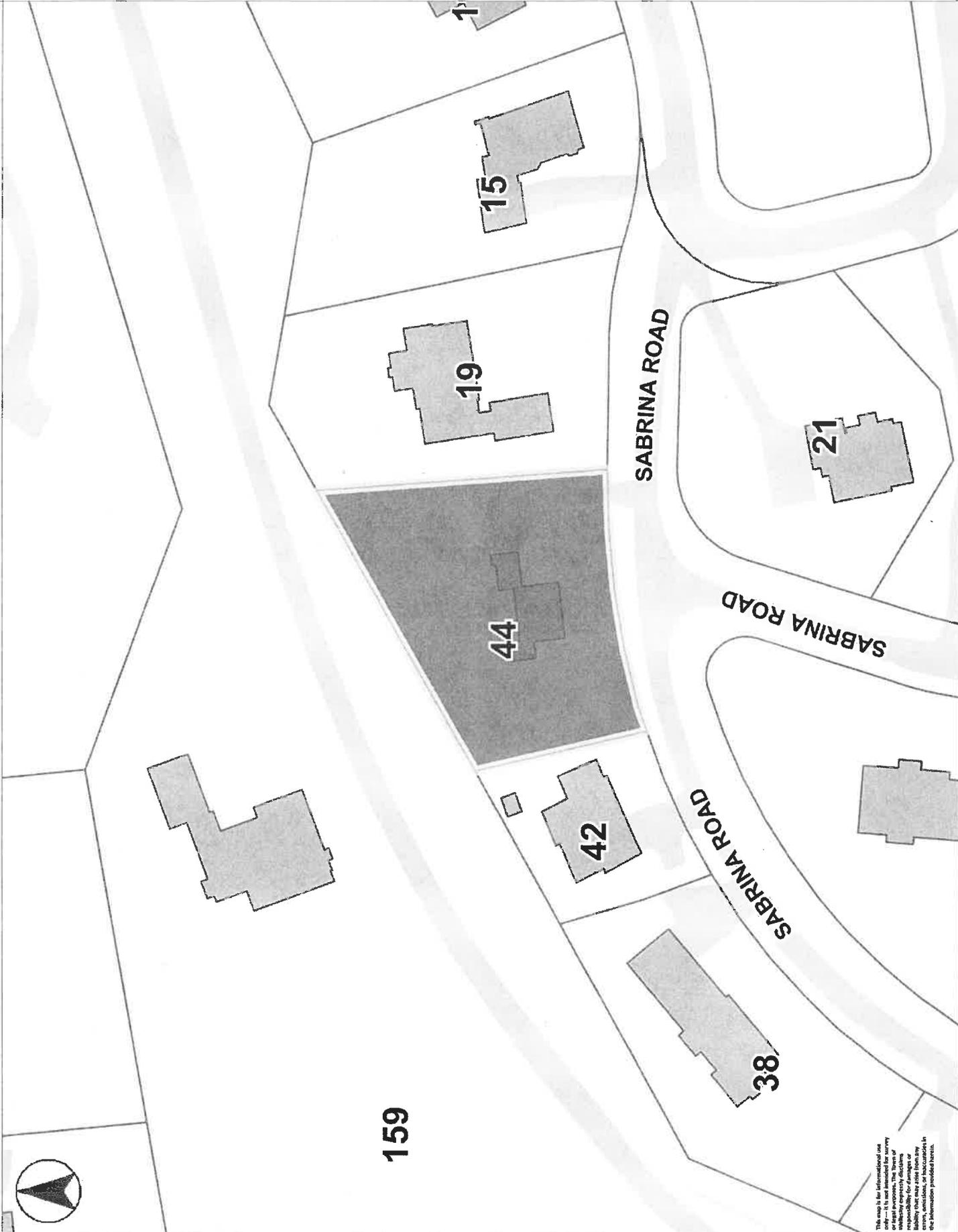
To accompany this request, the Owner should submit documentation evidencing any attempts to sell the property or plans and elevations for proposed construction to follow any Demolition.



44 Sabrina Rd



- Points Of Interest
- Beach
 - Cemetery
 - College
 - Fire
 - Library
 - Park
 - Parking
 - Police
 - 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 F
 - Unpaved Paths
 - Parking
 - Open Water
 - Brooks And Streams
 - Active Recreation Areas
 - Golf Course
 - Court - Basketball/T
 - Track
 - Beach
 - Field



159

15

19

44

42

38

21

SABRINA ROAD

SABRINA ROAD

SABRINA ROAD

This map is for informational use only — it is not intended for survey or legal purposes. The Town of Wellesley is not responsible for damages or liability that may arise from any use of this information other than the information provided herein.



Printed on 12/27/2019 at 09:40 AM

Town of Wellesley, MA

Physical Characteristics Date: July 1, 2018

FY2019 Tax Rate for Wellesley, MA \$11.57

[Print This Page](#)

Assessment Valuation Date: January 1, 2018

Parcel Information:
Location: 44 Sabrina Rd
Parcel ID: 115-18--
Class: 101 1-Family
Type: Residential
Lot Size: 20,028
Census: 0
Zoning: SR40-Single Residence
Survey #: 0

2019 Market Value	
Land	\$931,000
Building	\$47,000
Other	\$0
Total	\$978,000

Year	Total Value
2019	\$978,000
2018	\$956,000
2017	\$955,000
2016	\$942,000
2015	\$944,000
2014	\$778,000
2013	\$740,000
2012	\$740,000
2011	\$647,000
2010	\$689,000
2009	\$815,000
2008	\$861,000
2007	\$861,000
2006	\$861,000
2005	\$797,000
2004	\$784,000
2003	\$784,000
2002	\$736,000
2001	\$672,000
2000	\$506,000
1999	\$488,000
1998	\$459,000
1997	\$499,000
1996	\$217,700

Owner Information
Name: Spencer, Stephen W

Address: 44 Sabrina Road
 Wellesley, MA 02482

Notes:

Building Information

Area	Lower	First	Second	Third	Area
Main					540
A1	Bsmt Unfin	1s Frame			180
A2		Open Frame Porch			120
A3		Frame Garage			240
A4		Shed-Frm Util Blding			20



Frame	Wood	Basement	Full
Style	Colonial	Heating	Basic
Stories	2.00	Heat Sys	Hot Water
Ext Walls	Frame	Fuel Type	Oil
Rooms	7	Attic	None
Beds	3	Condition	Poor
Full Bath	1	Grade	C-
Half Bath	1	Traffic	N5
Extra Fix		Fireplaces	1
Rec Room	12 x24		
Fin Bsmt	none	Year Built	1946
Bsmt Gar	none	Year Remod	
Stacks	0	TLA	1,260

Other Improvements

Code	Type	Qty	Year	Length	Width	Grade	Condition	Adj
						none		

half bath is in the basement-very tiny & only a small shower stall (list as only half bath) third room on second flr not listed as bedrm-half closet under eaves

Notes:

Land Description

Topography	Utilities	Street	Paved	Landlocked	No	View	Average
Level	Gas	Septic	Road	Sidewalk	No	Landscaping	
				Gas	Yes		

Market

Type	Description	Zone	Nhbd	Area	Infl	Traffic
1	Primary Site	SR40-Single Residence	209	20028	1	N5

Sales Information

Date	Price	Vol	Page	Seller	Valid Code
8/30/2018	\$100	36262	452	Spencer, Priscilla W	F. convenience, correcting deeds

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