

**Submission for Historic Preservation Demolition Review.
April 20, 2020**

**97 Russell Road
Edward and Michelle Jacobs**

Good day,

We are submitting an application for Historic Preservation Demolition Review by the Historical Commission.

Enclosed you will find all current application materials and fee payment.

We request to be on the Historical Commission's May 11th meeting agenda (assuming a remote meeting).

Also, you will find copies of all materials from the Preservation Determination decision (not be deemed Preferably Preserved) from the February 18, 2018 meeting (Application: DR-2017-41). We are re-submitting today because we did not finalize plans for the Building Department to issue a permit for demolition before the deadline of February 18, 2020.

In the 2 years since the original historical research was completed on the property, there has been no activity to the property, other than us living there. Given that the bulk of research time is completed, we request there be a reduction in the fee schedule, if that is permitted.

Thank you for your consideration.

We hope you and your loved ones are healthy and happy,

Michelle Jacobs
97 Russell Road
Cell: 781-686-6363



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: 97 Russell Road, Wellesley 02482

What year was the structure built? 1915 Source of information: Property record card

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: Edward Jacobs Phone: 781 608 3558
Michelle Jacobs Phone: 781 686 6363

Mailing Address: 97 Russell Road Wellesley 02482

Edward M Jacobs@gmail.com

Email Address: m.jacobs@northeastern.edu

Application Authorization:

Edward M Jacobs 4/18/20

Signature of Property Owner: Michelle Jacobs Date: 4-18-20

For Town Use Only

Submission Date: _____ Received By: _____

Fee Paid: \$ _____ Case Number: DR _____

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**

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: Edward and Michelle JACOBS

Signature of Property Owner: Edward M Jacobs Date: 4-18-20
Michelle Jacobs Date: 4-18-20

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: _____

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.

Assessor's Map of 97 Russell Road, Wellesley 02482:



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Parcel Information:

Location: [97 Russell Rd](#)
Parcel ID: 183-5--
Class: 101 1-Family
Type: Residential
Lot Size: 7,546
Census: 0
Zoning: SR10-Single Residence
Survey #: 0

Assessed Values

2020 Market Value	
Land	\$545,000
Building	\$10,000
Other	\$0
Total	\$555,000

Assessment History

Year	Total Value
2020	\$555,000
2019	\$555,000
2018	\$558,000
2017	\$558,000
2016	\$550,000
2015	\$628,000
2014	\$472,000
2013	\$445,000
2012	\$449,000
2011	\$374,000
2010	\$400,000

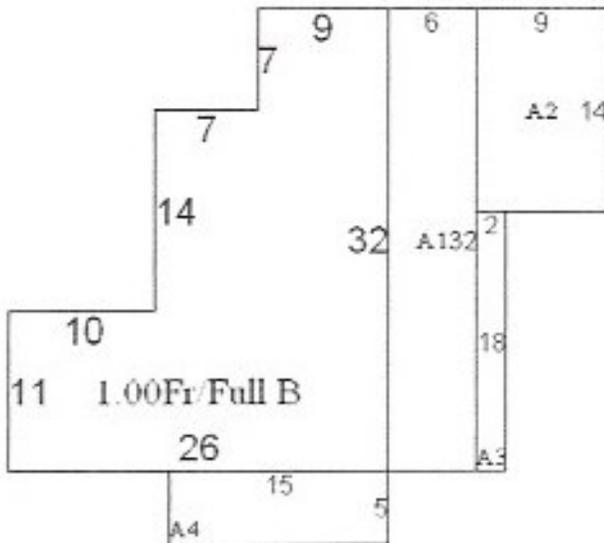
Owner Information

Name: Jacobs, Edward M & Michelle L

Address: 97 Russell Road
 Wellesley, MA 02462

Notes: Demo Delay #2017-41 - no delay required

Building Information



Frame	Wood	Basement	Full
Style	Cottage	Heating	None
Stories	1.00	Heat Sys	None
Ext Walls	Frame	Fuel Type	None
Rooms	4	Attic	None
Beds	1	Condition	Very Poor
Full Bath	1	Grade	D-
Half Bath		Traffic	L5
Extra Fix		Fireplaces	
Rec Room	none	Year Built	1915
Fin Bsmt	none	Year Remod	
Bsmt Gar	none	TLA	801
Stacks	0		

Area	Lower	First	Second	Third	Area
Main					573
A1	Bsmt Unfin	1s Frame			192
A2		Shed-Frm Util Blding			126
A3		Frame Overhang			36
A4		Encl. Frame Porch			75

Other Improvements:

Code	Type	Qty	Year	Length	Width	Grade	Condition	Adj
1	Shed - Frame	1	2013	9	6	C	Fair	1

new exterior siding in 2004; per 2012 MLS HIGH lot right on the water, Looks like a cliff side dwelling w/wk out basement can be built here w/zoning approvals, addition on house encroaches onto town land, Tile issue"

Notes:

Land Description

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

Market

Type	Description	Zone	Nhbd	Area	Infl	Traffic
1	Primary Site	SR10-Single Residence	302	7546	0.85	L5

Sales Information

Date	Price	Vol	PageSeller	Valid Code
7/27/2012	\$365,000	30238	156 Shaffer, Carole, Trustee	O. physical change after sale-but before assessmnt
9/22/2010	\$1	28054	435 Shaffer, Carole	F. convenience, correcting deeds

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Pictures of 97 Russell Road: Taken April 2020



