



**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: 4 Earle Rd

What year was the structure built? 1939 Source of information: Town of Wellesley -Assessing Dpt

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: Michael & Katharine Daly Phone: 774 696 6766

Mailing Address: 4 Earle Rd

Email Address: katie.gebbia@gmail.com

Application Authorization:

Signature of Property Owner:  Date: 05/06/2020

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**

SIDE 1

Physical Characteristics Date: July 1, 2019

Print This Page

FY2020 Tax Rate for Wellesley, MA \$11.56
 Assessment Valuation Date: January 1, 2019

Parcel Information:

Location: 4 Earle Rd
 Parcel ID: 158-85--
 Class: 101 1-Family
 Type: Residential
 Lot Size: 11,662
 Census: 0
 Zoning: SR10-Single Residence
 Survey #: 0

Assessed Values

	2020 Market Value
Land	\$607,000
Building	\$326,000
Other	\$0
Total	\$933,000

Assessment History

Year	Total Value
2020	\$933,000
2019	\$881,000
2018	\$682,000
2017	\$682,000
2016	\$668,000
2015	\$668,000
2014	\$553,000
2013	\$501,000
2012	\$481,000
2011	\$465,000
2010	\$489,000

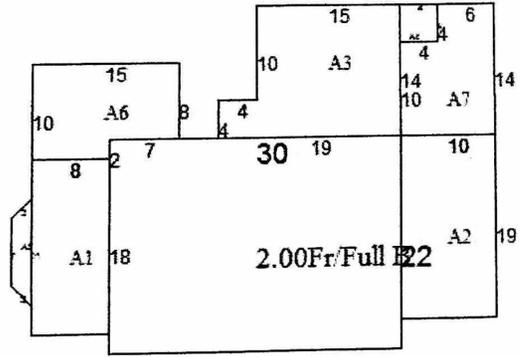
Owner Information

Name: Daly, Michael R & Katharine

Address: 4 Earle Road
 Wellesley, MA 02481

Notes: backs up to route 9

Building Information



Frame	Wood	Basement	Full
Style	Colonial	Heating	Central Air
Stories	2.00	Heat Sys	Hot Water
Ext Walls	Frame	Fuel Type	Gas
Rooms	7	Attic	None
Beds	3	Condition	Good
Full Bath	2	Grade	B+
Half Bath		Traffic	E5
Extra Fix		Fireplaces	1
Rec Room	12 x14	Year Built	1939
Fin Bsmt	none	Year Remod	
Bsmt Gar	none	TLA	1,708
Stacks	0		

Area	Lower	First	Second	Third	Area
Main					660
A1		1s Frame			144
A2		Frame Garage			190
A3	Bsmt Unfin	1s Frame			226
A4		Wood Deck			16
A5		Frame Bay			18
A6		Stone or Tile Patio			136
A7		Stone or Tile Patio			124

Other Improvements

Code	Type	Qty	Year	Length	Width	Grade	Condition	Adj
						none		

per '17 MLS "lvl lot, patio; LR-fp; Fmly Rm-bay window; updated granite/ss Ktchn-is/ldn, cathdrt ceil, eating area; 1st flr full Bth; Mstr Bdrm-w/i clst; updated hall Bth; fin LL rec rm, Indry; updated heating system, windows, chimney liner & roof"

Notes:

Land Description

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

TOWN OF WELLESLEY



MASSACHUSETTS

Wellesley Historical Commission

Town Hall, 525 Washington Street
Wellesley, MA 02482

May 8, 2020

Michael & Katharine Daly
4 Earle Road
Wellesley, MA 02481

Re: Article 46C, *Historic Preservation Demolition Review*
Eligibility Notice for 4 Earle Road; expires May 8, 2022

Dear Applicant,

Pursuant to Article 46C, *Historic Preservation Demolition Review, D., Procedure*, parts (1) and (2), of the Town Bylaw, I am writing in response to your application for a determination as to whether the building (dwelling) owned by you at 4 Earle Road is considered to be an *Eligible Building*, as defined in Article 46C, B., *Definitions*. Based upon my review of relevant materials, it is my opinion that the building was built no later than June 13, 1939, when Building Permit No. 6748 was granted for the construction of a "Dwelling." **Therefore, it is my determination that the subject building is an Eligible Building.**

This Eligibility Notice does not authorize the issuance of a permit from the Building Department for the demolition of the building; further action under Article 46C is required. This Eligibility Notice will expire on May 8, 2022, two years after this determination.

To be able to schedule a public hearing to consider this request I will need a check for \$800.00 to be able to schedule and notice the Historical Commission to consider your application at its next meeting on June 8, 2020 at 7:00pm.

Please do not hesitate to let me know if you have any questions or if you need any additional information regarding this process. Thank you for your consideration.

Sincerely,

Dana Marks
Planner

cc: File Copy, Historical Commission, Building Department, Assessors

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: Michael & KATHARINE DALY

Signature of Property Owner:  Date: 5-18-20

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):	
<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.













