



**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: 62 Brookside Road

What year was the structure built? 1850 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: Gordon C. Russell Phone: 781.888.0910

Mailing Address: 62 Brookside Road Wellesley, MA 02481

Email Address: gcross@gmail.com

### Application Authorization:

Signature of Property Owner:  Date: 6/3/2020

### 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**

# 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: Gordon C. Russell  
Gordon C. Russell

Signature of Property Owner:  Date: 6/3/2020

## 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.**

Quick Zooms

Find Properties

Owner: Gordon Russell

Parcel ID: Enter Parcel ID

Address: BROOKSIDE ROAD 62 Clear

Results Summary

Parcel Information

Parcel ID	Address	Owner
33-1	62 Brookside Rd	Russell, Gordon C.

Detail Information Zoom To

Property Card	Open
Parcel ID	33-1
Building Value	\$ 401,000
Land Value	\$ 393,000
Other Value	\$ 0
Total Value	\$ 794,000
FY	2030
Lot Size	26,064
Land Use	101

Map Info

https://www.mapsonline.net/wellesley/#

Physical Characteristics Date: July 1, 2019

FY2020 Tax Rate for Wellesley, MA \$11.56

Parcel Information:

[Print This Page](#)

Assessment Valuation Date: January 1, 2019  
Assessed Values

Assessment History

**Location:** [62 Brookside Rd](#)  
**Parcel ID:** 33-1- -  
**Class:** 101 1-Family  
**Type:** Residential  
**Lot Size:** 26,064  
**Census:** 0  
**Zoning:** SR15-Single Residence  
**Survey #:** 0

	2020 Market Value
Land	\$393,000
Building	\$401,000
Other	\$0
<b>Total</b>	<b>\$794,000</b>

Year	Total Value
2020	\$794,000
2019	\$776,000
2018	\$703,000
2017	\$703,000
2016	\$630,000
2015	\$631,000
2014	\$627,000
2013	\$612,000
2012	\$513,000
2011	\$514,000
2010	\$529,000

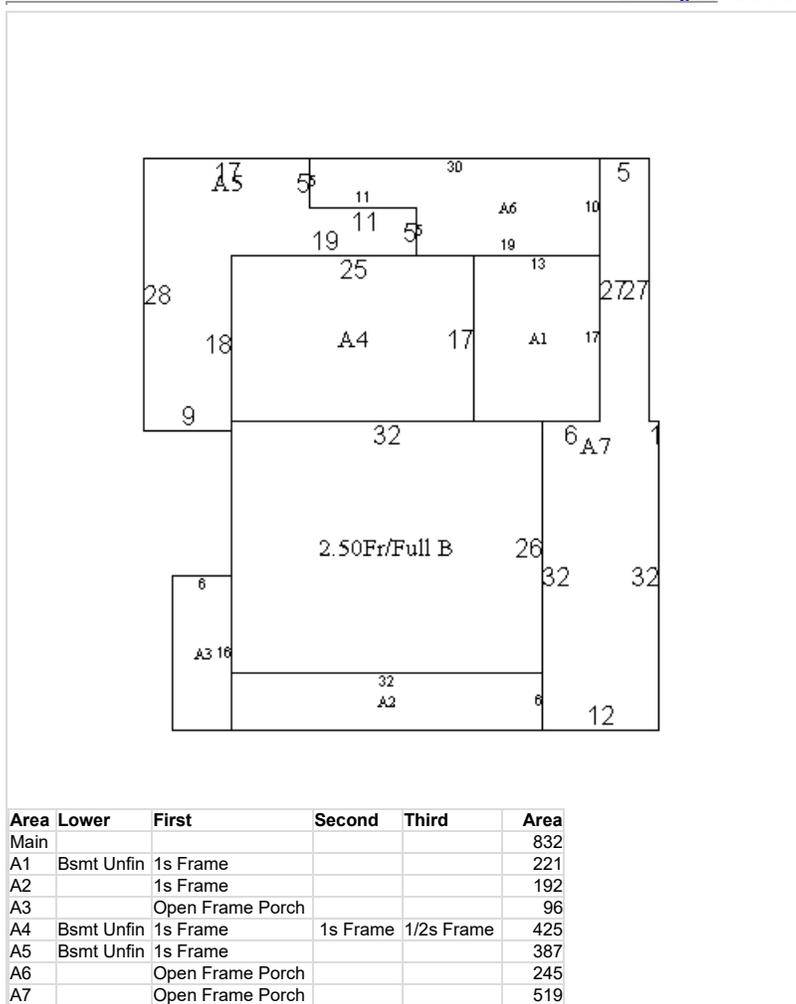
Owner Information

**Name:** Russell, Gordon C

**Address:** 62 Brookside Road  
Wellesley, MA 02481

**Notes:** designated "Scenic Road" house split on Needham Town line, total lot size 26,064 sq.ft. (as shown on engineering maps). 8,000 sq.ft. in Wellesley deed Sept 2009 indicates a parcel over 3 acres.

Building Information



<b>Frame</b>	Wood	<b>Basement</b>	Full
<b>Style</b>	Colonial	<b>Heating</b>	Central Air
<b>Stories</b>	2.50	<b>Heat Sys</b>	Hot Water
<b>Ext Walls</b>	Frame	<b>Fuel Type</b>	Oil
<b>Rooms</b>	10	<b>Attic</b>	None
<b>Beds</b>	4	<b>Condition</b>	Good
<b>Full Bath</b>	3	<b>Grade</b>	B+
<b>Half Bath</b>	1	<b>Traffic</b>	L5
<b>Extra Fix</b>	1	<b>Fireplaces</b>	2
<b>Rec Room</b>	none		
<b>Fin Bsmt</b>	25 x44	<b>Year Built</b>	1850
<b>Bsmt Gar</b>	none	<b>Year Remod</b>	1988
<b>Stacks</b>	0	<b>TLA</b>	3,942

Other Improvements

Code	Type	Qty	Year	Length	Width	Grade	Condition	Adj
						none		

per agreement with Needham 50%, house on town line; garage is located in Needham

Notes:

Land Description

<b>Topography</b>		<b>Utilities</b>		<b>Street</b>	Paved	<b>Landlocked</b>	No	<b>View</b>	Above Average
Level		Public		Road		<b>Sidewalk</b>	No	<b>Landscaping</b>	
						<b>Gas</b>	No		



*THIS shows on no. 12  
on the Planning Board maps*

Date June 8, 1927

Street Brookside Rd. No. 62 Precinct 5 Permit No. 2482

Owner Bridget McGee Address Edgemoore Ave. Well.

Architect " " Address " "

Builder A. W. Vidson Address Woodside Ave.

Permit Granted June 9, 1927 Area of Lot 126 X 120

Dimensions Est. Cost \$ 1500.

Date of Inspections

Date of Inspections

Plumbing, No. of Baths, etc. Sink 1 Water Closet.  
J.S.Kinsman.

Heating Stove

Remarks Dwelling

*This house was torn down  
in Sept. 1962 by Walter Long  
Country Club and the area  
was included in the golf course  
Mrs. McGee died, Ms. Alice  
Forden of 19 Burke Place  
was administrator. The house  
burned and stood as a ruin  
for some time; see my  
letter to Mr. Cook, Town  
Council, Feb. 15, 1961 and  
his reply Feb. 29 '61.  
HJE*









TOWN OF WELLESLEY



MASSACHUSETTS

**Wellesley Historical Commission**

Town Hall, 525 Washington Street  
Wellesley, MA 02482

June 8, 2020

Gordon C. Russell  
62 Brookside Road  
Wellesley, MA 02481

Re: Article 46C, *Historic Preservation Demolition Review*  
Eligibility Notice for 62 Brookside Road; expires June 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 62 Brookside 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 as early as 1850 but no later than 1924, when the owners were issued a building permit for an addition to an existing house. **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 June 8, 2022, two years after this determination.**

While Article 46C provides you with the right to appeal this determination, you have waived such right, as indicated by your signature on the submitted application, and have requested that the Historical Commission make a Preservation Determination for the building. **A public hearing to consider this request will be scheduled and noticed for the Historical Commission meeting on July 13, 2020.**

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