



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** (2050)

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: 76 FAIRBANKS AV

What year was the structure built? 1930 Source of information: TOWN PROPERTY CARDS

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: PATRICIA QUIGLEY Phone: 781-771-1219
 (PATI)

Mailing Address: 7 KIPLING RD, WELLESLEY, MA 02481

Email Address: PAFQ@COMCAST.NET

Application Authorization:

Signature of Property Owner: P. Quigley Date: 06/22/20

For Town Use Only

Submission Date: 6/23/2020 Received By: DANA MARKS

Fee Paid: \$ 50 Case Number: DR 2020-21

Determination (refer to issued Eligibility Notice):

Not an Eligible Building Date Issued: 6/24/2020

Eligible Building* Expiration Date: 6/24/2022

*A Preservation Determination is required; please see **SIDE 2**

SIDE 1

Application for Preservation Determination (#800)

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: PATTI QUIGLEY

Signature of Property Owner: P. Quigley Date: 06/22/20

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: <u>6/23/2020</u>	Received By: <u>Dana Marks</u>
Fee Paid: \$ <u>800</u>	WHC Public Hearing Date: <u>7/13/2020</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.

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

Location: [76 Fairbanks Ave.](#)
Parcel ID: 36-46--
Class: 101 1-Family
Type: Residential
Lot Size: 14,108
Census: 0
Zoning: SR15-Single Residence
Survey #: 0

Assessed Values

Assessment History

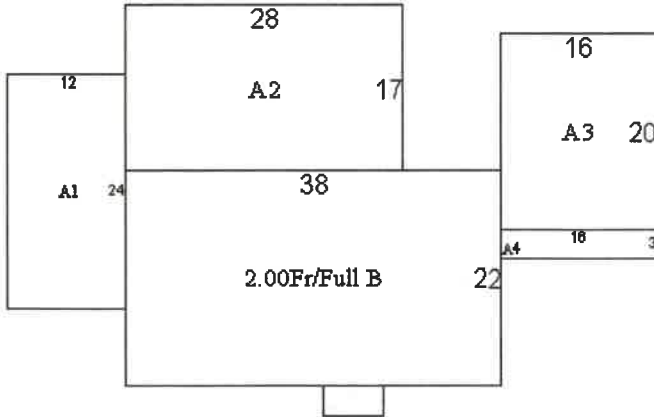
2020 Market Value		Year	Total Value
Land	\$796,000	2020	\$1,129,000
Building	\$333,000	2019	\$1,066,000
Other	\$0	2018	\$1,016,000
Total	\$1,129,000	2017	\$1,016,000
		2016	\$994,000
		2015	\$996,000
		2014	\$936,000
		2013	\$894,000
		2012	\$894,000
		2011	\$834,000
		2010	\$893,000

Owner Information

Name: Litster, J David &
 Litster, Cheryl E, Trustees
 Fairbanks Avenue 76 Realty Trust
Address: 76 Fairbanks Avenue
 Wellesley, MA 02481

Notes:

Building Information



Frame Style	Wood Colonial	Basement Heating	Full Basic
Stories	2.00	Heat Sys	Hot Water
Ext Walls	Frame	Fuel Type	Gas
Rooms	8	Attic	None
Beds	3	Condition	Average
Full Bath	2	Grade	B+
Half Bath	1	Traffic	L5
Extra Fix		Fireplaces	1
Rec Room	10 x20	Year Built	1930
Fin Bsmt	none	Year Remod	
Bsmt Gar	none	TLA	2,264
Stacks	0		

Area	Lower First	Second	Third	Area
Main				836
A1	1s Frame	1/2s Frame		288
A2	Open Mason Porch			476
A3	Frame Garage	1/2s Frame		320
A4	Open Frame Porch			48
A5	Encl. Frame Porch			18

Other Improvements

Code	Type	Qty	Year	Length	Width	Grade	Condition	Adj
	slate roof				none			

Notes:

Land Description

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

Market

Type	Description	Zone	Nhbd	Area	Infl	Traffic
1	Primary Site	SR15-Single Residence	107	14108	1	L5

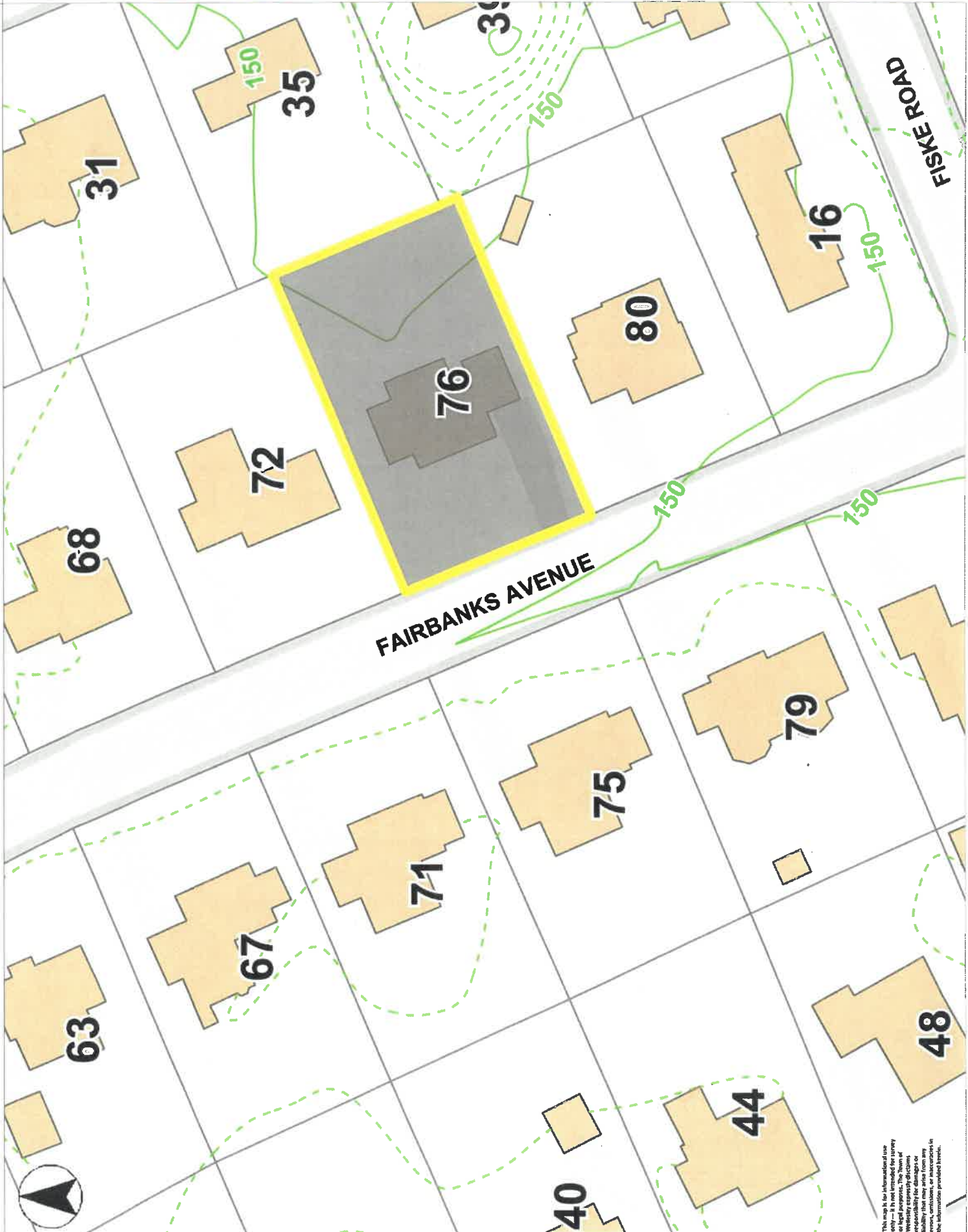
Sales Information

Date	Price	Vol	Page	Seller	Valid Code
3/7/2014	\$1	LC	188315	Litster, James David & Cheryl E	F. convenience, correcting deeds

Print This Page



- Points Of Interest
 - Beach
 - Cemetery
 - College
 - Fire
 - Library
 - Park
 - Parking
 - Police
 - Schools
 - Town Building
- Zoning Overlay
 - Commercial Re
 - Historic District
 - Large-Scale SO
 - Linden Street C
 - Residential Ince
 - Water Supply P
 - Wellesley Park
- Zoning (dtp: Administr
 - Bus: Business
 - Bus A: Business
 - CCP: Parks, Rec
 - Ed: Educational
 - Ed A: Education
 - Ed B: Education
 - GR: General Re
 - Ind: Industrial
 - Ind A: Industrial
 - LI A: Limited Ap
 - LI B: Limited BU
 - LI R: Limited Re
 - LVCD: Lower f
 - MR: Multi-Famil
 - SR10: Single R
 - SR15: Single R
 - SR20: Single R
 - SR30: Single R
 - SR40: Single R
 - SRA: Single Re
 - TH: Town Hous
 - T: Transportatio
 - WSCD: Wellseek
- MBTA Commuter Rail
 - MBTA Commuter Rail
- Buildings
 - Buildings
- Contours
 - 10ft Contours
 - 2ft Contours
- Aqueducts
 - Aqueducts
- Parcels
 - Parcels
- Wetlands
 - Wetlands
- Vernal Pools
 - NHESP Certified
 - Other Known V
- Base Flood Elevation
 - Base Flood Elevation
- Special Flood Hazard
 - Special Flood Hazard
- Public Lands
 - Parkland / Cons
 - Town Forest
 - Municipal
 - Municipal - Tax
 - Municipal - Park
 - Library
 - Municipal Light I
 - Public Works
 - Wellesley Public
 - Town of Needht
 - Commonwealth
 - MA Highways
 - Interstate
 - US Highway
 - Numbered Rout
 - Town Boundary
- Abutting Towns
 - Abutting Towns
 - Abutting Towns Opaq
 - Roads (Edge Of Pav
 - Subwalks



Town of Wellesley, MA

Printed on 03/13/2020 at 01:13 PM

162 ft

81

This map is for informational use only — it is not intended for survey or legal purposes. The Town of Wellesley is not responsible for the accuracy or reliability of any information derived from this map. The information provided herein is for informational purposes only.