

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: 78 Arnold Rd, Wellesley

What year was the structure built? X 1938 Source of information X Building Permit

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: X Richard F. McCarthy Phone: X 781-237-3747

Mailing Address: 78 Arnold Rd, Wellesley, MA

Email Address: X BRAERICH@Gmail.com

**Application Authorization:**

Signature of Property Owner: X [Signature] Date: X 7/15/20

**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

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: X Richard F. McCarty RICHARD F. MCCARTY

Signature of Property Owner: X Richard F. McCarty Date: X 7/15/20

### 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: _____
<b>Historical Commission Determination (refer to Issued Notice of Preservation Determination):</b>	
<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.

SIDE 2

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: [78 Arnold Rd](#)  
 Parcel ID: 108-30- -  
 Class: 101 1-Family  
 Type: Residential  
 Lot Size: 29,624  
 Census: 0  
 Zoning: SR20-Single Residence  
 Survey #: 0

	2020 Market Value
Land	\$1,043,000
Building	\$493,000
Other	\$0
<b>Total</b>	<b>\$1,536,000</b>

Year	Total Value
2020	\$1,536,000
2019	\$1,536,000
2018	\$1,413,000
2017	\$1,414,000
2016	\$1,380,000
2015	\$1,381,000
2014	\$1,357,000
2013	\$1,324,000
2012	\$1,324,000
2011	\$1,294,000
2010	\$1,343,000

Owner Information

Name: McCarthy, M Edwina & Richard F

Address: 78 Arnold Road Wellesley, MA 02481

Notes: listed for sale March 2007 \$2,150,000; May 2007 \$1,995,000; Sept 2007 \$1,995,000; Jan 2008 \$1,995,000

Building Information

Area	Lower	First	Second	Third	Area
Main					1,025
A1	Bsmt Unfin	1s Frame			216
A2		Stone or Tile Patio			144
A3	Bsmt Unfin	1s Frame	1/2s Frame		128
A4		Frame Garage	1/2s Frame		480
A5		1s Frame			40
A6		Encl. Frame Porch			28
A7		Frame Bay			16
A8		Wood Deck			117



Frame	Wood	Basement	Full
Style	Colonial	Heating	Basic
Stories	2.00	Heat Sys	Warm Air
Ext Walls	Frame	Fuel Type	Gas
Rooms	11	Attic	Unfinished
Beds	5	Condition	Average
Full Bath	3	Grade	A+
Half Bath	1	Traffic	L5
Extra Fix		Fireplaces	2
Rec Room	18 x25		
Fin Bsmt	none	Year Built	1938
Bsmt Gar	none	Year Remod	
Stacks	0	TLA	2,754

Other Improvements

Code	Type	Qty	Year	Length	Width	Grade	Condition	Adj
							none	

per listing "Elegant, beautifully maintained 1930's Colonial has many updates and is set on 2/3 acre in the best of Cliff Estates. Notes: Lovely gardens, terraces and private views. An exceptionally fine property."

**Land Description**

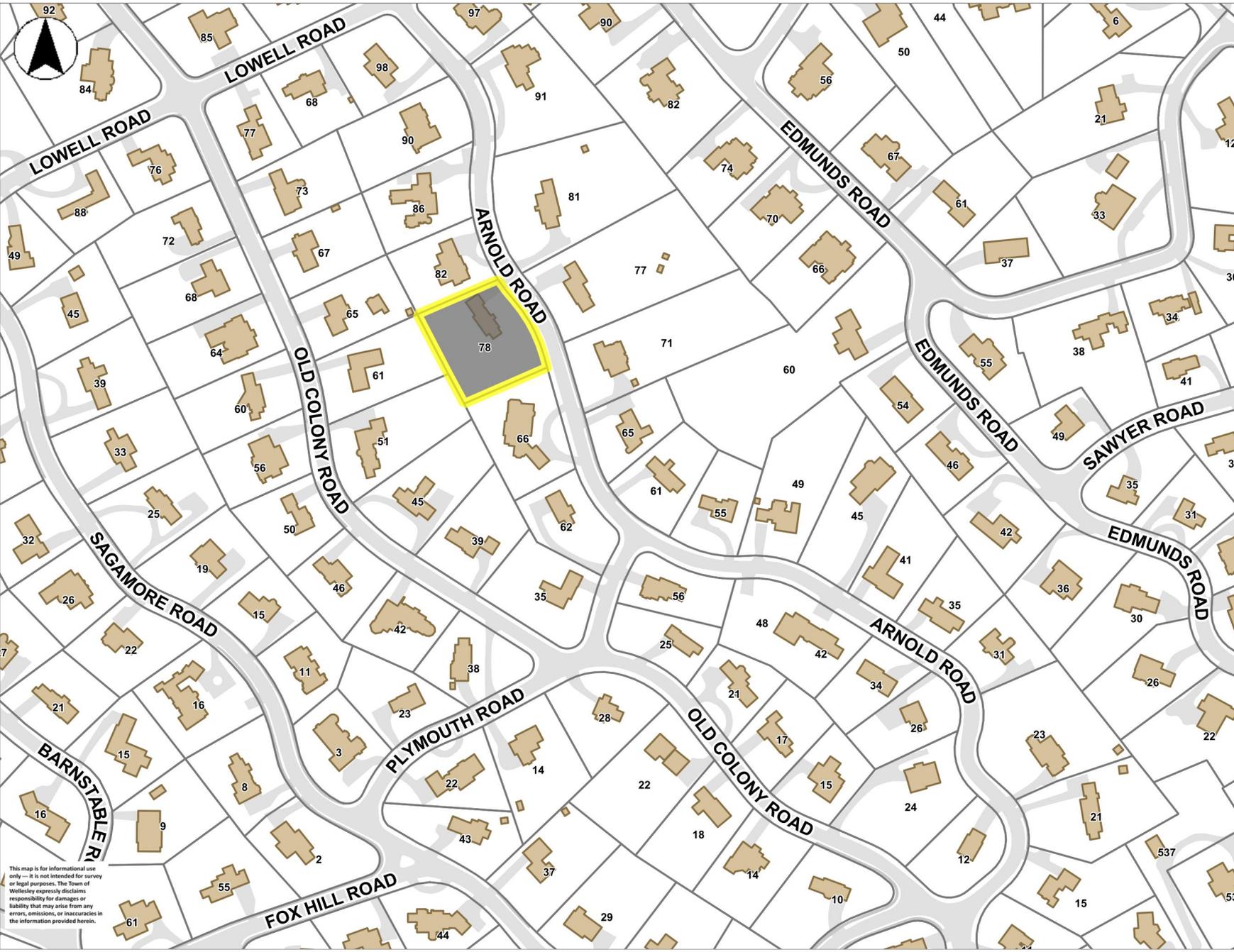
Topography	Utilities		Street	Paved	Landlocked	No	View	Average
Level	Public	Gas	Road	Public	Sidewalk	Yes	Landscaping	
					Gas	Yes		

**Market**

Type	Description	Zone	Nhbd	Area	Infl	Traffic
1	Primary Site	SR20-Single Residence	103	29624	1	L5

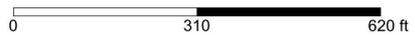
**Sales Information**

Date	Price	Vol
Print This Page		



- 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
  - Sidewalks & Paved Paths
  - Unpaved Paths
- Parking
- Open Water
- Brooks And Streams
- Active Recreation Areas
  - Golf Course
  - Court - Basketball/Tennis
  - Track
  - Beach
  - Field

This map is for informational use only — it is not intended for survey or legal purposes. The Town of Wellesley expressly disclaims responsibility for damages or liability that may arise from any errors, omissions, or inaccuracies in the information provided herein.



Printed on 06/17/2020 at 12:15 PM

# Town of Wellesley, MA

Date SEPT. 17 1938

# 75

Street ARNOLD ROAD No. LOT # 25 Precinct 5 Permit No. 6480

Owner A. M. BROWN & SON. Address 68 GARNET ROAD, WEST ROXBURY

Architect C. F. M. ROBERTS Address GRANIT BLDG, QUINCY

Builder A. M. BROWN & SON. Address 68 GARNET ROAD, WEST ROXBURY

Permit Granted 9-19-38 Area of Lot 123 X 120 X 170

Dimensions 41'6" X 41'6" X 25' EST. COST - \$12,500.-

Date of Inspections

PLANS ON FILE

Date of Inspections

Plumbing, No. of Baths, etc.

4 Water Closets, 1 Wash Tub, 1 Sink, 1 Shower,  
2 Bath Tubs, 4 Water Bowles. W.P.Hodge.

Heating AIR CONDITIONED

Remarks DWELLING.









TOWN OF WELLESLEY



MASSACHUSETTS

**Wellesley Historical Commission**

Town Hall, 525 Washington Street  
Wellesley, MA 02482

July 16, 2020

Richard F. McCarthy  
78 Arnold Road  
Wellesley, MA 02841

Re: *Article 46C, Historic Preservation Demolition Review*  
Eligibility Notice for 78 Arnold Road; expires July 16, 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 78 Arnold 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 September 19, 1938, when Building Permit No. 6480 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 July 16, 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 August 10, 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