



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: 24 Priscilla Rd Wellesley MA

What year was the structure built? 1953 Source of information: Public Record

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: Marc Charney - 187-189 Walnut St. LLC Phone: 323-610-6761

Mailing Address: 4 Twitchell St. Wellesley MA. 02482

Email Address: Charneymarc@verizon.net

**Application Authorization:**

Signature of Property Owner: [Signature] Date: 10/5/2020

**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

Parcel Information:

**Location:** 24 Priscilla Rd  
**Parcel ID:** 30-21--  
**Class:** 101 1-Family  
**Type:** Residential  
**Lot Size:** 15,653  
**Census:** 0  
**Zoning:** SR15-Single Residence  
**Survey #:** 0

Assessed Values

	2020 Market Value
Land	\$725,000
Building	\$107,000
Other	\$0
<b>Total</b>	<b>\$832,000</b>

Assessment History

Year	Total Value
2020	\$832,000
2019	\$799,000
2018	\$737,000
2017	\$737,000
2016	\$724,000
2015	\$725,000
2014	\$638,000
2013	\$611,000
2012	\$611,000
2011	\$568,000
2010	\$639,000

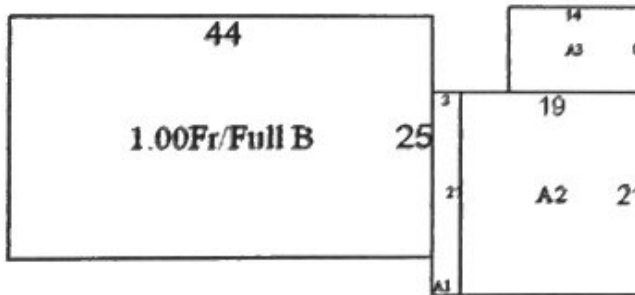
Owner Information

**Name:** Schofield, Richard C Jr

**Address:** 24 Priscilla Road Wellesley, MA 02481

Notes:

Building Information



<b>Frame</b>	Wood	<b>Basement</b>	Full
<b>Style</b>	Cape Cod	<b>Heating</b>	Basic
<b>Stories</b>	1.00	<b>Heat Sys</b>	Warm Air
<b>Ext Walls</b>	Frame	<b>Fuel Type</b>	Gas
<b>Rooms</b>	5	<b>Attic</b>	Unfinished
<b>Beds</b>	2	<b>Condition</b>	Below Average
<b>Full Bath</b>	1	<b>Grade</b>	B-
<b>Half Bath</b>	2	<b>Traffic</b>	L5
<b>Extra Flx</b>		<b>Fireplaces</b>	1
<b>Rec Room</b>	12 x25		
<b>Fin Bsmt</b>	none	<b>Year Built</b>	1953
<b>Bsmt Gar</b>	none	<b>Year Remod</b>	
<b>Stacks</b>	0	<b>TLA</b>	1,100

Area	Lower First	Second	Third	Area
Main				1,100
A1	Encl. Frame Porch			63
A2	Frame Garage			399
A3	Stone or Tile Patio			126

Other Improvements

Code	Type	Qty	Year	Length	Width	Grade	Condition	Adj
						none		

Notes:

Land Description

Topography	Utilities	Street	Paved	Landlocked	No View	Average

Level Public Gas Road Public Sidewalk No Landscaping  
Gas Yes

Market

Type	Description	Zone	Nhhd	Area	Infl	Traffic
1	Primary Site	SR15-Single Residence	202	15653	1	L5

Sales Information

Date	Price	Vbl	Page	Seller	Valid Code
			none		

Print This Page



128

-71.25686 42.31185 Degrees

TOWN OF WELLESLEY



MASSACHUSETTS

**Wellesley Historical Commission**

Town Hall, 525 Washington Street  
Wellesley, MA 02482

October 9, 2020

Marc Charney  
187-189 Walnut Street LLC  
4 Twitchell Street  
Wellesley, MA 02482

Re: Article 46C, *Historic Preservation Demolition Review*  
Eligibility Notice for 24 Priscilla Road; expires October 9, 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 24 Priscilla 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 earlier than September 1, 1949, when Building Permit No. 10103 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 October 9, 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 in order to schedule and notice the Historical Commission to consider your application at its next meeting on November 9, 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