

201901312



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**

Rec'd
\$850.00
ck# 2917

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: 37 Cypress Road

What year was the structure built? 1931 Source of information: Original Building plans

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: Linda J. Somerville Phone: 781-239-0010

Mailing Address: 37 Cypress Rd., Wellesley Hills

Email Address: LSomer13@gmail.com

Application Authorization:

Signature of Property Owner: Linda J. Somerville Date: April 14, 2021

For Town Use Only

Submission Date: 4/20/21 Received By: (Signature)

Fee Paid: \$ 850.00 Case Number: DR 2021-20

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: Linda J. Somerville

Signature of Property Owner: Linda J. Somerville Date: April 14, 2021

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.

Physical Characteristics Date: July 1, 2020

FY2021 Tax Rate for Wellesley, MA \$11.75

[Print This Page](#)

Assessment Valuation Date: January 1, 2020

Parcel Information:

Location: [37 Cypress Rd](#)
 Parcel ID: 95-49--
 Class: 101 1-Family
 Type: Residential
 Lot Size: 47,391
 Census: 0
 Zoning: SR20-Single Residence
 Survey #: 0

2021 Market Value	
Land	\$1,687,000
Building	\$702,000
Other	\$1,000
Total	\$2,390,000

Assessment History

Year	Total Value
2021	\$2,390,000
2020	\$2,390,000
2019	\$2,390,000
2018	\$2,327,000
2017	\$2,326,000
2016	\$2,304,000
2015	\$2,306,000
2014	\$2,066,000
2013	\$1,983,000
2012	\$1,983,000
2011	\$1,958,000

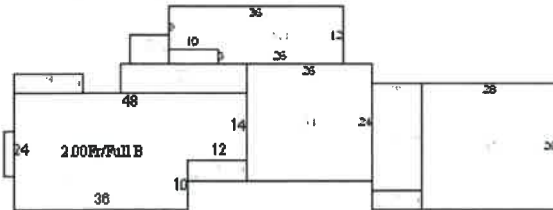
Owner Information

Name: Somerville, Linda J

Address: 37 Cypress Road
 Wellesley, MA 02481

Notes:

Building Information



Frame	Wood	Basement	Full
Style	Colonial	Heating	Central Air
Stories	2.00	Heat Sys	Steam
Ext Walls	Frame	Fuel Type	Oil
Rooms	10	Attic	None
Beds	5	Condition	Average
Full Bath	3	Grade	A+
Half Bath	1	Traffic	L5
Extra Fix	3	Fireplaces	2
Rec Room	none	Year Built	1929
Fin Bsmt	none	Year Remod	1986
Bsmt Gar	none	TLA	4,232
Stacks	0		

Area	Lower	First	Second	Third	Area
Main					1,032
A1		Frame Bay			18
A2	Bsmt Unfin	1s Frame	1/2s Frame		156
A3		Encl. Frame Porch			48
A4		1s Frame	1/2s Frame		624
A5		1s Frame	1/2s Frame		220
A6		Open Frame Porch			40
A7		Frame Garage	3/4s Frame		728
A8		1s Frame			48
A9		Open Frame Porch	1s Frame		56
A10		Canopy			30
A11		Concrete/Mason Patio			402

Other Improvements

Code	Type	Qty	Year	Length	Width	Grade	Condition	Adj
1	Shed - Frame	1	1930	10	10	C	Average	1

Notes:

Land Description

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

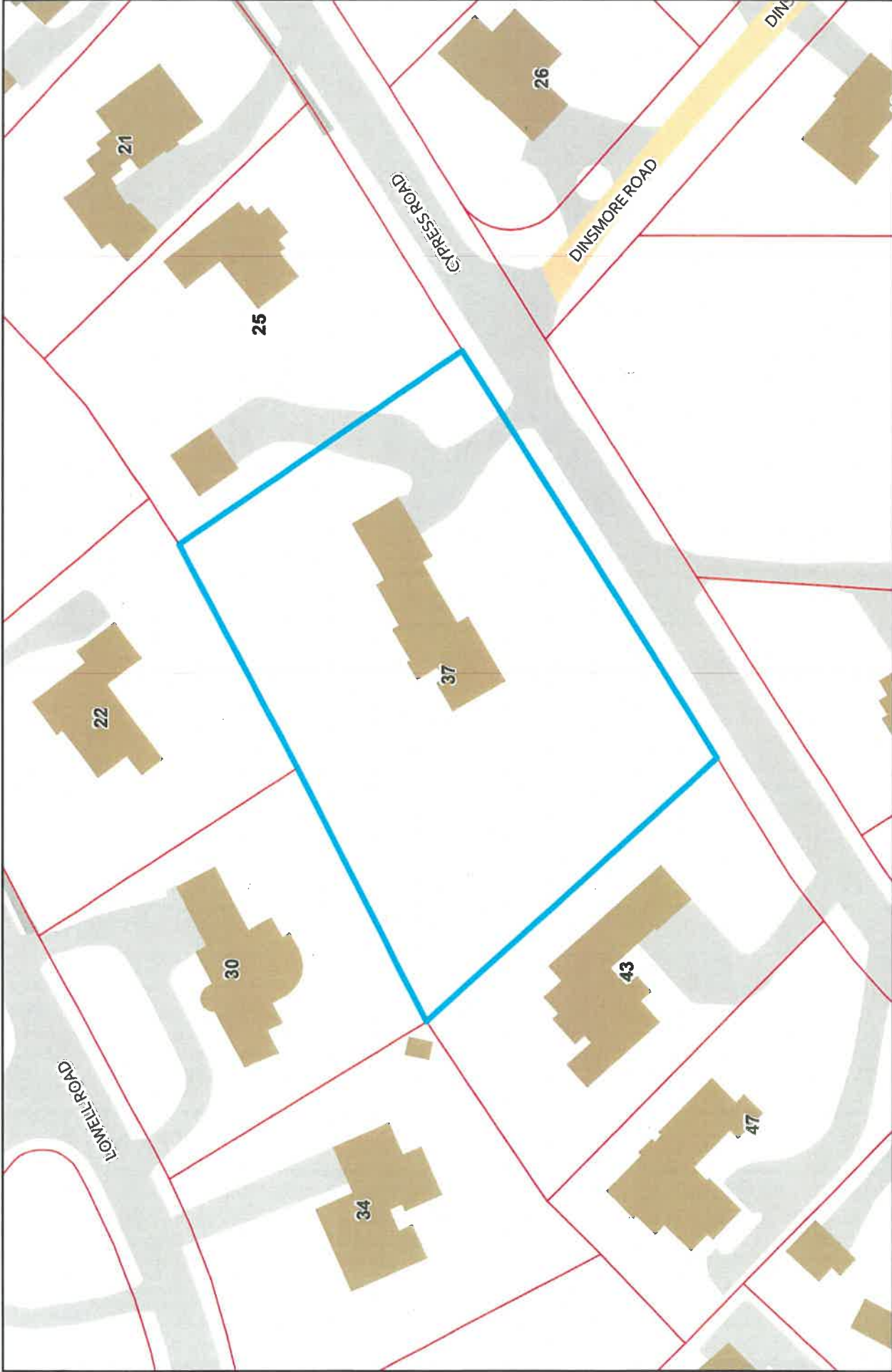
Market

Type	Description	Zone	Nhbd	Area	Infl	Traffic
1	Primary Site	SR20-Single Residence	113	27391	1	L5
1	Primary Site	SR20-Single Residence	113	20000	0.8	L5

Sales Information

Date	Price	Vol	Page	Seller	Valid Code
10/31/2002	\$1	LC	163488	Samuelson, Robert & Linda J	F. convenience, correcting deeds

Print This Page



MapWellesley
Wellesley Property Viewer

4/14/2021

Assessor Parcels



1:1,128

Street..... Cypress Road Date..... March 25, 1931
No. 27 Precinct..... 2 Permit No. 3756

Owner Garland, Frederick E., Address Eaton Court, 19
Architect Benj. Proctor Address Milk St., 173, Boston,
Builder O. R. Patterson, Address Washington St., 318,

Permit Granted March 25, 1931 Area of Lot 242 x 134
Dimensions Est. Cost \$ 16,000.00

Date of Inspections
Date of Inspections

Plumbing, No. of Baths, etc. ~~Max Kuffax~~ 3 Water Closets, 1 Wash Tub,
1 Sink, 3 Wash Bowls, 2 Baths. #1068
G. Ogilvie.

Heating No Infn.

Remarks Dwelling & Garage

PLANS ON FILE

















Sent from my iPhone