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May 16, 2021

Donald McCauley, Planning Director
Wellesley Historical Commission
Town of Wellesley
525 Washington Street
Wellesley, MA 02482-5992

Re: 108 Abbott Road

Dear Mr. McCauley:

Please find enclosed an Application for Eligibility Notice and Preservation Determination. As noted on the application, my client acknowledges that the structure is an Eligible Building and waives any right to an appeal of such determination.

Please also find enclosed the following additional materials.

1. Assessor's Map showing property location
2. Photocopy of the Assessor's Records
3. Building Permit
4. Photos of the front and rear of the existing dwelling
5. A check payable to the Town of Wellesley in the amount of \$850.00

Please arrange to have this matter placed upon the Historical Commission's first available docket, which I understand to be June 14, 2021.

Very truly yours,



David J. Himmelberger

Enclosures

201901316

Rec'd
\$850.00
CK# 1692



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: 108 Abbott Road
What year was the structure built? 1927 Source of information: Building Dept.
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: Essex BYM Development LLC Phone: 781 888-0910
Gordon C Russell, mgr.

Mailing Address: PO Box 643451, Vero Beach FL 32964

Email Address: gcross@gmail.com

Application Authorization:

Signature of Property Owner: *Gordon C Russell, Manager* Date: 05/10.2021

For Town Use Only

Submission Date: 5/17/21 Received By: (12)
Fee Paid: \$ 850.00 Case Number: DR 2021-25

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: Essex B4M Development LLC

Signature of Property Owner:  Manager Date: 5/12/2021

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.

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Parcel Information:

Location: 108 Abbott Rd
Parcel ID: 56-30- -
Class: 101 1-Family
Type: Residential
Lot Size: 25,287
Census: 0
Zoning: SR20-Single Residence
Survey #: 0

Assessed Values

2021 Market Value	
Land	\$1,130,000
Building	\$472,000
Other	\$19,000
Total	\$1,621,000

Assessment History

Year	Total Value
2021	\$1,621,000
2020	\$1,621,000
2019	\$1,651,000
2018	\$1,426,000
2017	\$1,426,000
2016	\$1,402,000
2015	\$1,403,000
2014	\$1,434,000
2013	\$1,351,000
2012	\$1,351,000
2011	\$1,334,000

Owner Information

Name: Murray, Virginia M &
 Murray, Virginia L, Trustees, et al
 Joseph E Murray Rev Trust
Address: 108 Abbott Road
 Wellesley, MA 02481

Notes:

Building Information



Frame	Wood	Basement	Full
Style	Colonial	Heating	Basic
Stories	2.25	Heat Sys	Hot Water
Ext Walls	Masonry/Frame	Fuel Type	Gas
Rooms	11	Attic	None
Beds	6	Condition	Average
Full Bath	3	Grade	A
Half Bath	1	Traffic	L5
Extra Flx	1	Fireplaces	1
Rec Room	none	Year Built	1927
Fin Bsmt	none	Year Remod	
Bsmt Gar	none	TLA	3,692
Stacks	0		

Area	Lower	First	Second	Thlrd	Area
Main					1,538
A1	Bsmt Unfin	1s Frame			63
A2		Open Frame Porch			24
A3		Open Frame Porch	1s Frame		16
A4		Encl. Frame Porch	1s Frame		99
A5		Encl. Frame Porch			33
A6	Bsmt Unfin	1s Frame			54
A7		Open Frame Porch			50

Other Improvements

Code	Type	Qty	Year	Length	Width	Grade	Condition	Adj
1	Garage - Brick/Stone	1	1926	19	21	B	Good	1

Notes:

Land Description

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

Market						
Type	Description	Zone	Nhbd	Area	Infl	Traffic
1	Primary Site	SR20-Single Residence	204	25287	1	L5

Sales Information						
Date	Price	Vol	Page	Seller	Valid Code	
6/12/2014	\$1:	32308	146	Murray, Joseph E & Virginia L	F. convenience, correcting deeds	
6/8/2006	\$1:	23753	133	108 Abbott Road Realty Trust	A. family	

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Date..... July 12, 1927.

Street..... Abbott Road

No.

Precinct.....

Permit No. 2523

108
113

Owner Rossi & Scarlotti

Address Needham, Mass.

Architect C. C. Crowell

Address Newton Highlands

Builder Rossi & Scarlotti

Address Needham, Mass.

Permit Granted July 14, 1927

Area of Lot 200 x 136

Dimensions

Est. Cost \$ 20,000.00

Date of Inspections

PLANS ON FILE

Date of Inspections

Plumbing, No. of Baths, etc.

Standard - Open

Heating

Hot Water

Remarks

Dwelling

