

# 201901350



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  
\$200.00  
OK#  
367320

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: 41 Service Drive (Wellesley College)

What year was the structure built? Unknown 1887  
(pre-1940)

Property Card Record  
Source of information: Aerial Imagery

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: Wellesley College Phone: 781-283-2787  
Attn: Michelle Maheu

Mailing Address: 300 Central Street, Wellesley, MA 02482

Email Address: mmaheu@wellesley.edu

**Application Authorization:**

Signature of Property Owner: Michelle Maheu Date: July 19, 2021

**For Town Use Only**

Submission Date: 8/18/21

Received By: JC

Fee Paid: \$ 200.00

Case Number: DR 2001-43

**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: Michelle Maheu

Signature of Property Owner: Michelle Maheu Date: Aug 2, 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.**



**FACILITIES MANAGEMENT & PLANNING**  
106 Central Street  
Wellesley, Massachusetts 02481

Michelle Maheu, AIA, LEEP-AP  
Director for Planning, Design & Construction  
781-283-2787

July 19, 2021

Jake Collins  
Preservation Planner  
Wellesley Planning Department  
525 Washington Street  
Wellesley, MA 02482

Re: Wellesley College  
41 Service Drive Demolition  
**Application for Eligibility Notification**

Dear Jake,

Wellesley College is seeking to demolish an existing building at 41 Service Drive within our property on the Nehoiden Golf Club, which formerly served as a residence for College staff. The actual date of construction is unknown, but available aerial imagery indicates the structure was built prior to 1940.

The building has been abandoned for approximately 15 years since the last staff resided within it. As you'll see in the enclosed photos, the structure is boarded up and suffers from considerable areas of disrepair, including wood rot, broken vinyl siding, and missing asphalt shingles. While not visible from the photos, the interior and stone foundation are in equal disrepair due to their age. Maintenance of the building is a financial nuisance to the College, and as such, we would like to take it down.

The College is not aware of any notable history associated with this building, either with its use or former residents. The College's consultant, VHB, has performed a desktop review of the structure through the Massachusetts Cultural Resource Information System (MACRIS). VHB was unable to find any reference to the subject building within the MACRIS records. The building is within the boundaries of Wellesley College (WEL.G), an area that is included in the Inventory of Historic and Archaeological Assets of the Commonwealth; however, the structure in question is not listed as a contributing resource.

Whereas the structure at 41 Service Drive has not been used as a dwelling in over a decade, and prior to that was used to house College staff, we respectfully request that this building be

deemed "Not an Eligible Building" under Article 46C of the Town of Wellesley Bylaws. If members of the Wellesley Historical Commission or the Commission Staff would like to tour the subject building to assist with the determination, please contact me at 781-283-2787. Thank you for your consideration of this request.

Sincerely,

A handwritten signature in cursive script that reads "Michelle Maheu". The signature is written in black ink and has a fluid, connected style.

Michelle Maheu  
Director of Planning, Design & Construction  
Wellesley College  
mmahue@wellesley.edu

encl.

# PHOTOGRAPHIC LOG

**Site Location:** 41 Service Drive, Wellesley, MA

**Photo No.:** 1    **Date:** July 2021

**Description:**

Subject building's west and south sides, showing boarded openings and disrepair; looking north.



**Photo No.:** 2    **Date:** July 2021

**Description:**

Subject building's north side, showing boarded openings and disrepair; looking south.



