

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: 161 Cedar Street

What year was the structure built? 1900 Source of information: ASSESSORS

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: MARIANNE MILLER BARON Phone: \_\_\_\_\_

Mailing Address: 295 GOVERNORS LANE ZIONSVILLE IN

Email Address: \_\_\_\_\_

### Application Authorization:

Signature of Property Owner:  Marianne Miller Baron, Trustee Date: \_\_\_\_\_  
9/7/2021 11:42:36 AM EDT

### For Town Use Only

Submission Date: 9/14/21 Received By: \_\_\_\_\_

Fee Paid: \$ 250.00 Case Number: DR 2021-49

### 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: MARIANNE MILLER BARON

Signature of Property Owner:  Marianne Miller Baron, Trustee Date: \_\_\_\_\_  
9/7/2021 11:42:45 AM EDT

### 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)\*

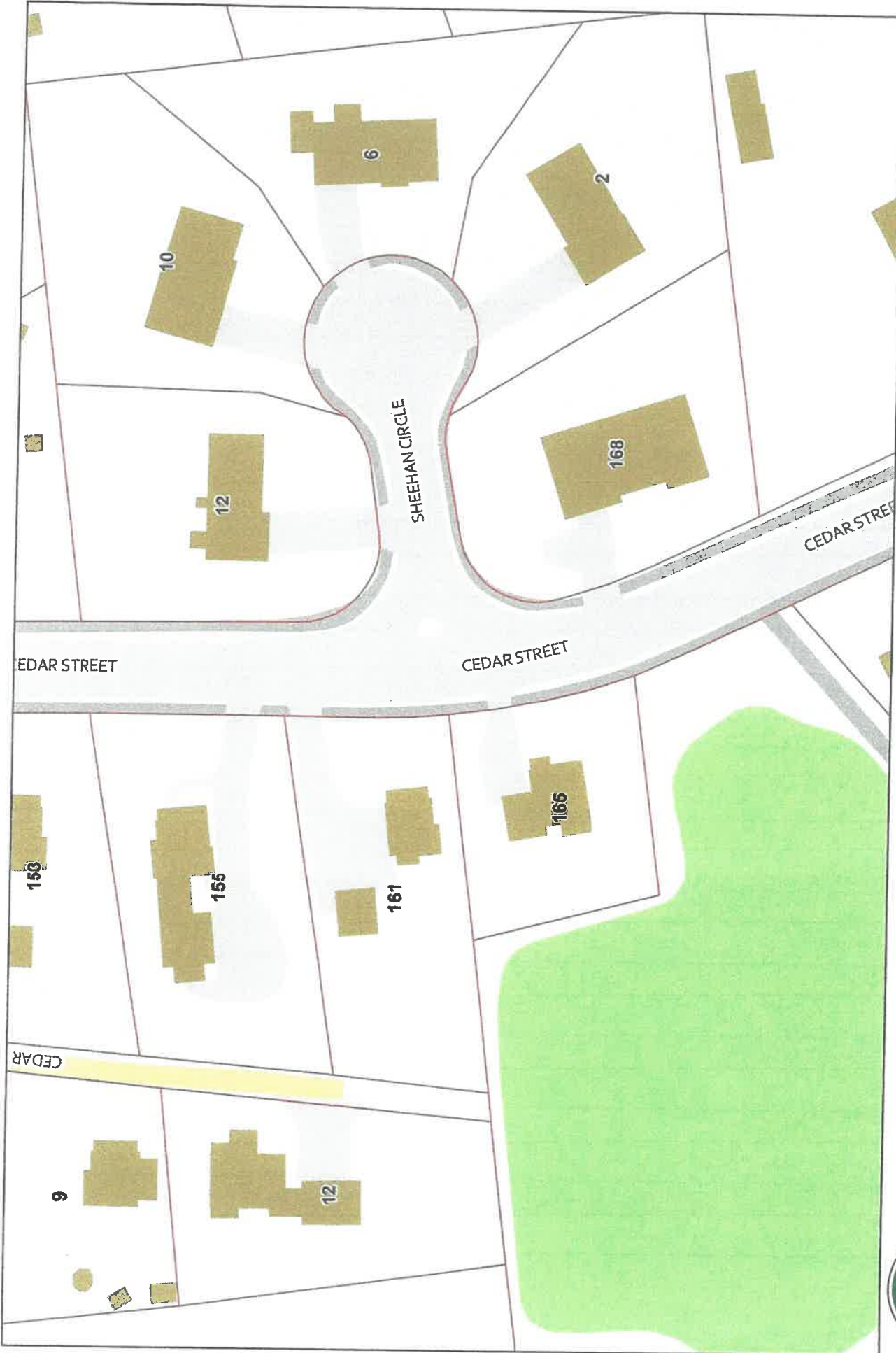
\*May not be sought until a Preservation Determination is made by the Historical Commission

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.**



1:1,128

Assessor Parcels

MapWellesley  
Wellesley Property Viewer

9/3/2021



Property Record Card

Physical Characteristics Date: July 1, 2020

FY2021 Tax Rate for Wellesley, MA \$11.75

Assessment Valuation Date: January 1, 2020

Parcel Information:

Print This Page

Location: 161 Cedar St  
 Parcel ID: 16-61--  
 Class: 101 1-Family  
 Type: Residential  
 Lot Size: 15,300  
 Census: 0  
 Zoning: SR15-Single Residence  
 Survey #: 0

Assessed Values

2021 Market Value	
Land	\$526,000
Building	\$39,000
Other	\$1,000
<b>Total</b>	<b>\$566,000</b>

Assessment History

Year	Total Value
2021	\$566,000
2020	\$566,000
2019	\$535,000
2018	\$519,000
2017	\$519,000
2016	\$512,000
2015	\$485,000
2014	\$347,000
2013	\$361,000
2012	\$403,000
2011	\$284,000

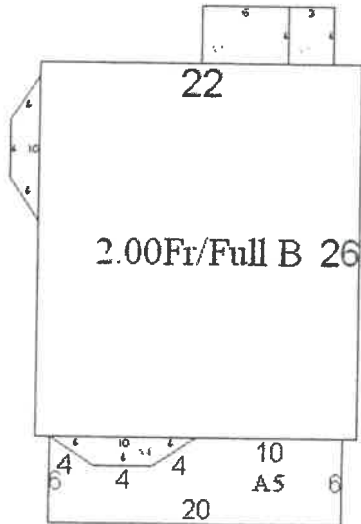
Owner Information

Name: Miller, Gordon E, Trustee  
 G E Miller Realty Trust

Address: 245 Governors Lane  
 Zionsville, IN 46077

Notes:

Building Information



Frame Style	Wood Old Style	Basement Heating	Full Basic
Stories	2.00	Heat Sys	Hot Water
Ext Walls	Asbestos	Fuel Type	Oil
Rooms	6	Attic	Unfinished
Beds	3	Condition	Poor
Full Bath	1	Grade	C-
Half Bath		Traffic	H5
Extra Fix		Fireplaces	
Rec Room	none	Year Built	1900
Fin Bsmt	none	Year Remod	
Bsmt Gar	none	TLA	1,186
Stacks	0		

Area	Lower	First	Second	Third	Area
Main					572
A1	Bsmt Unfin	Frame Bay	Frame Bay		14
A2		Encl. Frame Porch			24
A3		Open Frame Porch			12
A4		Frame Bay			14
A5		Encl. Frame Porch			106

Other Improvements

Code	Type	Qty	Year	Length	Width	Grade	Condition	Adj
1	Garage - 1 story frame	1	1920	19	21	E	Unsound	1

Notes:

Land Description

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

**Market**

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Type	Description	Zone	Nhbd	Area	Infl	Traffic
1	Primary Site	SR15-Single Residence	108	15300	1	H5

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**Sales Information**

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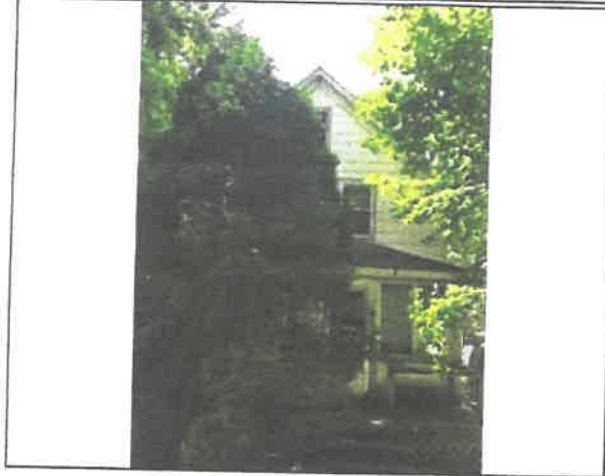
Date	Price	Vol	Page	Seller	Valid Code
9/24/2001	\$1	15539	161	Miller, Gordon	F. convenience, correcting deeds

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Print This Page

161 Cedar, Wellesley, MA 02481

Single Family - Detached  
List Price: \$0



Yard - Front



Exterior - Front



Yard - Side



Yard - Side



Yard - Back



Garage

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161 Cedar, Wellesley, MA 02481

Single Family - Detached  
List Price: \$0



Yard - Side



Garage



Yard - Back

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**161 Cedar, Wellesley, MA 02481**

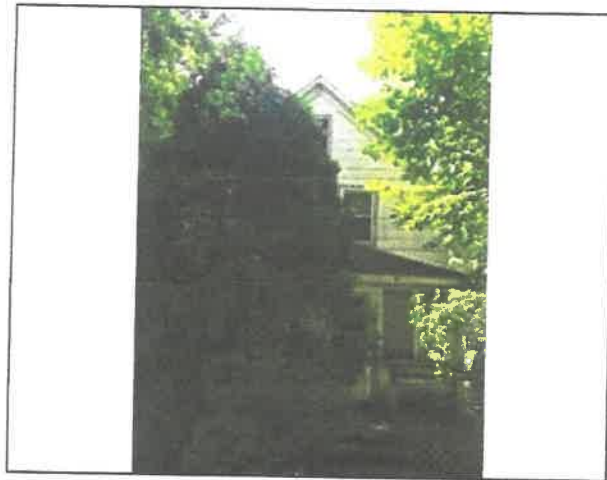
**Single Family - Detached**  
**List Price: \$0**



**Garage**



**Exterior - Back**



**Exterior - Front**



**Garage**

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**Michael J. Quinn 508-380-7594 email: michaeljquinnre@aol.com**