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October 4, 2021

Eric Arbeene, AICP
Senior Planner
Town of Wellesley Planning Department
525 Washington Street
Wellesley, MA 02482

RE: Historic Preservation Demolition Review, 460 Weston Road, Wellesley

Dear Mr. Arbeene:

I represent the interests of Michael Rabb, the new owner of 460 Weston Road, Wellesley, pursuant to a Deed recently recorded with the Registry of Deeds on September 23, 2021, (and enclosed herewith) with regard to its request for an Historic Preservation Demolition Review.

Please find attached an Application for Eligibility Notice and Preservation Determination.

Please also find the following documents:

1. Assessor's Map showing the property location
2. Copies of the Assessor's record for the property
3. Copy of the original Building Permit from 1942
4. A check payable to the Town of Wellesley in the amount of \$850.

I look forward to receiving your Staff Report once completed, and to appearing before the Historical Commission at its November 8, 2021 meeting.

Thank you for your attention to this matter.

Very truly yours,


David J. Himmelberger

Enclosures



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: 460 Weston Road, Wellesley, MA 02482

What year was the structure built? 1926 Source of information: Property Record Card

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: Michael Rabb Phone: (857) 972-5139

Mailing Address: 15 Harrison Street, Medford, MA 02155

Email Address: msscott76@hotmail.com

Application Authorization:

Signature of Property Owner:  Date: 9/21/21

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

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: Michael Rabb

Signature of Property Owner:  Date: 9/21/21

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)*

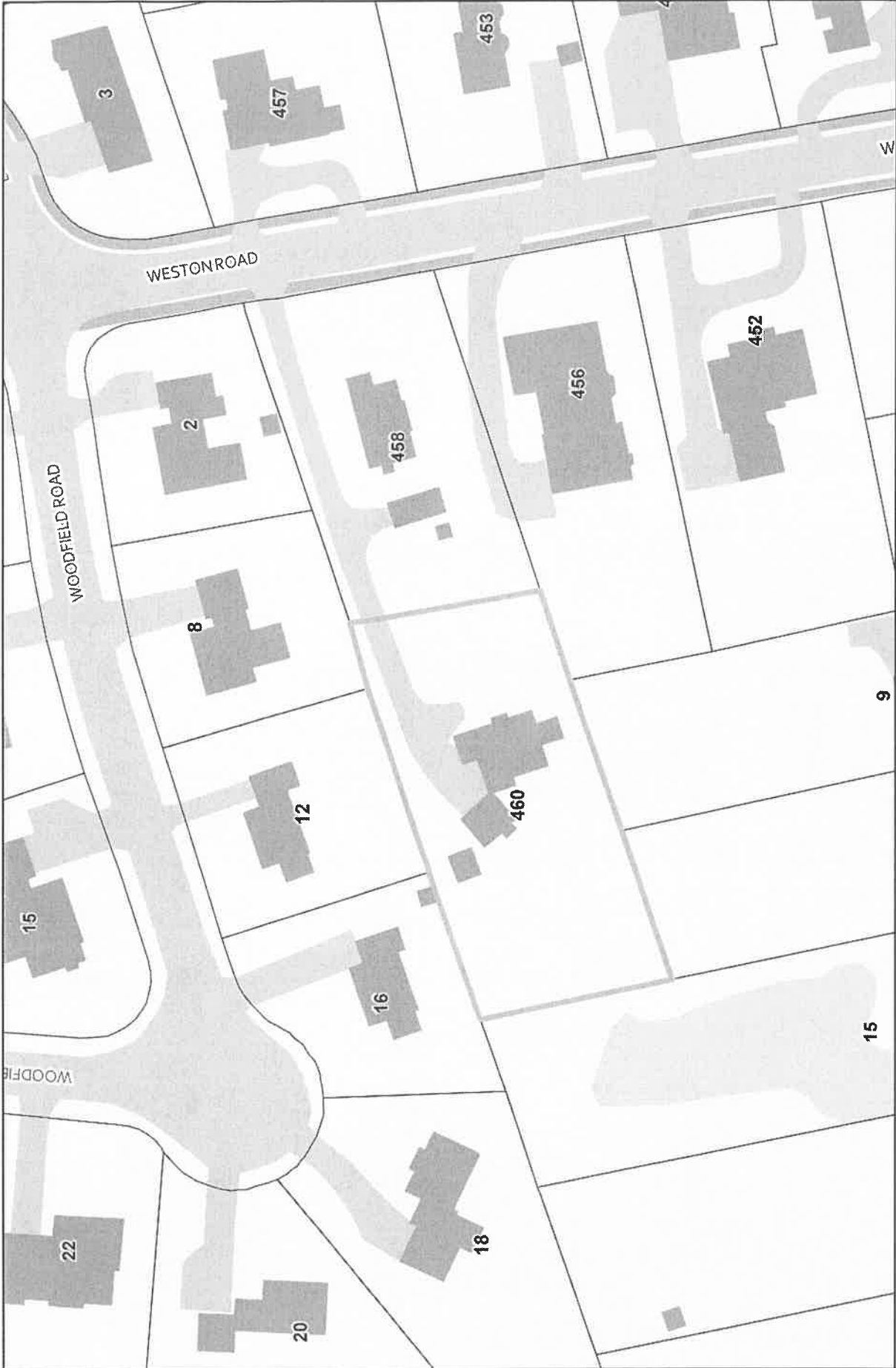
*May not be sought until a Preservation Determination is made by the Historical Commission

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.



MapWellesley
Wellesley Property Viewer

10/4/2021

Assessor Parcels



1:1,128

Physical Characteristics Date: July 1, 2020

FY2021 Tax Rate for Wellesley, MA \$11.75

Parcel Information:

[Print This Page](#)

Assessment Valuation Date: January 1, 2020

Location: [460 Weston Rd](#)
Parcel ID: 190-81--
Class: 101 1-Family
Type: Residential
Lot Size: 20,652
Census: 0
Zoning: SR10-Single Residence
Survey #: 0

Assessed Values

Assessment History

2021 Market Value		Year	Total Value
Land	\$757,000	2021	\$851,000
Building	\$82,000	2020	\$851,000
Other	\$12,000	2019	\$851,000
Total	\$851,000	2018	\$693,000
		2017	\$693,000
		2016	\$684,000
		2015	\$653,000
		2014	\$544,000
		2013	\$496,000
		2012	\$496,000
		2011	\$461,000

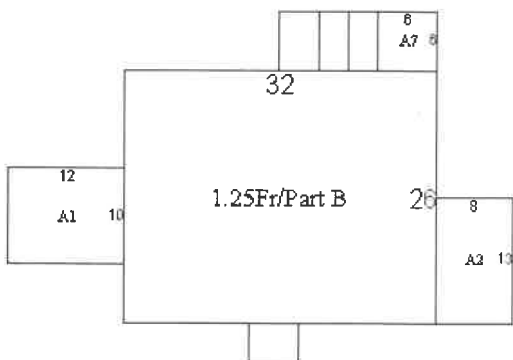
Owner Information

Name: Stoltmann-Dorsey, Suzanne F, Trstee
 460 Weston Road Trust

Address: 460 Weston Road
 Wellesley, MA 02482

Notes: shared driveway with 458 Weston Rd

Building Information



Frame	Wood	Basement	Partial
Style	Cape Cod	Heating	Central Air
Stories	1.25	Heat Sys	Warm Air
Ext Walls	Frame	Fuel Type	Oil
Rooms	6	Attic	None
Beds	2	Condition	Average
Full Bath	1	Grade	C-
Half Bath		Traffic	L5
Extra Fix		Fireplaces	1
Rec Room	none	Year Built	1926
Fin Bsmt	none	Year Remod	1974
Bsmt Gar	none	TLA	1,178
Stacks	0		

Area	Lower	First	Second	Third	Area
Main					832
A1	Bsmt Unfin	1s Frame			120
A2		Encl. Frame Porch			104
A3		Encl. Frame Porch			20
A4		Basement Entry			24
A5		1s Frame			18
A6		Encl. Frame Porch			18
A7		Open Frame Porch			36

Other Improvements

Code	Type	Qty	Year	Length	Width	Grade	Condition	Adj
1	Shed - Frame	1	1940	16	12	C	Average	1
2	Garage - 1 story frame	1	1940	18	20	C	Average	1

Notes:

shared driveway

Land Description

Topography	Utilities	Street	Semi-improved	Landlocked	No	View	Average
Level	Septic	Road	Public	Sidewalk	No	Landscaping	
				Gas	No		

Market

Type	Description	Zone	Nhbd	Area	Infl	Traffic
1	Primary Site	SR10-Single Residence	100	20652	1	L5

Print This Page

Sales Information

Date	Price	Vol	Page	Seller	Valid Code
6/10/2003	\$100	19056	12	Stoltmann, Suzanne F	F. convenience, correcting deeds
2/2/1999	\$310,000	13204	236	Foote, Agnes R	Valid
3/7/1997	\$1	11727	195	Foote, Joseph M & Agnes R	Valid

Street.....Weston Rd. No. **460** Precinct.....**2** Permit No. **2269**
 Date.....Oct. **11**, 1926

Owner	C. F. McCabe	Address	Weston Rd.
Architect	"	Address	"
Builder	"	Address	"
Permit Granted	Oct. 14, 1926	Area of Lot	210 X 100
Dimensions		Est. Cost \$	5000.00
Date of Inspections			
Date of Inspections			
Plumbing, No. of Baths, etc.	217. Water Closet, Sink, Wash Bowl, Bath.		Lane & Manning.
Heating			Hot water
Remarks	Dwelling		

MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 09-23-2021 @ 09:45am
CtL#: 150 Doc#: 122891
Fee: \$3,146.40 cns: \$690,000.00

N O T
A N
O F F I C I A L O F F I C I A L
C O P Y C O P Y

This space reserved for Recorder's use only

QUITCLAIM DEED

I, **MATTHEW STOLTMANN, TRUSTEE OF 460 WESTON ROAD REALTY TRUST**, under Declaration of Trust dated June 3, 2003, recorded with the Norfolk County Registry of Deeds (the "**Registry**") in Book 19056, Page 9, and noted in the Trustee's Certificate recorded herewith (the "**Grantor**"), for consideration paid of **SIX HUNDRED NINETY THOUSAND AND 00/100 DOLLARS (\$690,000.00)**, grant to **MICHAEL RABB**, with a mailing address of 460 Weston Road, Wellesley, Massachusetts 02482, **WITH QUITCLAIM COVENANTS**, the land with the buildings thereon, situated in Wellesley, Norfolk County, Massachusetts and being bounded and described as follows:

- SOUTHERLY by land now or formerly of Lillian S. Mayo, two hundred seven and 19/100 (207.19) feet;
- WESTERLY by land now or formerly of said Mayo, ninety-nine and 52/100 (99.52) feet;
- NORTHERLY by land now or formerly of Parker, two hundred ten and 77/100 feet (210.77) feet; and
- EASTERLY by land now or formerly of Ball, one hundred (100) feet.

The premises contains 20,455 square feet of land, more or less and is conveyed together with a right of way eighteen (18) feet in width, lying on the most northerly side of said land now or formerly of said Ball, as set for in a deed dated November 3, 1926 and recorded with the Registry in Book 1721, Page 172. The premises is also shown as being a portion of the lot containing 37,945 square feet on a plan entitled "Plan of Land in Wellesley, Mass.-Owned by Lillian S. Mayo," dated April 1925, prepared by Farnham & Gleason, Inc., and recorded with the Registry in Book 1643, Page 187.

The premises is conveyed subject to and with the benefits of all other restrictions, rights of way, and easements of record, if any, insofar as the same are now in force and applicable, without reimposing the same.


The Grantor hereby declares under the pains and penalties of perjury that the Grantor terminates any and all estates of homestead in and to the premises being conveyed, and that the Grantor has no knowledge of any other person or persons who can claim the benefits under the Massachusetts Homestead Act.

Property location: 460 Weston Road, Wellesley, Massachusetts

EXECUTED as an instrument ^{N O T} under seal this 13 day of ^{N O T} September, 2021.

O F F I C I A L
C O P Y

O F F I C I A L
C O P Y


Matthew Stoltmann, Trustee of 460 Weston Road Realty Trust

Suffolk
County

COMMONWEALTH OF MASSACHUSETTS

, ss.

On this 13th day of September, 2021, before me, the undersigned notary public, Matthew Stoltmann, Trustee of 460 Weston Road Realty Trust, personally appeared, proved to me through satisfactory evidence of identification, which was MA DRIVERS License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as the voluntary act of the 460 Weston Road Realty Trust.



Notary Public

Printed Name: Jeremiah Drogeniss

My Commission Expires: 03/10/2028

[Seal]

