



Town of Wellesley  
 Planning Department  
 Lower Level - Town Hall  
 525 Washington Street  
 Wellesley, MA  
 781-431-1019 x2232

Historic Preservation *Rec'd*  
 Demolition Review *\$850.00*  
 APPLICATION FOR *CK# 1422709*  
 ELIGIBILITY NOTICE *158*

# 20140145 1

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: 35 Bay View Rd Wellesley MA 02482

What year was the structure built? 1941 Source of information: Town website

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: Anson John Thomas and Kristin Joan Lean Phone: 9085280288

Mailing Address: 35 Bay View Rd Wellesley MA 02482

Email Address: anson.j.t@gmail.com

**Application Authorization:**

Signature of Property Owner:  Date: 15<sup>th</sup> FEB 2022

**For Town Use Only**

Submission Date: 2/14/22 Received By: \_\_\_\_\_

Fee Paid: \$ 850.00 Case Number: DR 2022-08

**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: Anson John Thomas and Kristin Joan Lean

Signature of Property Owner:  Date: 15<sup>th</sup> FEB 2022

## 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: Anson John Thomas and Kristin Joan Lean

Signature of Property Owner:  Date: 15<sup>th</sup> FEB 2022

**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.**

Date May 5, 1941

Street Bay View Road No. 35 Precinct 2 Permit No. 7692

Owner Hodges-Farnham Realty Tr. Address 33 Russell Road, Well.

Architect Gustav A. Hagen Address 29 Ricker Road, Newton

Builder Hodges-Farnham Realty Tr. Address 33 Russell Road, Well.

Permit Granted 5/5/41 Area of Lot 90x45x188 12,055 sf.

Dimensions 30x30x21 Est. Cost \$ 6,000.00

Date of Inspections	<u>5-22-41</u>	<u>6-20-41</u>	PLANS ON FILE
Date of Inspections	<u>7-7-41</u>	<u>8-7-41</u>	

Plumbing, No. of Baths, etc. Kit. Lav. Bath  
10-31-41  
Chas. E. Ogilvie #3494

Heating Gas. Air Cond.

Remarks Dwelling

Date May 5, 1941

Street Bay View Road No. 35 Precinct 2 Permit No. 7693

Owner Hodges-Farnham Realty Tr. Address 33 Russell Road.Well.

Architect Gustav A.Hagen Address 29 Ricker Road.Newton

Builder Hodges-Farnham Realty Tr. Address 33 Russell Road.Well.

Permit Granted 5/5/41 Area of Lot 90x45x188 12,055 sf.

Dimensions 10x10220 Est. Cost \$ 500.00

Date of Inspections	<u>5-22-41</u>	<u>6-20-41</u>	PLANS ON FILE
Date of Inspections	<u>7-7-41</u>	<u>8-7-41</u>	

Plumbing, No. of Baths, etc.

Feating

marks Garage



none

per 09 rental"lrge updated Mstr Bth;updated Ktchn;adj.sitting rm..1st flr Indry"per 16 MLS"LR-fp;opn to Ktchn w/dining area;Deck;fenced grnds;Fmly Rm-blt-ins;flex.flr  
 pln;2nd flr=Mstr Suite;2 more bdrms,full Bth" **Notes:**

**Land Description**

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

**Market**

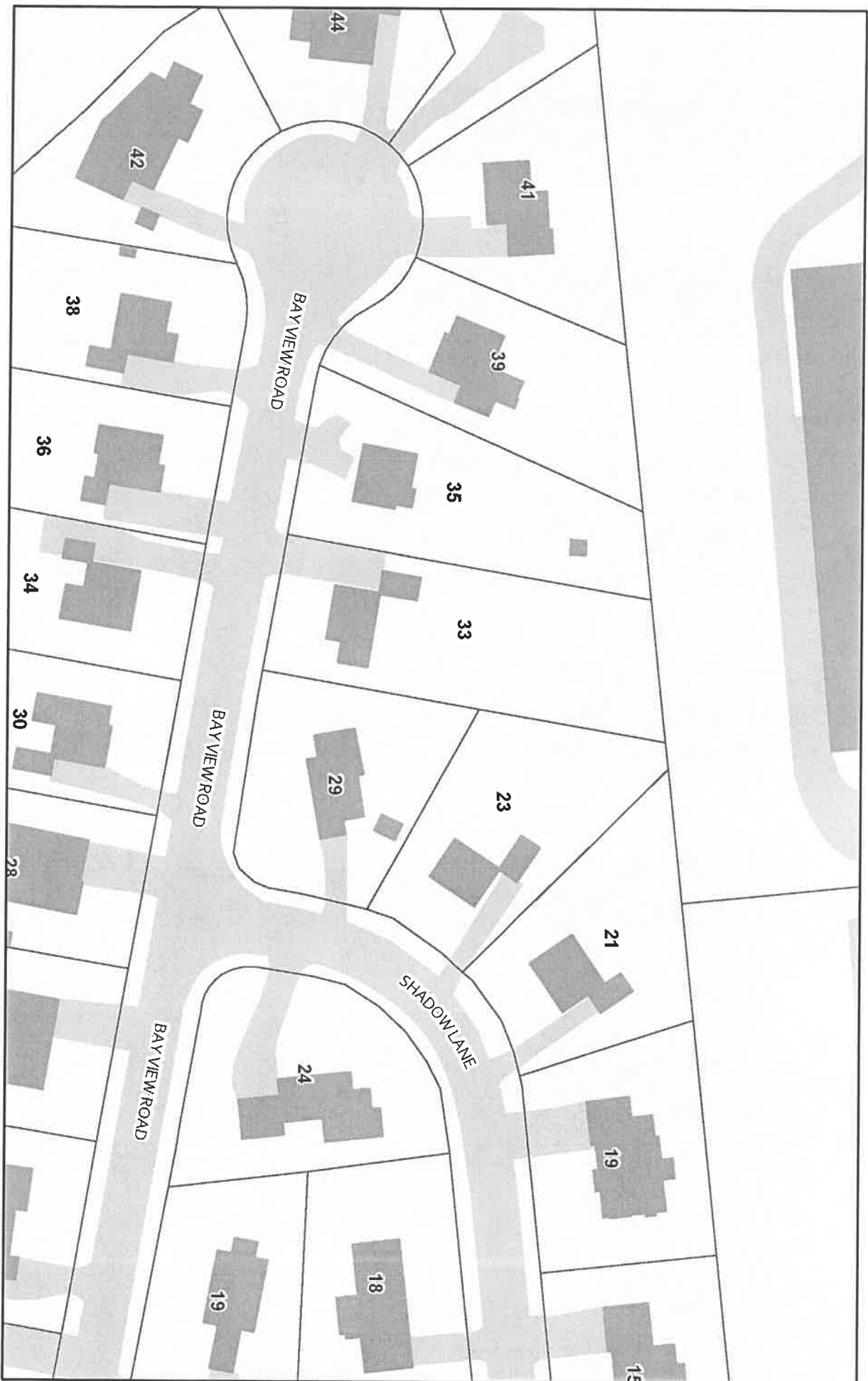
Type	Description	Zone	Nhbd	Area	Infl	Traffic
1	Primary Site	SR10-Single Residence	301	12121	0.95	N5

**Sales Information**

Date	Price	Vol	Page	Seller	Valid Code
3/6/2017	\$827,000	34956	522	Brambilla, Gabriele &	Valid
8/27/2012	\$655,000	30358	268	Murphy, Thomas P	U. private sale - not on market
7/11/2005	\$1	22626	411	Murphy, Thomas P &	F. convenience, correcting deeds
3/25/2002	\$100	16398	067	Murphy, Thomas P	F. convenience, correcting deeds
4/1/1983	\$110,000	8587	564		Valid

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# Wellesley Property Viewer



2/14/2022, 12:07:36 PM

Assessor Parcels

