

# 201901456



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  
\$850.00  
CK# 117

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: 9 Boulder Brook Road

What year was the structure built? 1940 Source of information: Assessor

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: Elizabeth A. Ryan Phone: 781 588-2822

Mailing Address: 9 Boulder Brook Rd Wellesley MA 02481

Email Address: ERyan@Baileyglasser.com

**Application Authorization:**

Signature of Property Owner: [Signature] Date: 2/1/22

**For Town Use Only**

Submission Date: 2/1/22 Received By: \_\_\_\_\_

Fee Paid: \$ 850.00 Case Number: DR 2022-09

**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: Elizabeth A Ryan

Signature of Property Owner: [Signature] Date: 2/11/22

### 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

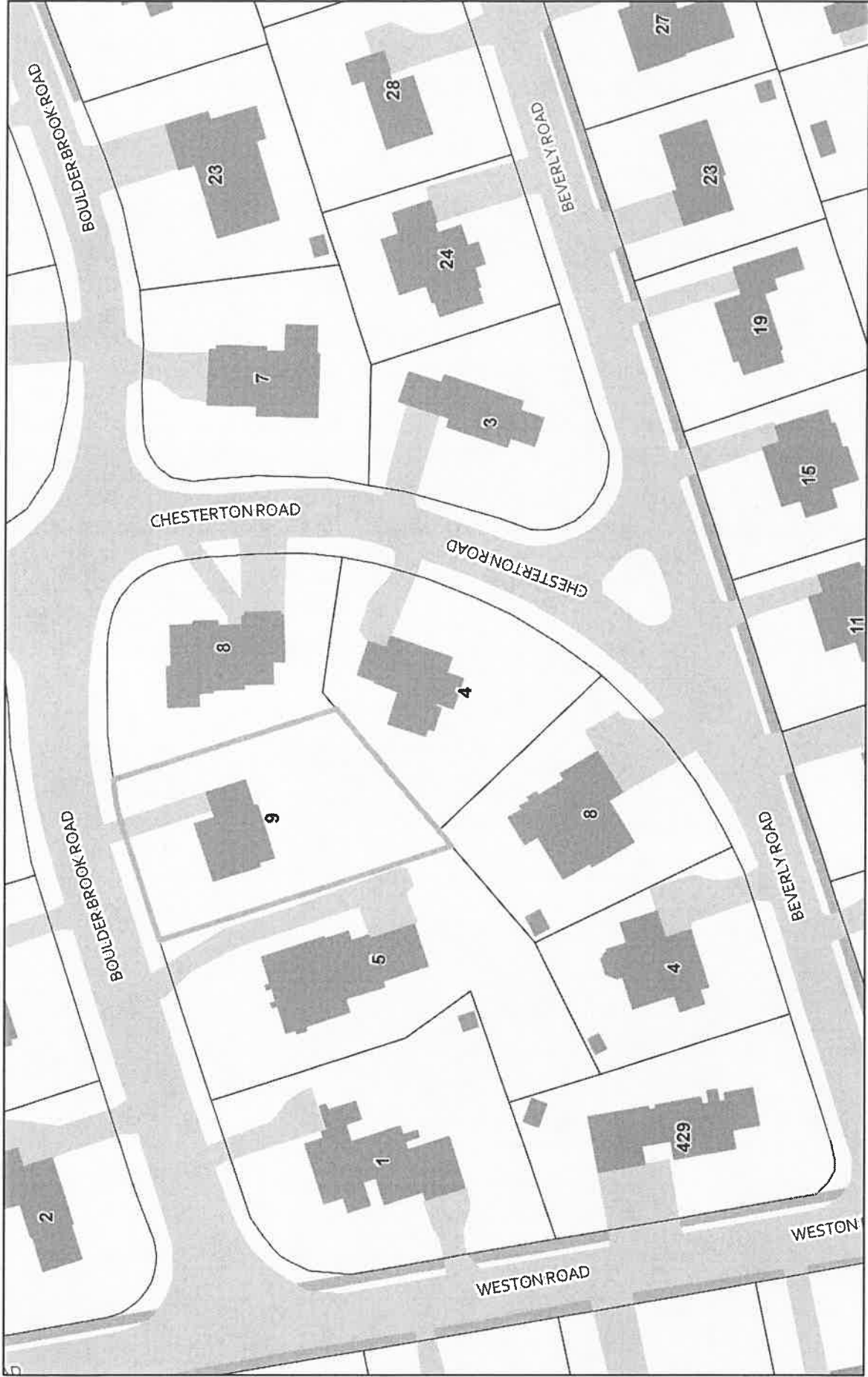
*As Owner of the subject property identified on Side 1 of this form, the structure(s) located thereon determined to be an Eligible Building and Determined to be Preferably Preserved, I am requesting that the Wellesley Historical Commission make a determination as to whether or not to reduce or modify 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.**

# Wellesley Property Viewer



1/31/2022, 2:27:45 PM

Assessor Parcels

1:1,128

0 0.01 0.01 0.02 mi

0 0.01 0.01 0.02 0.04 km

[Print This Page](#)

Parcel Information:

Location: 9 Boulder Brook Rd  
 Parcel ID: 180-110- -  
 Class: 101 1-Family  
 Type: Residential  
 Lot Size: 11,672  
 Census: 0  
 Zoning: SR10-Single Residence  
 Survey #: 0

2022 Market Value	
Land	\$675,000
Building	\$198,000
Other	\$0
<b>Total</b>	<b>\$873,000</b>

Assessment History

Year	Total Value
2022	\$873,000
2021	\$873,000
2020	\$873,000
2019	\$873,000
2018	\$791,000
2017	\$791,000
2016	\$776,000
2015	\$778,000
2014	\$687,000
2013	\$615,000
2012	\$615,000
2011	\$588,000

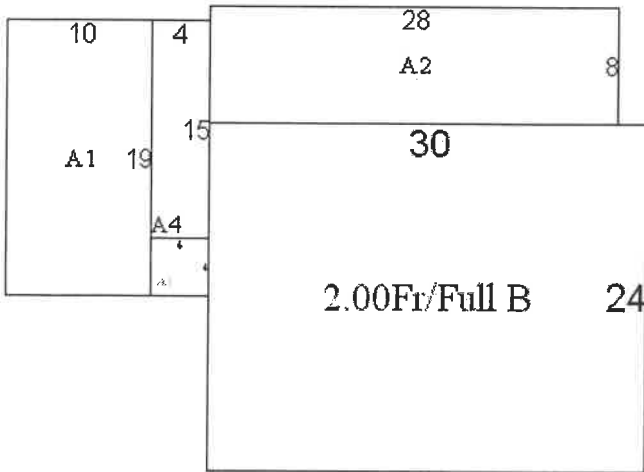
Owner Information

Name: McManus, Paul &  
 Ryan, Elizabeth A

Address: 9 Boulder Brook Road Wellesley, MA 02481

Notes:

Building Information



Frame	Wood	Basement	Full
Style	Colonial	Heating	Basic
Stories	2.00	Heat Sys	Steam
Ext Walls	Alum/Vinyl	Fuel Type	Gas
Rooms	7	Attic	None
Beds	3	Condition	Average
Full Bath	1	Grade	B-
Half Bath	1	Traffic	L5
Extra Fix		Fireplaces	1
Rec Room	none		
Fin Bsmt	none	Year Built	1940
Bsmt Gar	none	Year Remod	
Stacks	0	TLA	1,724

Area	Lower	First	Second	Third	Area
Main					720
A1		Frame Garage			190
A2	Bsmt Unfin	1s Frame			224
A3		Encl. Frame Porch			16
A4		1s Frame			60

Other Improvements

Code	Type	Qty	Year	Length	Width	Grade	Condition	Adj
					none			

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	101	11672	1	L5

**Sales Information**

Date	Price	Vol	Page	Seller	Valid Code
9/16/1998	\$426,000	12815	471	Cooney, Shirley W	Valid
6/19/1995	\$315,000	10927	178	Wilde	Valid

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