



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: 36 MacArthur Rd

What year was the structure built? 1949 Source of information: Blk Dept

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: Brendon Properties One, LLC Phone: 508485-3999

Mailing Address: 259 Turnpike Rd Southborough, MA 01772

X Email Address: leslie@brendonproperties.com

**Application Authorization:**

X Signature of Property Owner: [Signature] Date: 8/15/2022

**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

## 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: Brouden Properties, one, LLC

X  
Signature of Property Owner: [Signature] Date: 8/15/2022

### 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: \_\_\_\_\_

#### 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.

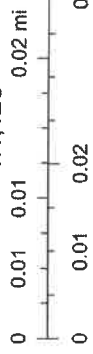
# Wellesley Property Viewer



8/16/2022, 2:50:57 PM

Assessor Parcels

1:1,128



[Print This Page](#)

**Parcel Information:**

Location: 36 MacArthur Rd  
 Parcel ID: 172-10- -  
 Class: 101 1-Family  
 Type: Residential  
 Lot Size: 13,191  
 Census: 0  
 Zoning: SR10-Single Residence  
 Survey #: 0

2022 Market Value	
Land	\$723,000
Building	\$154,000
Other	\$8,000
<b>Total</b>	<b>\$885,000</b>

**Assessment History**

Year	Total Value
2022	\$885,000
2021	\$842,000
2020	\$842,000
2019	\$811,000
2018	\$734,000
2017	\$734,000
2016	\$720,000
2015	\$692,000
2014	\$620,000
2013	\$572,000
2012	\$572,000
2011	\$547,000

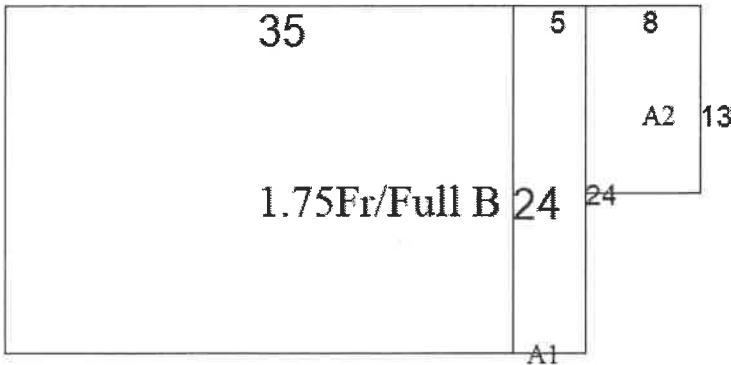
**Owner Information**

Name: Nahass, Carol A &  
 Balboni, Thomas D

Address: 36 MacArthur Road  
 Wellesley, MA 02482

Notes:

**Building Information**



Frame	Wood	Basement	Full
Style	Cape Cod	Heating	Basic
Stories	1.75	Heat Sys	Hot Water
Ext Walls	Frame	Fuel Type	Oil
Rooms	6	Attic	None
Beds	2	Condition	Average
Full Bath	1	Grade	C+
Half Bath	1	Traffic	L5
Extra Fix		Fireplaces	1
Rec Room	none		
Fin Bsmt	none	Year Built	1949
Bsmt Gar	1 stalls	Year Remod	
Stacks	0	TLA	1,590

Area	Lower	First	Second	Third	Area
Main					840
A1	Bsmt Unfin	1s Frame			120
A2		Screen Porch			104

**Other Improvements**

Code	Type	Qty	Year	Length	Width	Grade	Condition	Adj
1	Patio - Concrete	1	2001	22	48	C	Average	1
2	Shed - Frame	1	2000	10	8	C	Average	1

rear shed dormer

Notes:

**Land Description**

Topography	Utilities	Street	Paved	Landlocked	No.	View	Average
Above Street	Public	Road	Public	Sidewalk	No.	Landscaping	
				Gas	No.		

**Market**

Type	Description	Zone	Nhbd	Area	Infl	Traffic
1	Primary Site	SR10-Single Residence	301	13191	1	L5

**Sales Information**

Date	Price	Voi	Page	Seller	Valid Code
8/30/2004	\$1	21478	201	Nahass, Paul W & Carol A	F. convenience, correcting deeds
12/11/1982	\$100,000	6086	714		Valid

Print This Page

Permit No. 10114

MacArthur Rd No. 36 Lot 41

Date Sept. 2, 19 49.

Owner Paul T. & Mae C. Nahass  
has permission to build, alter, ~~wreck or relocate~~  
Address 10 Barton Court

Type of Building Garage Dimensions 12 x 12 x 24

Description Area of Lot

Builder W. O. Hewett Address Wellesley

Architect Address

Estimated Cost \$ 400.

Fee Paid \$ 5.00

St. . . MacArthur. Rd. No. 36. . Lot . 11.

Permit No 10113

Date . . . . . Sept. . 23. 19 49.

Owner . . . . . Paul. T. & Mae. C. Nabass. . . . . Address . . . . . 19. Barton. Ct. s. Well. . . . .  
has permission to build, ~~alter~~, ~~wreck~~ or ~~relocate~~.

Type of Building . . . . . Dwelling. . . . . Dimensions . . . . . 49. x. 32. x. 24. . . . .

Description . . . . . Area of Lot . 100. x. 100. x. 100. . . . .

Builder . . . . . W. C. Hewett. . . . . Address . . . . . 47. Boulder. Brook. Rd. . . . .

Architect . . . . . P. . . . . Address . . . . .

Estimated Cost \$ . . . . . 7,000. . . . . Plumbing . . . 4923

Fee Paid \$ . . . . . 10.00  
1.00 for adv.



## SURVEY RECORD

If wall is to be poured concrete, forms must be surveyed before pouring. If wall is to be of blocks—survey must be made after first course is in place. Do not pour walls or continue laying blocks until this form is filed with the Building Department.

Street MAC ARTHUR RD Lot # 41 No. # 56 Permit No. 10113

Builder PAUL NAHASS Address BARTON COURT

Owner PAUL NAHASS Address BARTON COURT

Dimension of Building 40.3 x 24.3 Area of Lot           

Distances From:  
Adjoining Bldgs.             
Center of Street 72'  
Front Yard 52'  
LT Side Yard 32'  
RT Side Yard 29.7  
Rear Yard 55.5

REMARKS  
PLEASON ENGINEERING CO.  
Signed By: James P. Pleason Registered Engineer or Surveyor  
Date of Survey SEPT 3 1949

This survey must be made and signed by a Registered Engineer or Surveyor.



PLOT PLAN



This plot plan must be completed by the surveyor or engineer.

**QUITCLAIM DEED**

We, Carol A. Nahass and Thomas D. Balboni, being unmarried, of Wellesley, Massachusetts for consideration paid in the amount of One Million Two Hundred Thousand and 00/100 Dollars (\$1,200,000.00)

Grant to BRENDON PROPERTIES ONE, LLC, a Massachusetts Limited Liability Company with an address of 259 Turnpike Road, Suite 110, Southborough MA 01772

With Quitclaim Covenants

A certain parcel of land with the buildings thereon at and now numbered 36 MacArthur Road in Wellesley, Norfolk County, Massachusetts, being shown as Lot 41 on "Property Line Plan, Wellesley Woodlands" made by Whitman & Howard, Engineers, recorded with Norfolk Deeds, Plan Book 142, Plan 667, bounded and described as follows:

NORTHERLY: by MacArthur Road, One Hundred and 00/100 (100.00) feet;  
EASTERLY: by Lot 40 on said plan, One Hundred Thirty-One and 91/100 (131.91) feet;  
SOUTHERLY: by parts of Lots 48 and 49 on said plan, One Hundred and 00/100 (100.00) feet; and,  
WESTERLY: by Lot 42 on said plan, One Hundred Thirty-One and 91/100 (131.91) feet.

Containing 13,191 square feet of land according to said plan.

Subject to restrictions of record insofar as the same are now in force and applicable.

Grantors hereby state under pains and penalties of perjury that no other person is entitled to claim the benefit of an existing state of homestead in the premises and do hereby release and terminate any and all claims of homestead in the premises except as to sale proceeds.

Meaning and intending to convey the same premises conveyed to the Grantors by deed dated August 25, 2004 and recorded with the Norfolk County Registry of Deeds at Book 21478, Page 201.

*Remainder of page intentionally left blank*

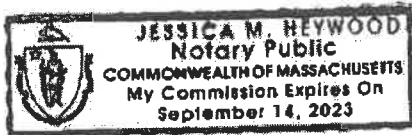
Witness my hand and seal this 26 day of July, 2022.

Thomas D. Balboni  
Thomas D. Balboni

COMMONWEALTH OF MASSACHUSETTS

Middlesex County

On this 26 day of July, 2022, before me, the undersigned notary public, personally appeared Thomas D. Balboni, who proved to me through satisfactory evidence of identification, which were [ ] personal knowledge and/or  photo identification, 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.



Jess M Heywood  
Notary Public Jessica M Heywood  
My commission expires 9-14-2023

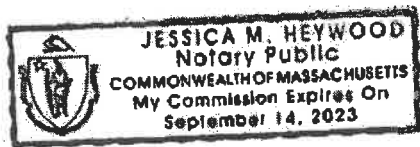
Witness my hand and seal this 26 day of July, 2022.

Carol A. Nahass  
Carol A. Nahass

COMMONWEALTH OF MASSACHUSETTS

Middlesex County

On this 26 day of July, 2022, before me, the undersigned notary public, personally appeared Carol A. Nahass, who proved to me through satisfactory evidence of identification, which were [ ] personal knowledge and/or [x] photo identification, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.



Jess M. Heywood  
Notary Public Jessica M. Heywood  
My Commission Expires: 9.14.2023