



Town of Wellesley
 Planning Department
 888 Worcester Street
 Suite 160
 Wellesley, MA 02482
 (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 Bay View Rd

Check One: Full/Complete Demolition Partial Demolition/Envelopment (50% or more)

What year was the structure built? 1941 Source of information: Building Permit Card

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: Aaron & Sumie Lamport Phone: 917.699.9469

Mailing Address: 27 Huntington Ave / Scarsdale, NY 10583

Email Address: aaron.lamport@verizon.net

Application Authorization:

Signature of Property Owner:  Date: 12.14.2022

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**

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: Aaron & Sumie Lamport

Signature of Property Owner:  Date: 12.14.2022

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):	
<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.

Original 1941 House & Garage Permit Cards

Date..... May 5, 1941.....

Street Bay View Road No. 36 Precinct 2 Permit No. 7704

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 71x70x175 12,320 sf

Dimensions 28x28x22 Est. Cost \$ 6,000.00

Date of Inspections	5-22-41	PLASTER 6-23-41	PLANS ON FILE
Date of Inspections	8-7-41		

Plumbing, No. of Baths, etc. Kit. Lav. Bath #3418
Chas. E. Ogilvie

Heating Gas. Air. Cond.

Remarks Dwelling

Date..... May 5, 1941.....

Street Bay View Road No. 36 Precinct 2 Permit No. 7705

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

Architect Gustav A. Hagen Address 29 Ricker Rd. Newton

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

Permit Granted 5/5/41 Area of Lot 71x70x175 12,320 sf

Dimensions 11x11x19 Est. Cost \$ 500.00

Date of Inspections	5-22-41	PLASTER 6-23-41	PLANS ON FILE
Date of Inspections	8-7-41		

Plumbing, No. of Baths, etc.

Heating

Remarks Garage



North / Street Elevation



East / Side Elevation

SHUTTERS THROUGHOUT ARE MIXED IN STYLE & ALONG WITH THE FRONT DOOR ARE NOT ORIGINALS



South / Rear Elevation



West / Side Elevation

SIGNIFICANT NON-CONTEXTUAL ADDITIONS TO THE REAR FACADE

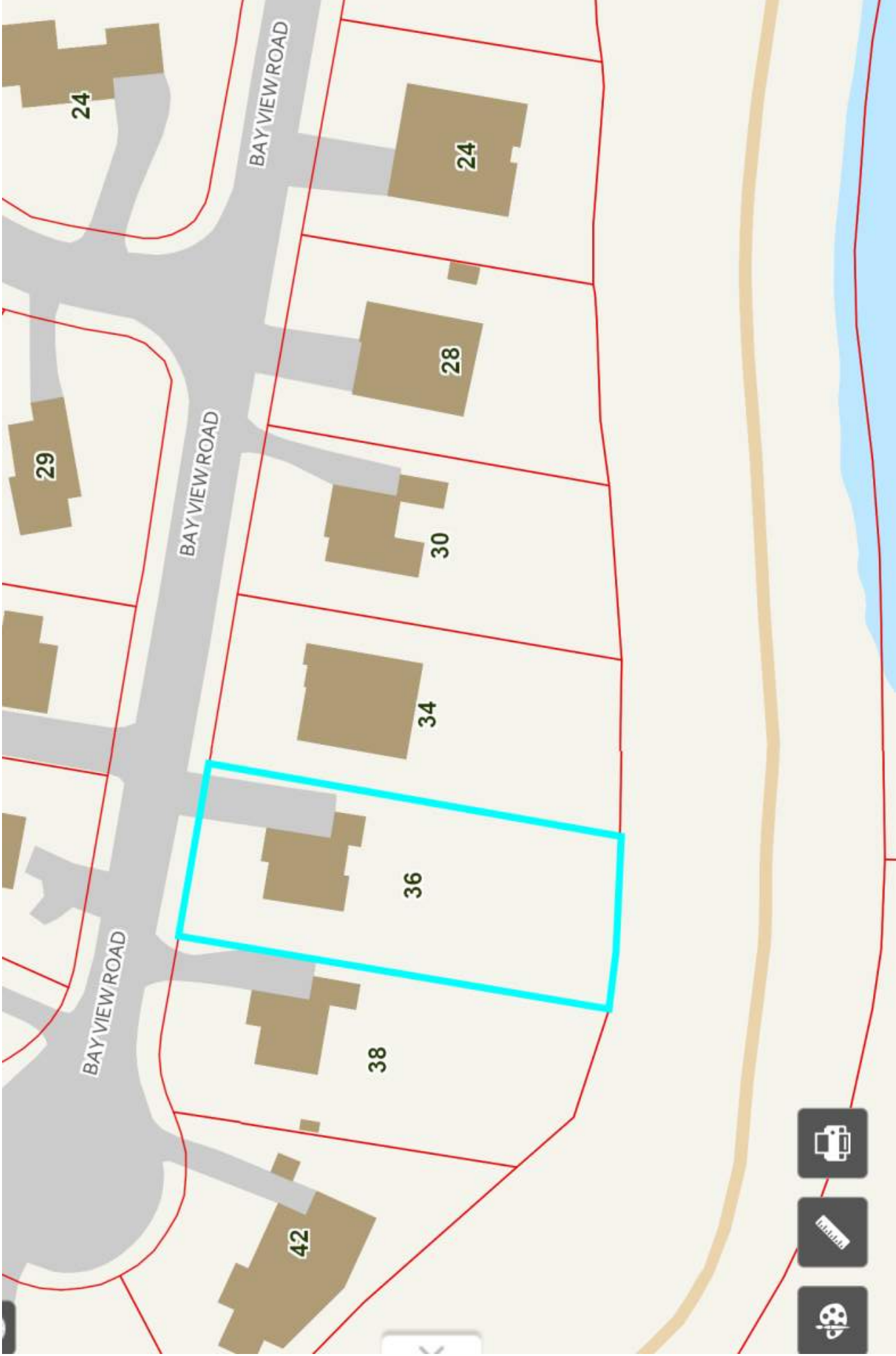
NONORIGINAL GLASS BLOCK WINDOWS

1982 ADDITION

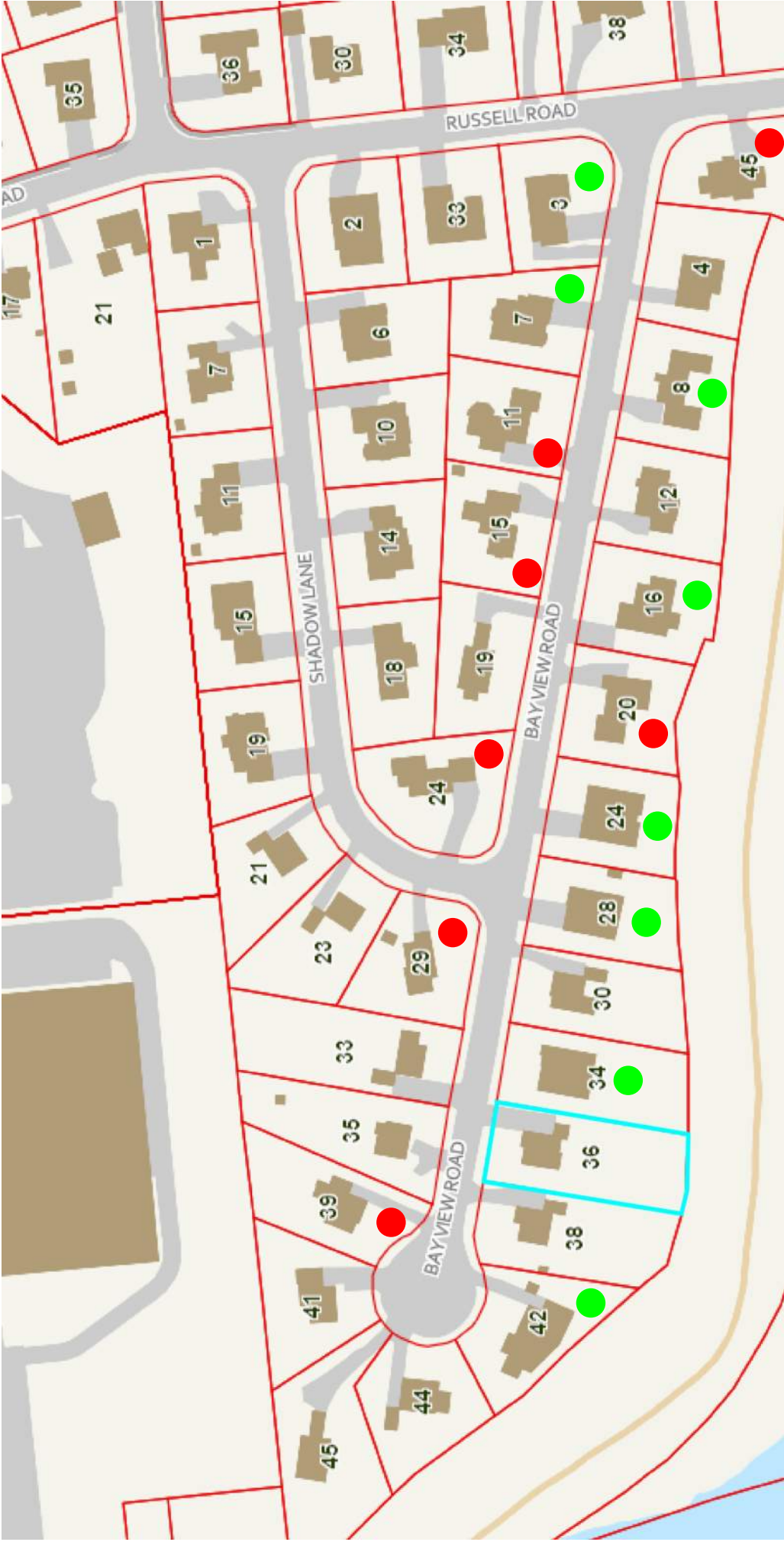
BUILDING CODE DEFICIENCIES

- 1) STAIR UP TO 2ND FLOOR HAS A HEAD HEIGHT PINCH POINT AT 6'-3.5" (CURRENT CODE 6'-8" MIN CLEAR) AND IS ONLY 32" WIDE WITH A PINCH POINT AT 2'-6.5" (CURRENT CODE 36" MIN)
- 2) THE BASEMENT STAIR HAS SIMILAR CONSTRAINTS (6'-4" HEAD HEIGHT AND 32" WIDTH) AND AVERAGE 8.5" RISERS (VERY STEEP) PLUS THE BOTTOM STEP IS 1/2 THE HEIGHT OF THE OTHER RISERS SO IS A SERIOUS TRIPPING HAZARD
- 3) SECOND FLOOR CEILINGS ARE 6'-11", BELOW THE CURRENT 7'-0" MINIMUM FOR HABITABLE SPACES

WHILE THESE CONDITIONS ARE GRANDFATHERED, THEY ARE SAFETY & HABITATION RISKS WHICH WE WOULD NOT BE COMFORTABLE LIVING IN AND COULD BE REMEDIATED IN A NEW HOUSE, AS WELL AS THE OPPORTUNITY TO ADDRESS FOUNDATION DEFICIENCIES AND TERMITE DAMAGE IN THE REAR OF THE HOUSE



Assessor's Parcel Map from the Wellesley Property Viewer:
Parcel ID #192-2 / 36 Bay View Road



● Completely New House ● Significantly Altered House

Assessor's Parcel Map from the Wellesley Property Viewer:
 Parcel ID #192-2 / 36 Bay View Road - Larger site context to show degree to
 which the neighborhood has already transitioned to new housing stock