

TOWN OF WELLESLEY



MASSACHUSETTS

Wellesley Historical Commission

Town Hall, 525 Washington Street
Wellesley, MA 02482

August 28, 2017

Glen and Jane Magpiong
89 Russell Road
Wellesley, Massachusetts 02482

Re: *Article 46C, Historic Preservation Demolition Review*
Eligibility Notice for 89 Russell Road; expires August 28, 2019

Dear Mr. and Mrs. Magpiong,

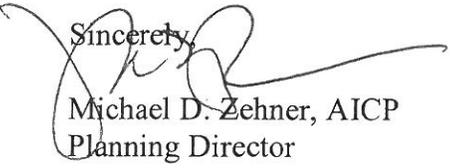
Pursuant to Article 46C, *Historic Preservation Demolition Review, D., Procedure*, parts (1) and (2), of the Town Bylaw, I am writing in response to your application for a determination as to whether the building (dwelling) owned by you at 89 Russell Road is considered to be an *Eligible Building*, as defined in Article 46C, B., *Definitions*. Based upon my review of relevant materials, including building permits and Registry of Deeds records, but principally the tax valuation records contained in the Town's Annual Reports and the *Atlas Town of Wellesley* prepared by Gleason Engineering Corp. in 1935, **it is my opinion that the building (or a portion thereof) existed in 1935, likely constructed originally in 1929. Therefore, it is my determination that the subject building is an Eligible Building.**

This Eligibility Notice will expire on August 25, 2019, two years after this determination. This Eligibility Notice does not authorize the issuance of a permit from the Building Department for the demolition of the building. You will need to apply for a Preservation Determination from the Historical Commission to determine whether the building should be preferably preserved; you may do so by completing Side 2 of your submitted application.

Article 46C provides you with the right to appeal this determination; pursuant to the Bylaw, the owner of the property must file writing notice of appeal to the Historical Commission within twenty (20) days after the date of this Eligibility Notice, including all relevant reasons and documentation supporting the appeal.

Please do not hesitate to let me know if you have any questions or if you need any additional information regarding this matter.

Sincerely,


Michael D. Zehner, AICP
Planning Director

cc: File Copy, Historical Commission, Building Department, Assessor

Address: 89 RUSSELL RD

Permit Number: 14647

Date 6/6/1963

front scan image

Permit No 14647

St. Russell Rd. No. 89 Lot

Date June 6, 19 63

Owner Robert Haley Address 89 Russell Rd.
has permission to build, alter, ~~relocate~~ relocate

Type of Building dwelling Dimensions

Description Replace windows and plaster interior Area of Lot

Builder owner Address

Architect owner Address

Estimated Cost \$700.00

Plumbing 2198

Heating 2198

Gasfitting

Wiring 15

Cesspool

Lathing 7/19/63

Final-3/2/64

Fee Paid \$3.00

Address: 89 RUSSELL RD

Permit Number: 14647

Date: 6/6/1963

back scan image



SURVEY RECORD

Permit No.

Street RUSSELL RD No. 89

Builder ROBERT J. HALEY

Address 89 RUSSELL RD

Owner SAME

Address

Building dimensions 511 X 150

Distances:
Adjoining Bldgs.

Center of street 53 ±

Front Yard 43 ± Rear Yard 62 ±

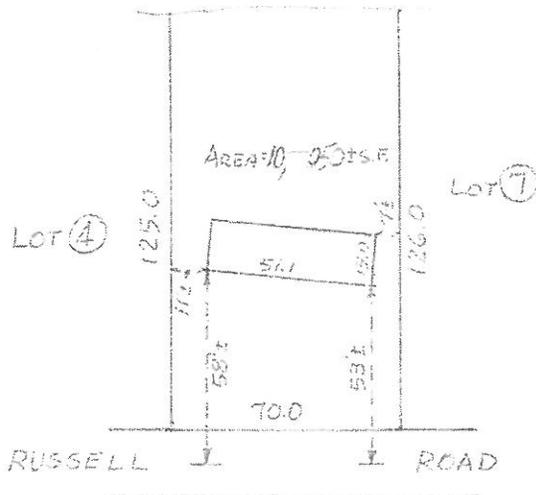
Side Yard 11 ± Side Yard 7 ±

Area of Lot 10,050 ± S.F.

COMPLETE INSTRUCTIONS ON REVERSE SIDE
OF DUPLICATE COPY

ORIGINAL

PLOT PLAN
MORSE POND



Scale: 1" = 50'

Signed By: Donald W. McKechnie *17933
Registered Engineer or Surveyor

Date June 5, 1963 Address 44 Park St, Framingham

201702756 / # 201702802

Rec'd
\$50.00
CK# 6522
Rec'd
\$200.00
CK# 6539



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: 89 Russell Road

What year was the structure built? 1963 ¹⁹²⁹ Source of information: Assessor & Build Dept
own reports, 1935 Atlas

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: Jane & Glen Maggion Phone: 617-771-8781

Mailing Address: 63 Radcliff Road

Email Address: jmaggion@gmail.com

Application Authorization:

Signature of Property Owner: [Signature] Date: 8/17/17

Submission Date: 8/21/17 Received By: [Signature]

Fee Paid: \$ 50.00 Case Number: DR-2017-08

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: JANE F. MAGPONG

Signature of Property Owner: [Signature] Date: 8/29/17

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: JANE F. MAGPONG

Signature of Property Owner: [Signature] Date: 8/29/17

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.





DANGER
CONSTRUCTION AREA
KEEP OUT





