

**Wellesley Historical Commission**Town Hall, 525 Washington Street
Wellesley, MA 02482

November 20, 2017

Mark Heavner
Bay View LLC
838 Washington St.
Holliston, MA 01746Re: *Article 46C, Historic Preservation Demolition Review*
Eligibility Notice for 16 Bay View Road; expires November 20, 2019

Dear Mr. Heavner,

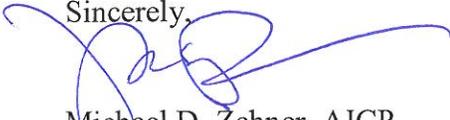
Pursuant to Article 46C, *Historic Preservation Demolition Review, D., Procedure*, parts (1) and (2), of the Town Bylaw, I am writing in response to your application for a determination as to whether the building (dwelling) owned by you at 16 Bay View Road is considered to be an *Eligible Building*, as defined in Article 46C, B., *Definitions*. Based upon my review of relevant materials, specifically building permits and Registry of Deeds records, it is my opinion that the building was partially constructed beginning July 23, 1941, the date provided on Building Permit "No. 7841" for the construction of a "dwelling." **Therefore, it is my determination that the subject building is an Eligible Building.**

This Eligibility Notice does not authorize the issuance of a permit from the Building Department for the demolition of the building; further action under Article 46C is required. This Eligibility Notice will expire on November 20, 2019, two years after this determination.

While Article 46C provides you with the right to appeal this determination, you have waived such right, as indicated by your signature on the submitted application, and have requested that the Historical Commission make a Preservation Determination for the building. **A public hearing to consider this request will be scheduled and noticed for the Historical Commission meeting on December 11, 2017 at 7:00pm.**

Please do not hesitate to let me know if you have any questions or if you need any additional information regarding these nominations. Thank you for your consideration.

Sincerely,


Michael D. Zehner, AICP
Planning Director

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

#201703768

received
11-15-17



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 #1001

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: 16 Bay View RD

What year was the structure built? 1941 Source of information: Bully-Parent

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: Bay View, LLC. Phone: 508-561-6091

Mailing Address: 838 Washington St., Holliston, MA 01746

Email Address: mark.heavner@mac.com

Application Authorization:

Signature of Property Owner: [Signature] Date: 11-15-17
M. Angelo

For Town Use Only

Submission Date: 11/15/17 Received By: [Signature]
Fee Paid: \$ ~~850~~ \$50.00 Case Number: DR 2017-31

Determination (refer to issued Eligibility Notice):

Not an Eligible Building Date Issued: 11/20/2017
 Eligible Building* Expiration Date: 11/20/2019

*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: Bay View, LLC.

Signature of Property Owner: [Signature] Date: 11-15-17
MANAGER

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: <u>11/15/2017</u>	Received By: <u>J-R</u>
Fee Paid: \$ <u>800.00</u>	WHC Public Hearing Date: <u>12/11/2017</u>
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.

SIDE 2



16 Bay View RD FRONT



RIGHT SIDE



16 Bay View Rd Rear



LEFT SIDE

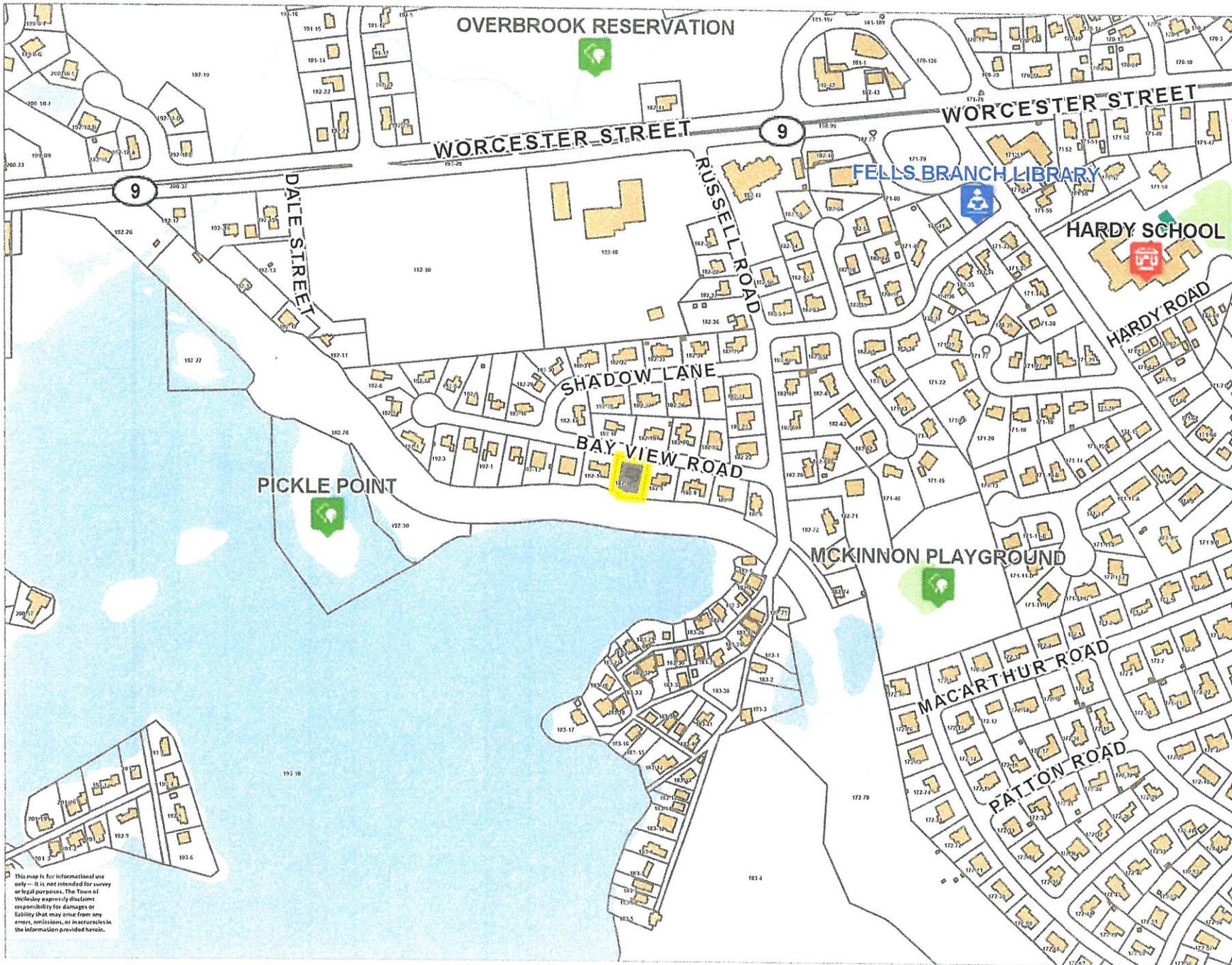


0 520 1040 ft

Printed on 11/10/2017 at 10:49 AM

Town of Wellesley, MA

This map is for informational use only - it is not intended for survey or legal purposes. The Town of Wellesley expressly disclaims responsibility for damages or liability that may arise from any errors, omissions, or inaccuracies in the information provided herein.



- Points Of Interest
 - Beach
 - Town Building
 - Cemetery
 - College
 - Fire
 - Library
 - Park
 - Parking
 - Police
 - Schools
- Buildings
- Parcels
- MA Highways
 - Interstate
 - US Highway
 - Numbered Routes
- Town Boundary
- Abutting Towns Opaque
- Abutting Towns
- Roads (Edge Of Pavement)
- Sidewalks
- Paths
 - Sidewalks & Paved Pat
 - Unpaved Paths
- Parking
- Open Water
- Brooks And Streams
- Active Recreation Areas
 - Golf Course
 - Court- Basketball/Tenni
 - Track
 - Beach
 - Field

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0 520 1040 ft

Printed on 11/10/2017 at 10:50 AM

Town of Wellesley, MA

Address: 16 BAY VIEW RD

Permit Number: 7842

Date: 7/23/1941

front scan image

Date July 23, 1941.

Street Bay View Road No. 16 Precinct 2 Permit No. 7842

Owner Hodges-Farrman Realty Tr. Address 33 Russell Rd.

Architect Gustav Hagen Address 29 Hicker Rd., Newton

Builder Hodges-Farrman Realty Tr. Address 33 Russell Rd.

Permit Granted 7/23/41 Area of Lot 50.25 x 95.34 x 110.74

Dimensions 10.4 x 10.4 x 29 Est. Cost 500

Date of Inspections	<u>7-23-41</u>	<u>7-23-41</u>	PLANS ON FILE
Date of Inspections			

Plumbing, No. of Baths, etc.

Heating

Remarks Garage

Address: 16 BAY VIEW RD

Permit Number: 7841

Date: 7/23/1941

front scan image

Date July 23, 1941

Street Bay View Road No. 16 Precinct 2 Permit No. 7841

Owner Hodges-Farnham Realty Tr. Address 33 Russell St.

Architect Gustav Hagen Address 29 Rinker Rd., Newton

Builder Hodges-Farnham Realty Tr. Address 33 Russell St.

Permit Granted 7/23/41 Area of Lot 90.25 x 95.34 x 100.74

Dimensions 38.1 x 32.1 x 23.9 Est. Cost \$ 5,500

Date of Inspections	7-27-41	7-27-41	PLANS ON FILE
Date of Inspections			

Plumbing, No. of Baths, etc. Kit. & Bath 43389

Heating Gas Air Conditioning

Remarks Dwelling