TOWN OF WELLESLEY MASSACHUSETTS

Wellesley Historical Commission

Town Hall, 525 Washington Street
Wellesley, MA 02482

September 20, 2017

Mr. John Bruno
Needham Miller LLC
92 Millbrook Avenue
Walpole, Massachusetts 02081

Re: Article 46C, *Historic Preservation Demolition Review*
Eligibility Notice for 40 Beechwood Road; expires September 20, 2019

Dear Mr. Bruno,

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 40 Beechwood Road is considered to be an *Eligible Building*, as defined in Article 46C, B., *Definitions*. Based upon my review of relevant materials, principally Registry of Deeds records and the census and tax valuation records contained in the Town's Annual Reports, **it is my opinion that construction of the oldest portion of the building commenced in 1928. 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 September 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 October 23, 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 this matter.

Sincerely,

Michael D. Zehner, AICP
Planning Director

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

#201702918

RECD
$850.00
CK#5088

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

RECEIVED SEP 20 2017 By

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: 40 BEECHWOOD ROAD

What year was the structure built? 1923 Source of information: PROPERTY RECORD CARD

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: JOHN BUONO NEEDHAM MILLER LLC Phone: 781 254 3354

Mailing Address: 92 MILLBROOK AVE WALPOLE MA 02081

Email Address: JOHNBUILDER@COMCAST.NET

Application Authorization:

RECEIVED SEP 11 2017 By

Signature of Property Owner: Date: 9.11.17

For Town Use Only

Submission Date: 9/11/2017 Received By:

Fee Paid: $ 50.00 Case Number: DR 2017-14

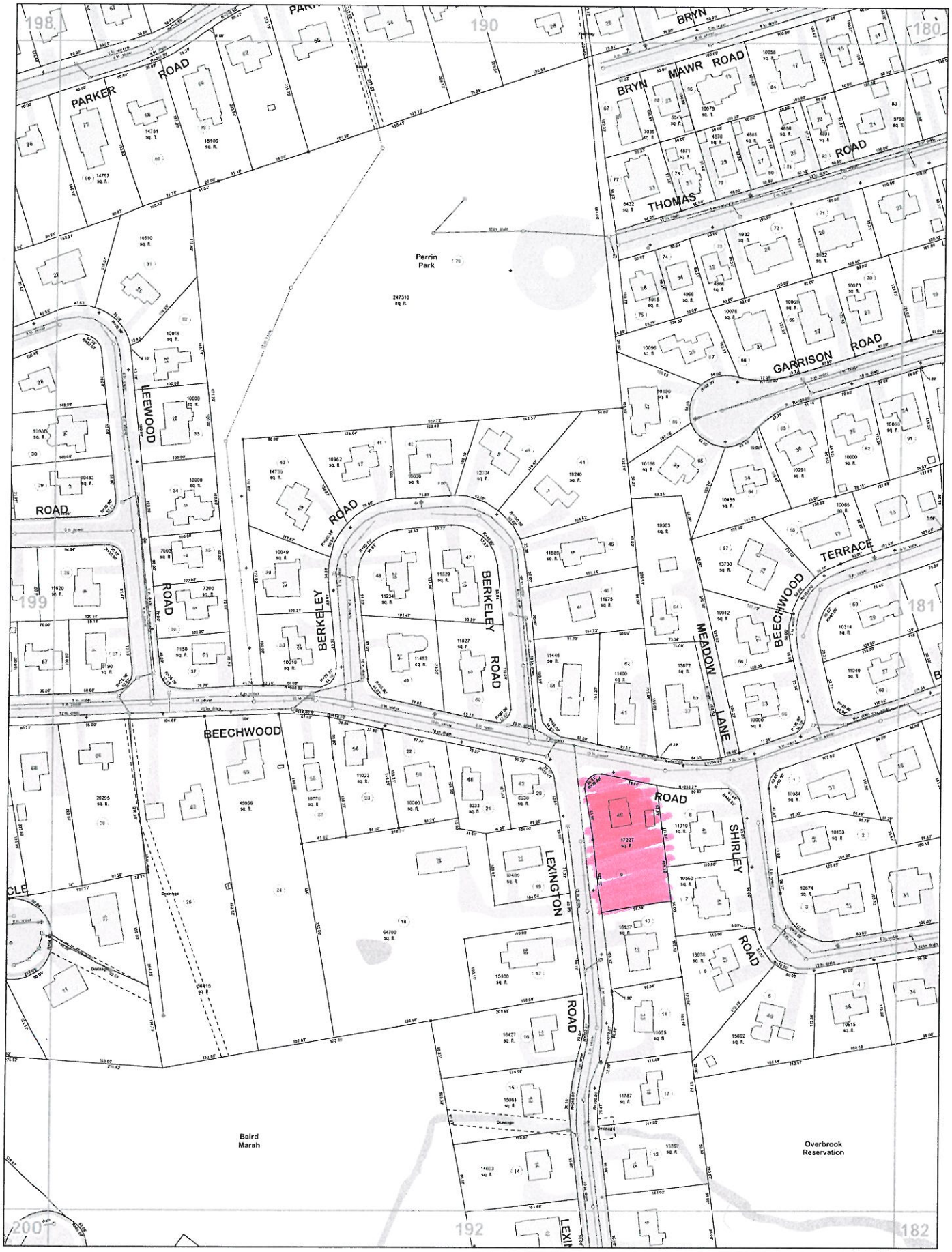
Determination (refer to issued Eligibility Notice):

☐ Not an Eligible Building Date Issued: 9/20/2017

☑ Eligible Building* Expiration Date: 9/20/2019

A Preservation Determination is required; please see **SIDE 2*

SIDE 1



DISCLAIMER:
The information shown on this map is subject to constant change. The Town of Wellesley provides this information with the understanding that it is not guaranteed to be accurate or complete, and conclusions drawn from such information are the responsibility of the user. The Town of Wellesley expressly disclaims responsibility from damages or liability that may result from any errors, omissions, or inaccuracies.

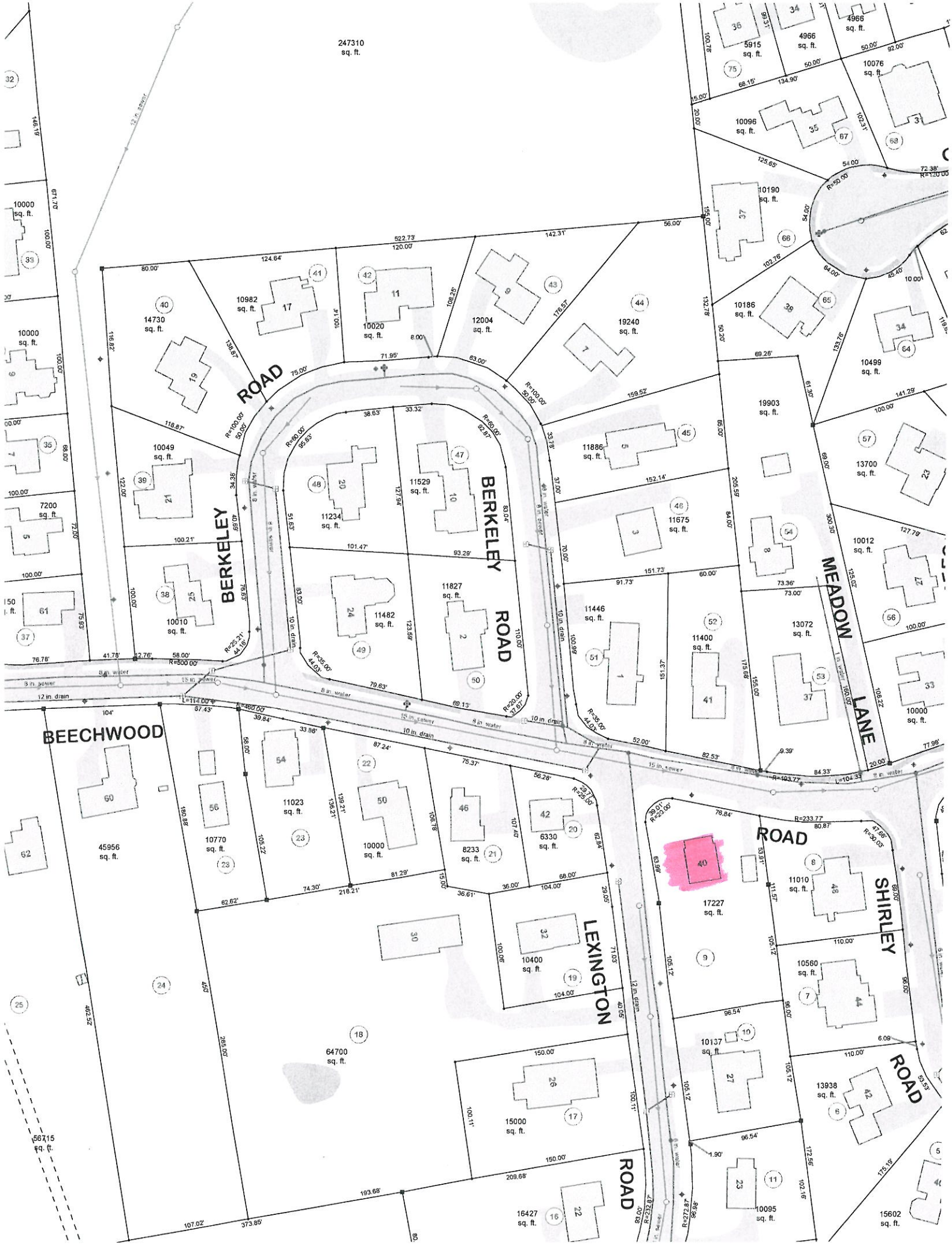
1 inch = 80 feet

0 40 80 160 240 Feet

N W E S

Printed On: 7/13/2015

Map 191



BERKELEY ROAD
BERKELEY ROAD
MEADOW LANE
BEECHWOOD
LEXINGTON ROAD
SHIRLEY ROAD
247310 sq. ft.
10000 sq. ft.
14730 sq. ft.
10982 sq. ft.
10020 sq. ft.
12004 sq. ft.
19240 sq. ft.
10186 sq. ft.
10499 sq. ft.
19903 sq. ft.
13700 sq. ft.
10049 sq. ft.
11234 sq. ft.
11529 sq. ft.
11886 sq. ft.
11675 sq. ft.
10012 sq. ft.
7200 sq. ft.
10010 sq. ft.
11482 sq. ft.
11827 sq. ft.
11446 sq. ft.
11400 sq. ft.
13072 sq. ft.
10000 sq. ft.
45956 sq. ft.
10770 sq. ft.
11023 sq. ft.
10000 sq. ft.
8233 sq. ft.
6330 sq. ft.
17227 sq. ft.
11010 sq. ft.
10400 sq. ft.
10560 sq. ft.
64700 sq. ft.
10137 sq. ft.
13938 sq. ft.
15000 sq. ft.
56715 sq. ft.
16427 sq. ft.
10095 sq. ft.
15602 sq. ft.

Physical Characteristics Date: July 1, 2016

Print This Page

FY2017 Tax Rate for Wellesley, MA $11.79
Assessment Valuation Date: January 1, 2016

Parcel Information:

Location:	40 Beechwood Rd
Parcel ID:	191-9- -
Class:	101 1-Family
Type:	Residential
Lot Size:	17,227
Census:	0
Zoning:	SR10-Single Residence
Survey #:	0

Assessed Values

	2017 Market Value
Land	$620,000
Building	$55,000
Other	$4,000
Total	$679,000

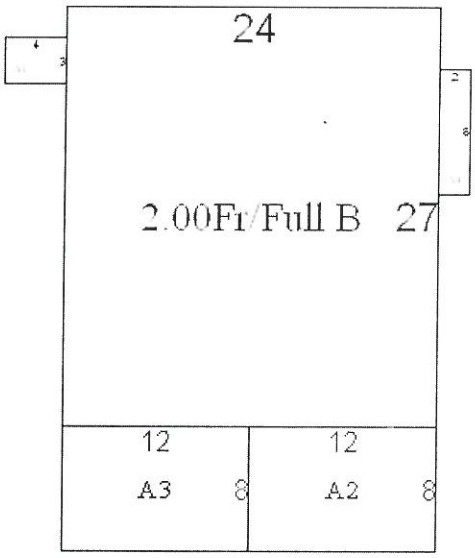
Assessment History

Year	Total Value
2017	$679,000
2016	$672,000
2015	$643,000
2014	$584,000
2013	$521,000
2012	$521,000
2011	$494,000
2010	$522,000
2009	$593,000
2008	$594,000
2007	$594,000
2006	$594,000
2005	$518,000
2004	$497,000
2003	$456,000
2002	$412,000
2001	$348,000
2000	$290,000
1999	$290,000
1998	$276,000
1997	$264,000
1996	$215,300

Owner Information

Name:	Fay, Sean Nicholas, Trustee Patricia Gibson Belt Rev Trust
Address:	14 Winthrop Street Marlborough, MA 01752
Notes:	

Building Information



Frame	Wood	**Basement**	Full
Style	Old Style	**Heating**	Basic
Stories	2.00	**Heat Sys**	Steam
Ext Walls	Frame	**Fuel Type**	Oil
Rooms	7	**Attic**	Unfinished
Beds	3	**Condition**	Below Average
Full Bath	1	**Grade**	C
Half Bath	1	**Traffic**	1.5
Extra Fix		**Fireplaces**	1
Rec Room	none		
Fin Bsmt	none	**Year Built**	1923
Bsmt Gar	none	**Year Remod**	
Stacks	0	**TLA**	1,408

Area	Lower	First	Second	Third	Area
Main					648
A1		Open Frame Porch			12
A2	Bsmt Unfin	1s Frame			96
A3		Open Frame Porch			96
A4		Frame Bay			16

Other Improvements

Code	Type	Qty	Year	Length	Width	Grade	Condition	Adj
1	Garage - 1 story frame	1	1926	11	20	D	Fair	1

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	100	17227	1	L5

Sales Information

Date	Price	Vol	Page	Seller	Valid Code
4/1/2013	$1	31191	593	Belt, Patricia	F. convenience, correcting deeds

Print This Page