

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

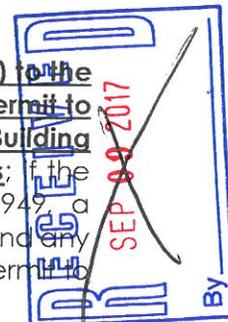
Rec'd  
\$850.00  
CK#5088



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

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 BILLO  
NEEDHAM MILLER LLC Phone: 781 254 3354

Mailing Address: 92 MILLBROOK AVE WILPOLE MA 02081

Email Address: JOHN.BILLO@COMCAST.NET

Application Authorization:

Signature of Property Owner: [Signature] Date: 9-11-17



Submission Date: 9/11/2017 Received By: [Signature]  
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

## 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: JOHN BRUNO NEEDHAM MILLER LLC

Signature of Property Owner: [Signature] Date: 9.11.17



### 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: <u>9/11/2017</u>	Received By: <u>[Signature]</u>
Fee Paid: \$ <u>800.00</u>	WHC Public Hearing Date: <u>10/23/2017</u>
<b>Historical Commission Determination (refer to issued Notice of Preservation Determination):</b>	
<input type="checkbox"/> Not Preferably Preserved	Date Issued: <u>10/23/2017</u>
<input checked="" type="checkbox"/> Preferably Preserved	Expiration of Delay Period (if applicable): <u>10/23/18</u>

### Request to Reduce Delay Period (Waiver)\*

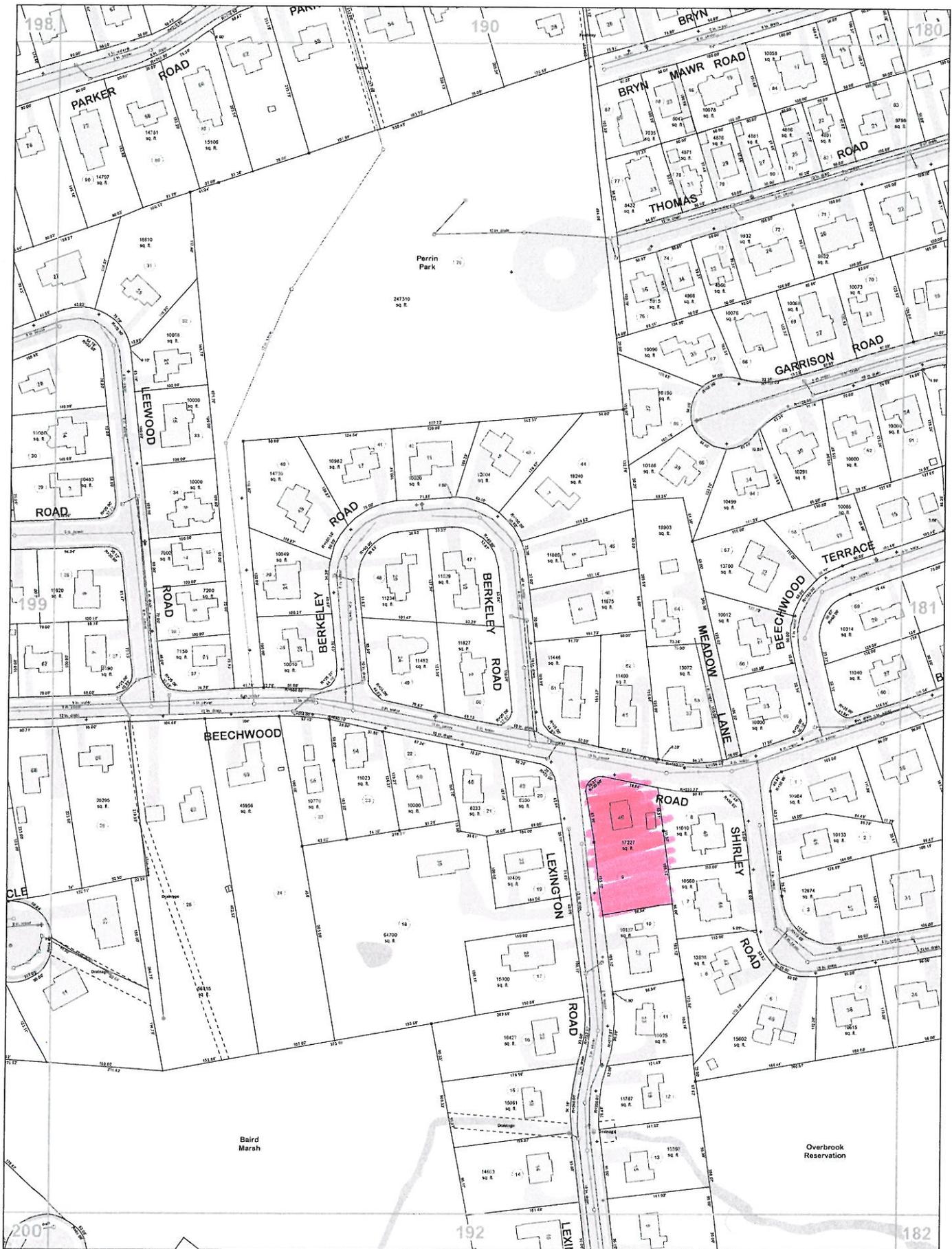
\*May not be sought until a Preservation Determination is made by the Historical Commission

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.

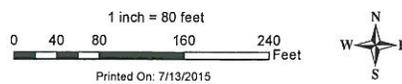
Property Owner Name: NEEDHAM MILLER LLC

Signature of Property Owner: [Signature] Date: 11/9/17

**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.**



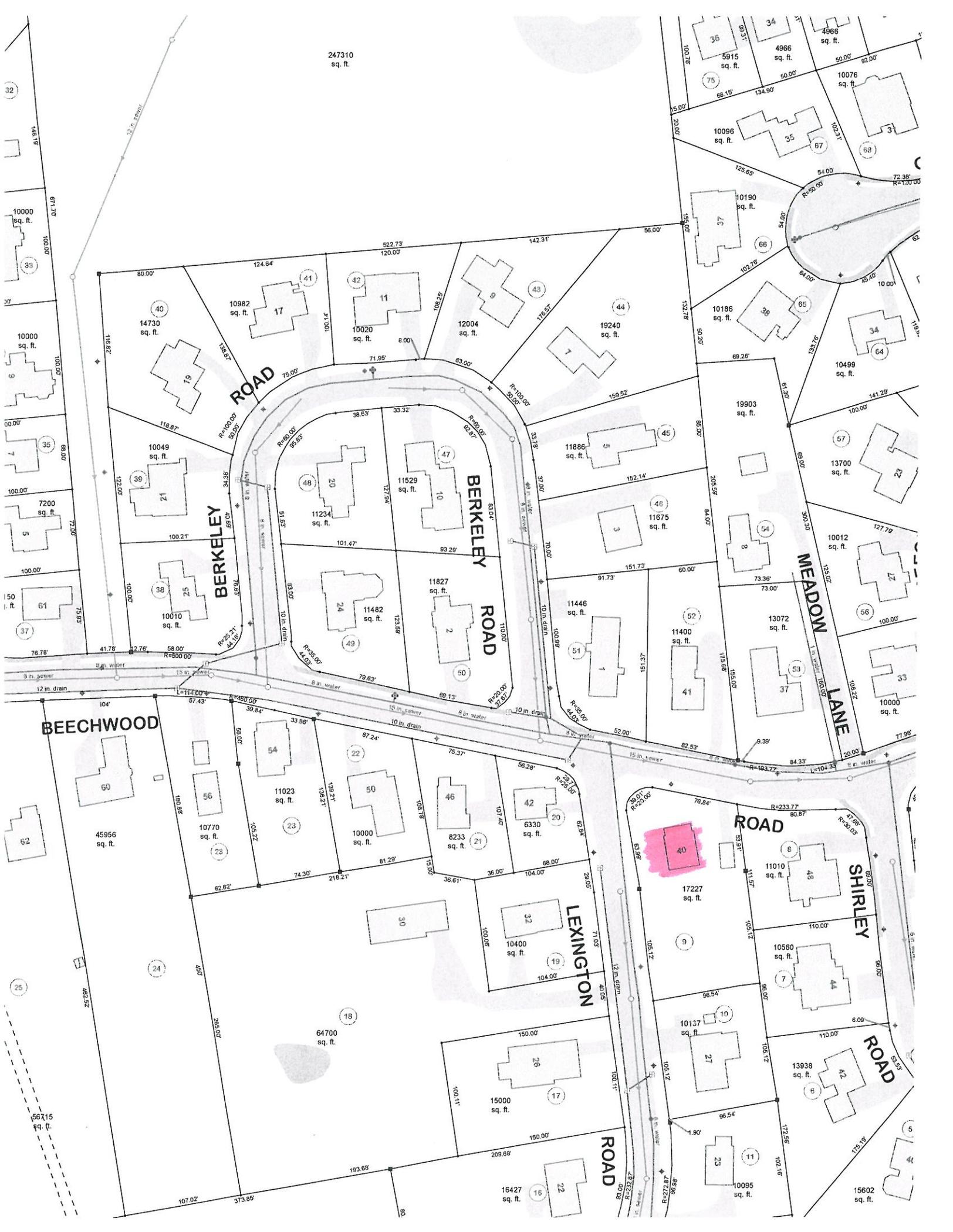
**DISCLAIMER**  
 The information shown on this map is subject to constant change. The Town of Waverley provides this information with the understanding that it is not guaranteed to be accurate or complete, and conditions drawn from such information are the responsibility of the user. The Town of Waverley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



Printed On: 7/13/2015

# Map 191

247310  
sq. ft.



BERKELEY ROAD

BERKELEY ROAD

BERKELEY ROAD

MEADON LANE

BEECHWOOD ROAD

LEXINGTON ROAD

ROAD

SHIRLEY ROAD

ROAD



Lot 1: 11827 sq. ft.  
Lot 2: 11482 sq. ft.  
Lot 3: 11675 sq. ft.  
Lot 4: 11446 sq. ft.  
Lot 5: 7200 sq. ft.  
Lot 6: 10000 sq. ft.  
Lot 7: 19240 sq. ft.  
Lot 8: 11100 sq. ft.  
Lot 9: 12004 sq. ft.  
Lot 10: 11529 sq. ft.  
Lot 11: 10020 sq. ft.  
Lot 12: 10049 sq. ft.  
Lot 13: 10010 sq. ft.  
Lot 14: 10000 sq. ft.  
Lot 15: 14730 sq. ft.  
Lot 16: 16427 sq. ft.  
Lot 17: 10982 sq. ft.  
Lot 18: 64700 sq. ft.  
Lot 19: 10400 sq. ft.  
Lot 20: 6330 sq. ft.  
Lot 21: 8233 sq. ft.  
Lot 22: 15000 sq. ft.  
Lot 23: 13938 sq. ft.  
Lot 24: 60000 sq. ft.  
Lot 25: 56715 sq. ft.  
Lot 26: 15000 sq. ft.  
Lot 27: 10137 sq. ft.  
Lot 28: 10005 sq. ft.  
Lot 29: 10000 sq. ft.  
Lot 30: 10000 sq. ft.  
Lot 31: 10000 sq. ft.  
Lot 32: 10000 sq. ft.  
Lot 33: 10000 sq. ft.  
Lot 34: 10499 sq. ft.  
Lot 35: 10096 sq. ft.  
Lot 36: 10000 sq. ft.  
Lot 37: 13072 sq. ft.  
Lot 38: 10010 sq. ft.  
Lot 39: 10186 sq. ft.  
Lot 40: 17227 sq. ft.  
Lot 41: 11400 sq. ft.  
Lot 42: 8233 sq. ft.  
Lot 43: 10190 sq. ft.  
Lot 44: 19240 sq. ft.  
Lot 45: 11886 sq. ft.  
Lot 46: 11446 sq. ft.  
Lot 47: 11529 sq. ft.  
Lot 48: 11234 sq. ft.  
Lot 49: 11827 sq. ft.  
Lot 50: 11482 sq. ft.  
Lot 51: 11446 sq. ft.  
Lot 52: 11400 sq. ft.  
Lot 53: 13072 sq. ft.  
Lot 54: 10049 sq. ft.  
Lot 55: 10010 sq. ft.  
Lot 56: 10000 sq. ft.  
Lot 57: 13700 sq. ft.  
Lot 58: 10499 sq. ft.  
Lot 59: 10096 sq. ft.  
Lot 60: 10000 sq. ft.  
Lot 61: 10000 sq. ft.  
Lot 62: 45956 sq. ft.  
Lot 63: 10000 sq. ft.  
Lot 64: 10499 sq. ft.  
Lot 65: 10186 sq. ft.  
Lot 66: 10190 sq. ft.  
Lot 67: 10096 sq. ft.  
Lot 68: 4966 sq. ft.  
Lot 69: 10076 sq. ft.  
Lot 70: 10000 sq. ft.  
Lot 71: 10000 sq. ft.  
Lot 72: 10000 sq. ft.  
Lot 73: 10000 sq. ft.  
Lot 74: 10000 sq. ft.  
Lot 75: 14730 sq. ft.  
Lot 76: 10000 sq. ft.  
Lot 77: 10000 sq. ft.  
Lot 78: 10000 sq. ft.  
Lot 79: 10000 sq. ft.  
Lot 80: 10000 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
<b>Total</b>	<b>\$679,000</b>

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

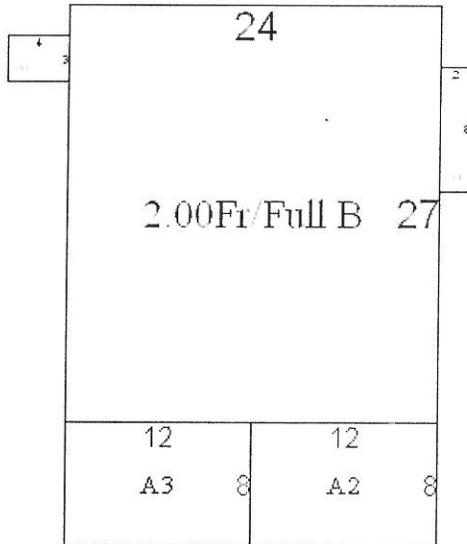
Owner Information

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	Year Built	1923
Fin Bsmt	none	Year Remod	
Bsmt Gar	none	TLA	1,403
Stacks	0		

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	Road	Public	Sidewalk	No	Landscaping	
	Gas			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](#)