

201703937

Rec'd
\$200.00
CASH



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
DEC 04 2017
BY CZ

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: 8 Lowell Rd.

What year was the structure built? 1931 Source of information: Assessing Dept.

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: Charlene D. Oliver Phone: 508-314-7281

Mailing Address: 8 Lowell Rd.

Email Address: 061506@comcast.net

Application Authorization:

Signature of Property Owner: [Signature] Date: 12-04-17

For Town Use Only

Submission Date: Dec 4 / 17 Received By: CZ

Fee Paid: \$ 50 Case Number: DR 2017-36

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: Charlene Oliver

Signature of Property Owner:  Date: 12-04-17

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>Dec 4/17</u>	Received By: <u>CZ</u>
Fee Paid: \$ <u>800</u>	WHC Public Hearing Date: <u>Jan 9/18</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.

Address: 110 CLIFF RD

Permit Number: 2656

Date: 10/20/1927

front scan image

Street	Cliff Road	No.	110	Precinct		Date	Oct. 20, 1927	Permit No.	2656
Owner	Behrend, B. A. Mrs.	Address	110 Cliff Road						
Architect	B. A. Behrend	Address	" "						
Builder	Dennis Driscoll	Address	Brookline, Mass.						
Permit Granted	Oct. 20, 1927	Area of Lot	No Infn.						
Dimensions		Est. Cost	\$ 50 to 75						
Date of Inspections									
Date of Inspections									
Plumbing, No. of Baths, etc.	No Infn.								
Heating	" "								
Remarks	Wood shed								

Address: 110 CLIFF RD

Permit Number: 1945

Date: 9/12/1925

front scan image

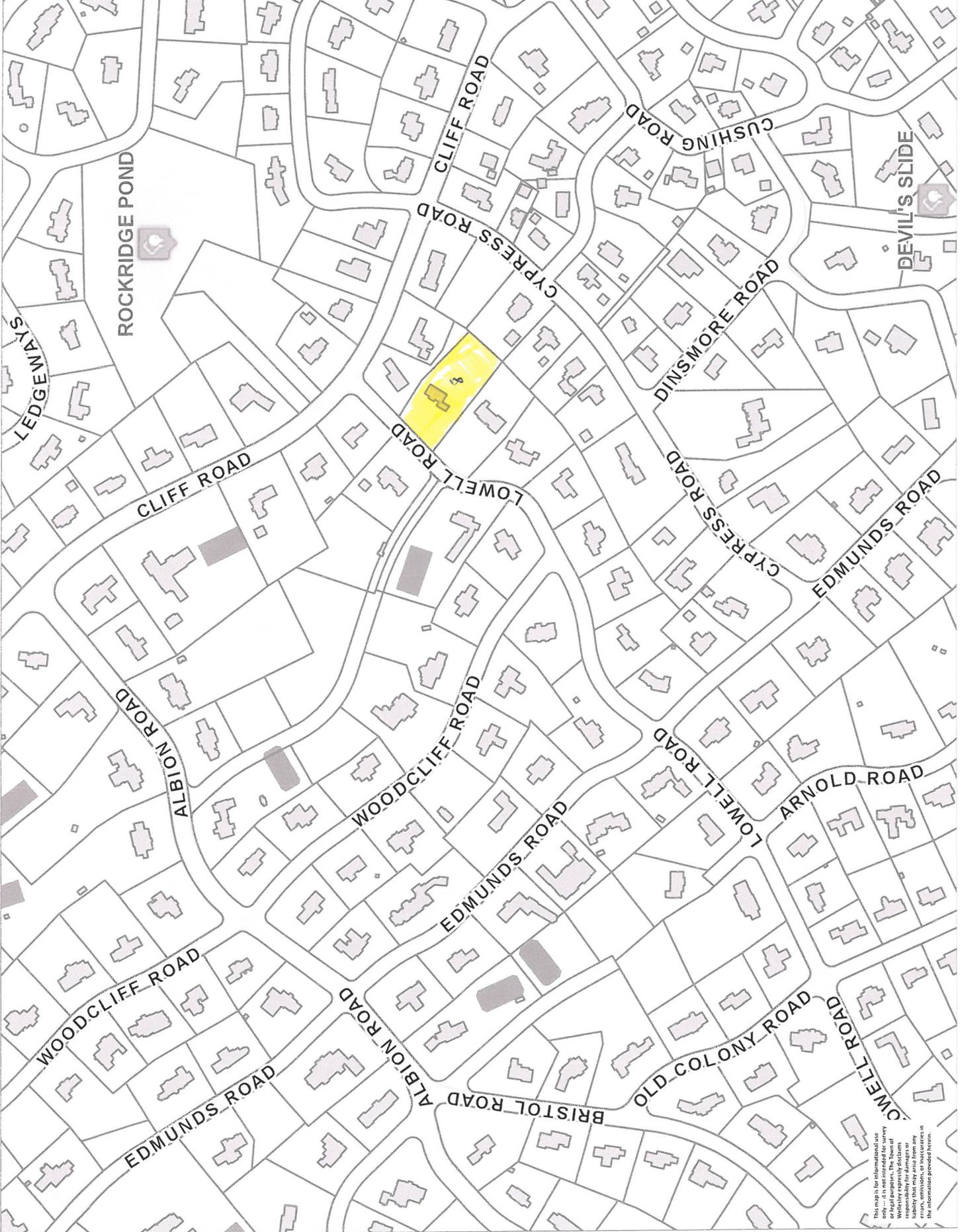
Street <u>Cliff Road</u>		No. <u>110</u>	Precinct <u>5</u>	Permit No. <u>1945</u>	Date <u>Sept. 12, 1925</u>
Owner <u>B. A. Behrend</u>	Address <u>71 Colchester St., Brookline</u>				
Architect <u>Richardson, Bencroft, Richardson</u>	Address <u>9 Newbury St., Boston</u>				
Builder <u>Eldow Smith</u>	Address <u>80 Ashford St., Alston</u>				
Permit Granted <u>Sept. 12, 1925</u>	Area of Lot <u>No Infn.</u>				
Dimensions	Est. Cost \$ <u>10,000.00</u>				
Date of Inspections		PLANS ON FILE			
Date of Inspections					
Plumbing: No. of Baths, etc. <u>2 Baths & lavatory</u>					
Heating <u>Steam</u>					
Remarks <u>Dwelling</u>					



- Points Of Interest
- Beach
- Town Building
- Cemetery
- College
- Fire
- Library
- Park
- Parking
- Police
- Schools
- META Commuter Rail Station
- META Commuter Rails

- Buildings
- Parcels
- MA Highways
- Interstates
- US Highway
- Numbered Routes
- Town Boundary
- Abutting Towns Opaque
- Abutting Towns
- Roads (Edge Of Pavement)
- Sidewalks

- Paths
- Sidewalks & Paved Paths
- Unpaved Paths
- Parking
- Open Water
- Brooks And Streams
- Active Recreation Areas
- Golf Course
- Track
- Basketball/Tennis
- Beach
- Field



Town of Wellesley, MA

Printed on 12/04/2017 at 07:45 AM

920 ft

460



This map is for informational use only and does not constitute a warranty or legal opinion. The Town of Wellesley expressly disclaims any responsibility for damages or errors, omissions, or inaccuracies in the information provided herein.

Physical Characteristics Date: July 1, 2016

FY2017 Tax Rate for Wellesley, MA \$11.79

Print This Page

Assessment Valuation Date: January 1, 2016

Parcel Information:

Location: 8 Lowell Rd
 Parcel ID: 95-38-A-
 Class: 101 1-Family
 Type: Residential
 Lot Size: 35,841
 Census: 0
 Zoning: SR20-Single Residence
 Survey #: 0

Assessed Values

2017 Market Value	
Land	\$927,000
Building	\$596,000
Other	\$7,000
Total	\$1,530,000

Assessment History

Year	Total Value
2017	\$1,530,000
2016	\$1,493,000
2015	\$1,494,000
2014	\$1,458,000
2013	\$1,426,000
2012	\$1,464,000
2011	\$1,410,000
2010	\$1,460,000
2009	\$1,664,000
2008	\$1,716,000
2007	\$1,716,000
2006	\$1,716,000
2005	\$1,618,000
2004	\$1,618,000
2003	\$1,618,000
2002	\$1,583,000
2001	\$1,244,000
2000	\$1,119,000
1999	\$1,065,000
1998	\$999,000
1997	\$938,000
1996	\$692,900

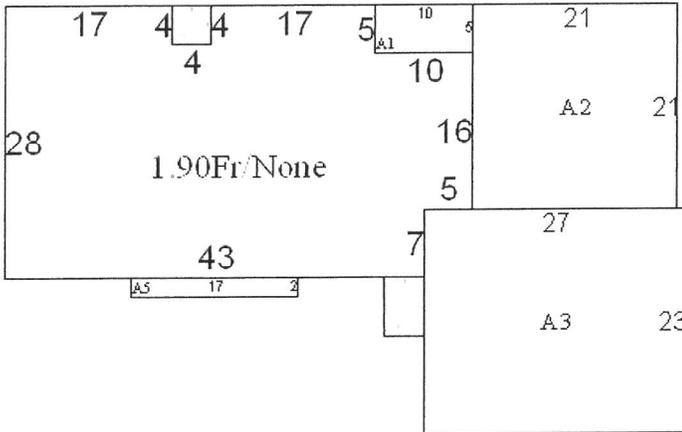
Owner Information

Name: Horton, Faith

Address: 8 Lowell Road Wellesley, MA 02481

Notes: listed for sale Nov 2003 \$2,200,000

Building Information



Frame	Wood	Basement	None
Style	Colonial	Heating	Central Air
Stories	1.90	Heat Sys	Hot Water
Ext Walls	Masonry/Frame	Fuel Type	Oil
Rooms	10	Attic	None
Beds	5	Condition	Average
Full Bath	3	Grade	A+
Half Bath	1	Traffic	L5
Extra Fix		Fireplaces	2
Rec Room	none	Year Built	1931
Fin Bsmt	none	Year Remod	
Bsmt Gar	none	TLA	2,952
Stacks	0		

Area	Lower First	Second	Third	Area
Main				1,243
A1	Open Mason Porch	1s Masonry		50
A2	Stone or Tile Patio			441
A3	Mason/Brick Grg	3/4s Frame		621
A4	1s Frame			24
A5	Frame Overhang			34
A6	Open Frame Porch	1s Frame		16

Other Improvements

Code	Type	Qty	Year	Length	Width	Grade	Condition	Adj
1	Shed - Frame	1	1912	9	13	C	Average	1
2	Patio - Concrete	1	1950	1	1000	C	Fair	1

gambrel

Notes:

Land Description

Topography	Utilities	Street	Paved	Landlocked	No	View	Average
Level	Public	Road	Public	Sidewalk	No	Landscaping	
				Gas	No		

Market Type	Description	Zone	Nhbd	Area	Infl	Traffic
1	Primary Site	SR20-Single Residence	103	35841	1	L5

Sales Information		Vol	Page	Seller	Valid Code
Date	Price		none		

| [Print This Page](#)

TOWN OF WELLESLEY



MASSACHUSETTS

Wellesley Historical Commission

Town Hall, 525 Washington Street
Wellesley, MA 02482

December 11, 2017

Charlene D. Oliver
8 Lowell Road,
Wellesley, Massachusetts 02481

Re: Article 46C, *Historic Preservation Demolition Review*
Eligibility Notice for 8 Lowell Road; expires December 11, 2019

Dear Mrs. Oliver,

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 8 Lowell 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, Registry of Deeds records, and the Planning Department's Subdivision files, it is my opinion that a significant portion of the building was built no earlier than September 12, 1925, the date provided on Building Permit "No. 1945" for the construction of a "dwelling" on 110 Cliff Road (the address was changed to 8 Lowell Road when the lot was subdivided into three lots in 1970) **Therefore, it is my determination that the subject building is an Eligible Building.**

This Eligibility Notice will expire on December 11, 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; further action under Article 46C is required.

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 January 9, 2018 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, Assessors

