

#201801147

RECEIVED
APR 25 2018
By Claudia Z.



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
\$50.00
CK# 1052
\$800.00
CK# 1051

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: 323 Oakland St

What year was the structure built? 1935 Source of information: Town of Wellesley property card and tax record.

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: DONALD W. HOLLINGS Phone: 781-956-6713
MARITHA CASTRO 781-239-1374

Mailing Address: 75 GLENRIDGE RD. - DEDHAM, MA 02026

Email Address: DWHOLL305C@GMAIL.COM / mjcastro84@comcast.net

Application Authorization:

Signature of Property Owner: Donald W. Hollings Date: 4/23/2018

For Town Use Only

Submission Date: 4/25/18 Received By: Claudia Z.
Fee Paid: \$ 50.00 Case Number: DR 2018-22

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: DONALD W. HOLLINGS

Signature of Property Owner: Donald W. Hollings Date: 4/23/2018

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>4/15/18</u>	Received By: <u>Claudia Z.</u>
Fee Paid: \$ <u>800.00</u>	WHC Public Hearing Date: <u>6/11/18</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: _____

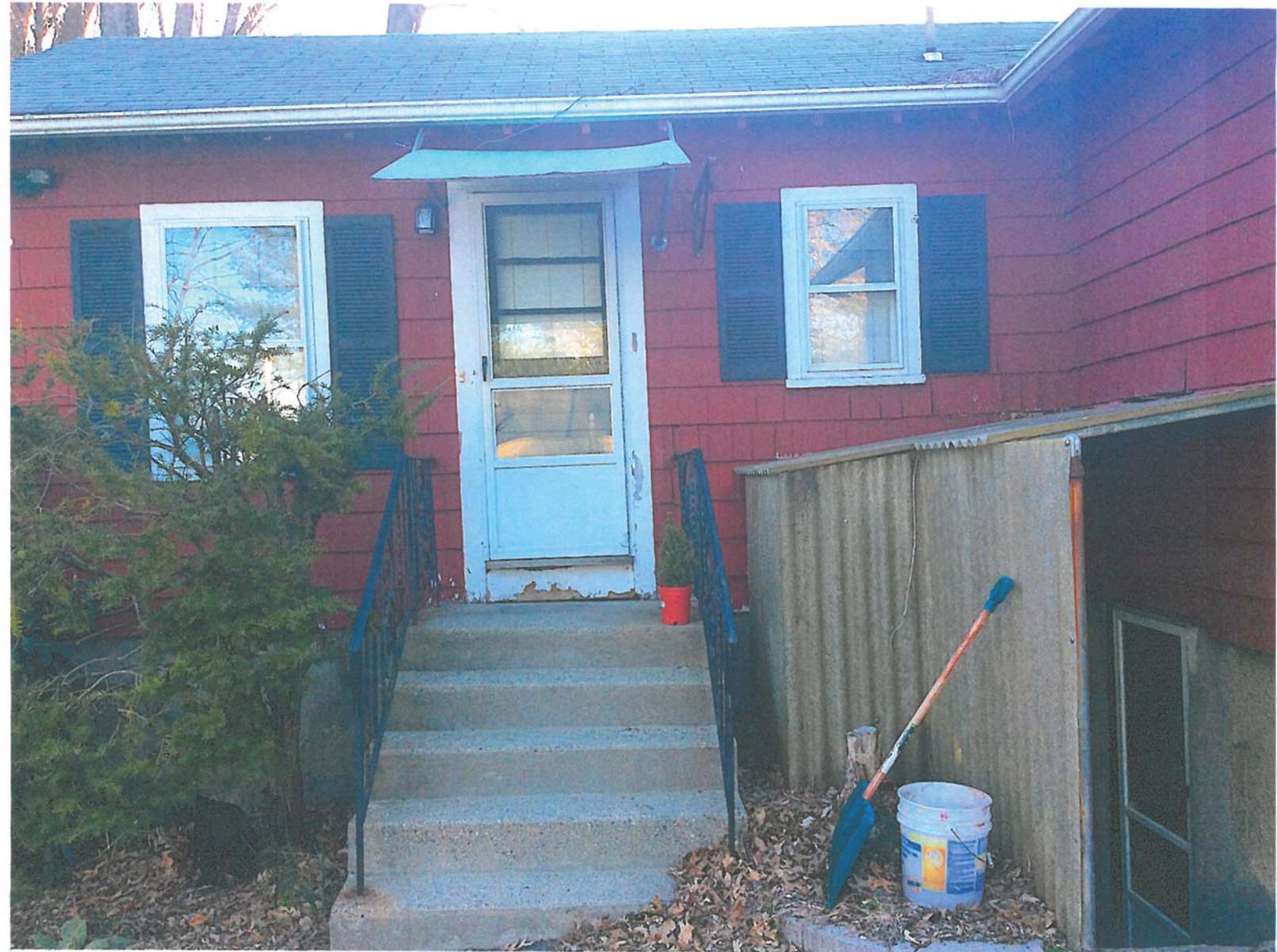
To accompany this request, the Owner should submit documentation evidencing any attempts to sell the property or plans and elevations for proposed construction to follow any Demolition.

323 Oakland St.

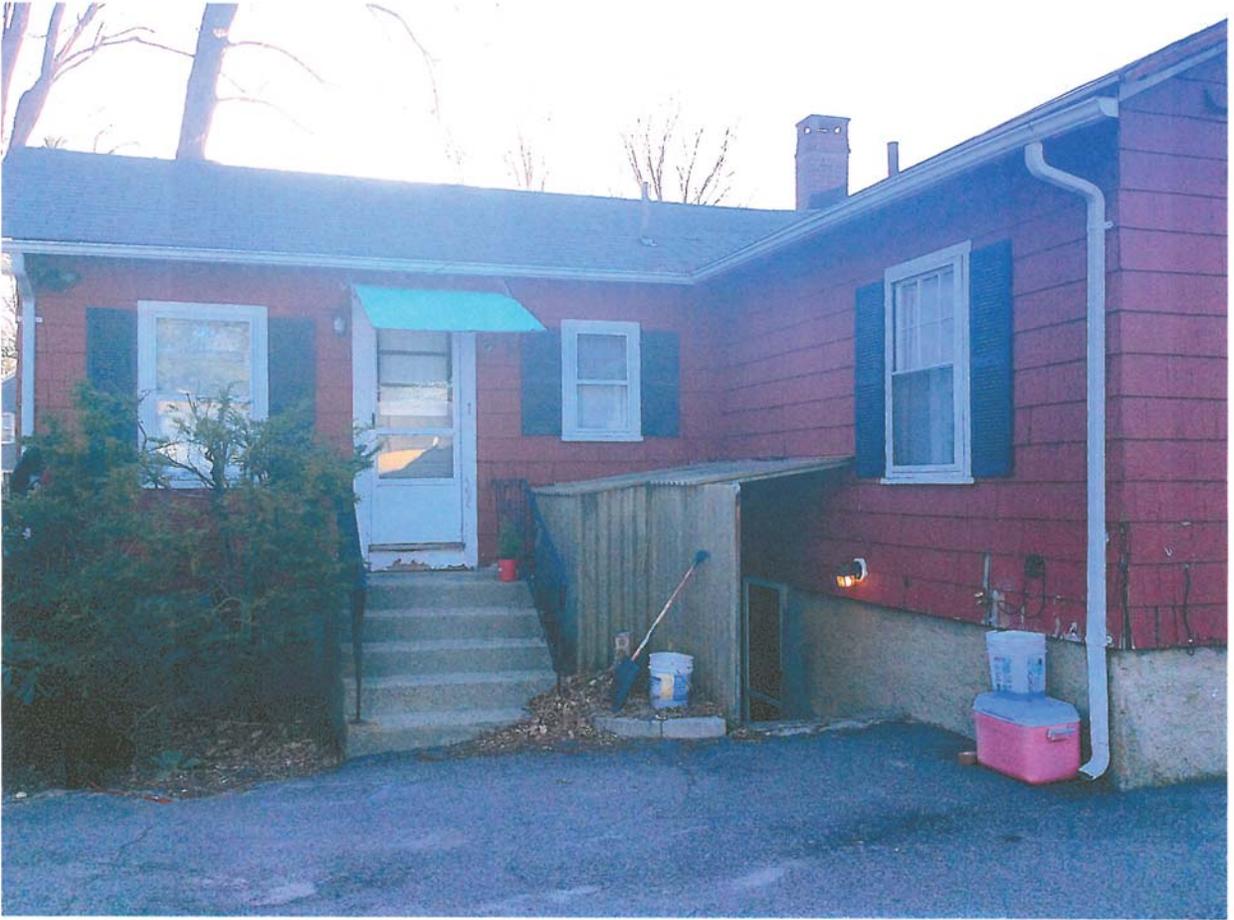


323 Oakland St





323 VARIATION



Parcel Information:

Location: [323 Oakland St.](#)
 Parcel ID: 17-1--
 Class: 104 2-Family
 Type: Residential
 Lot Size: 3,254
 Census: 0
 Zoning: SR15-Single Residence
 Survey #: 0

Assessed Values

2015 Market Value	
Land	\$315,000
Building	\$29,000
Other	\$0
Total	\$344,000

Assessment History

Year	Total Value
2015	\$344,000
2014	\$252,000
2013	\$261,000
2012	\$289,000
2011	\$219,000
2010	\$238,000
2009	\$268,000
2008	\$281,000
2007	\$289,000
2006	\$289,000
2005	\$246,000
2004	\$225,000
2003	\$200,000
2002	\$185,000
2001	\$185,000
2000	\$178,000
1999	\$154,000
1998	\$138,000
1997	\$175,000
1996	\$154,900

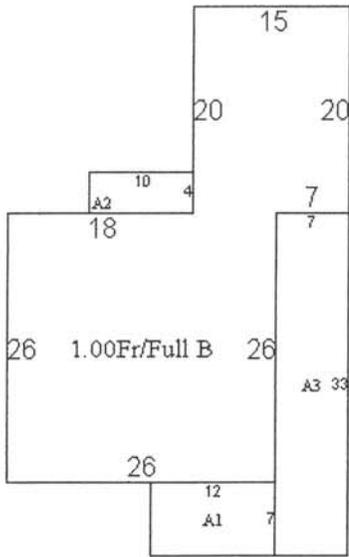
Owner Information

Name: Bergonzoni, LLC

Address: 323 Oakland Street
 Wellesley, MA 02481

Notes: house split on Needham town line MLS#71676695-May 2014 \$1,350,000, June \$975,000;Jun \$850,000 MLS#71760905-Oct 2014 \$750,000

Building Information



Frame	Wood	Basement	Full
Style	Old Style	Heating	Basic
Stories	1.00	Heat Sys	Hot Water
Ext Walls	Frame	Fuel Type	Oil
Rooms	6	Attic	Unfinished
Beds	3	Condition	Average
Full Bath	2	Grade	C
Half Bath		Traffic	L5
Extra Fix	2	Fireplaces	1
Rec Room	none	Year Built	1935
Fin Bsmt	26 x26	Year Remod	
Bsmt Gar	none	TLA	976
Stacks	0		

Area	Lower First	Second	Third	Area
Main				976
A1	Open Frame Porch			84
A2	Canopy			40
A3	Wood Deck			231

Other Improvements

Code	Type	Qty	Year	Length	Width	Grade	Condition	Adj
					none			

house split on Needham town line

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	SR15-Single Residence	108	3254	1	L5	

Sales Information

Date	Price	Vol	Page	Seller	Valid Code
7/8/2003	\$1	19281	488	Slim Landscape Gardener	G. part of parcel
6/12/2001	\$449,000	15142	305	Slim Landscape Gardener	G. part of parcel

Print This Page

PARCEL INFORMATION
 Owner: BERGONZONI, LLC
 Address: 323 OAKLAND ST
 WELLESLEY MA 02481

Use-Code: 318 Sale Price: 449,000 Book: 15142 Road Type: T Inspect Date: 08/28/201
 Tax Class: T Sale Date: 06/11/01 Page: 305 Rd Condition: P Meas Date: 08/28/201
 Tot Fin Area: 2687 Sale Type: P Cert/Doc: Traffic: M Entrance: C
 Tot Land Area: 0.67 Sale Valid: B Water: PS Collect Id: CP
 Grantor: SLIM LANDSCAPE Sewer: SW Inspect Reas: C

Exempt-B/L% / Resid-B/L% / Comm-B/L% 100/100 Indust-B/L% / Open Sp-B/L% /

COMMERCIAL SECTIONS/GROUPS

Section:	ID:	Use-Code:	Bldg-Class	Yr-Built	Eff-Yr-Built	Cost Bldg
Category	Grnd-FI-Area	Story Height				
2	369	1.0	C	1975	1975	17,200
Groups:						
Id	Cd	B-FL-A	Firs	Unt		
1	318	369	1	1		
Section:	ID: 301	Use-Code: 318				
Category	Grnd-FI-Area	Story Height	Bldg-Class	Yr-Built	Eff-Yr-Built	Cost Bldg
4	493	2.0	C	1981	1981	46,900
Groups:						
Id	Cd	B-FL-A	Firs	Unt		
1	318	424	1	1		
2	318	493	1	1		
Section:	ID: 302	Use-Code: 318				
Category	Grnd-FI-Area	Story Height	Bldg-Class	Yr-Built	Eff-Yr-Built	Cost Bldg
2	440	1.0	D	1959	1959	15,800
Groups:						
Id	Cd	B-FL-A	Firs	Unt		
1	318	440	1	1		

RESIDENCE INFORMATION

Style: RN Tot Rooms: 5 Main Fn Area: 961 Attic:
 Story Height: 1.00 Bedrooms: 2 Up Fn Area:
 Roof: G Full Baths: 2 Add Fn Area: Bsmt Area: 961
 Ext Wall: FB Half Baths: Unfn Area: Fn Bsmt Area:
 Masonry Trim: Ext Bath Fix: 0 Tot Fin Area: 2687 Bsmt Grade:
 Foundation: CN Bath Qual: T RCNLD: 51394
 Kitch Qual: T Eff Yr Built: 1952 Mkt Adj:
 Heat Type: HW Ext Kitch: 1 Year Built: 1945 Sound Value:
 Fuel Type: O Grade: F Cost Bldg: 51,400
 Fireplace: 0 Condition: F Att Str Val1:
 Central AC: Bsmt Gar Cap: Pct Complete: 100 Att Str Val2:
 Att Gar SF: %Good P/F/E/R: /80//41

Porch Type Porch Area Porch Grade Factor
 E 84

LAND INFORMATION

NBHD CODE: 205 NBHD CLASS: 0 ZONE: SRB

Seg	Type	Code	Method	Sq-Ft	Acres	Influ-Y/N	Value	Class
1	P	318	S	10000	0.230		390,000	
2	R	318	A	19201	0.441		18,709	

DETACHED STRUCTURE INFORMATION

Str	Unit	Msr-1	Msr-2	E-YR-Blt	Grade	Cond	%Good	P/F/E/R	Cost	Class
GC	S	605	0.00	1950	A	A	///50		8,500	
GC	S	602	0.00	1950	A	A	///50		8,500	
DW	S	104	0.00	1977	A	A	///73		1,600	3

VALUATION INFORMATION

Current Total: 558,600 Bldg: 149,900 Land: 408,700 MktLnd: 408,701
 Prior Total: 485,700 Bldg: 142,000 Land: 343,700 MktLnd: 343,701

