

#201801387



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#1861

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: 7 SPRAGUE Road

What year was the structure built? 1947 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: Sprague Rd Incorporated Phone: 774-278-4630

Mailing Address: 7 Ridge Road, Hopkinton MA 01748

Email Address: ned.surman@gmail.com

Application Authorization:

X Signature of Property Owner: [Signature] Date: 5/14/18
Edward B Surman

For Town Use Only

Submission Date: _____ Received By: _____

Fee Paid: \$ _____ Case Number: DR 2018-27

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

allie@riverstonegreen.com

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: Edward B Surman

X Signature of Property Owner: Edward B Surman Date: 5/14/18

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: _____	Received By: _____
Fee Paid: \$ _____	WHC Public Hearing Date: _____
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: _____

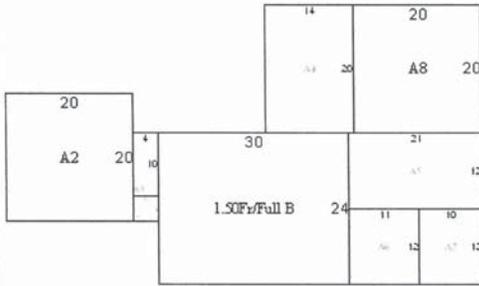
To accompany this request, the Owner should submit documentation evidencing any attempts to sell the property or plans and elevations for proposed construction to follow any Demolition.

WELLESLEY Property Record Card Current

Parcel ID: 121-79 Location: 7 Sprague Rd Owner: Sprague Road, Inc Address: 7 Ridge Road <p style="text-align: center;">Hopkinton, MA 01748-</p>	Class: 101 1-Family Type: Residential Lot Size: 20443 sq ft Census: 0 Zoning: SR20-Single Residence <p style="text-align: center;">Market Area: 102</p>	2018 Market Value Land: \$837,000 Building: \$118,000 Other: \$1,000 Total: \$956,000	Assessment History <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Year</th> <th>Value</th> </tr> </thead> <tbody> <tr><td>2018</td><td>\$956,000</td></tr> <tr><td>2017</td><td>\$956,000</td></tr> <tr><td>2016</td><td>\$950,000</td></tr> <tr><td>2015</td><td>\$951,000</td></tr> <tr><td>2014</td><td>\$774,000</td></tr> <tr><td>2013</td><td>\$672,000</td></tr> <tr><td>2012</td><td>\$672,000</td></tr> <tr><td>2011</td><td>\$620,000</td></tr> <tr><td>2010</td><td>\$678,000</td></tr> <tr><td>2009</td><td>\$740,000</td></tr> <tr><td>2008</td><td>\$762,000</td></tr> <tr><td>2007</td><td>\$762,000</td></tr> <tr><td>2006</td><td>\$757,000</td></tr> <tr><td>2005</td><td>\$755,000</td></tr> <tr><td>2004</td><td>\$735,000</td></tr> <tr><td>2003</td><td>\$735,000</td></tr> <tr><td>2002</td><td>\$702,000</td></tr> <tr><td>2001</td><td>\$545,000</td></tr> <tr><td>2000</td><td>\$442,000</td></tr> <tr><td>1999</td><td>\$415,000</td></tr> <tr><td>1998</td><td>\$416,000</td></tr> <tr><td>1997</td><td>\$402,000</td></tr> <tr><td>1996</td><td>\$330,700</td></tr> </tbody> </table>	Year	Value	2018	\$956,000	2017	\$956,000	2016	\$950,000	2015	\$951,000	2014	\$774,000	2013	\$672,000	2012	\$672,000	2011	\$620,000	2010	\$678,000	2009	\$740,000	2008	\$762,000	2007	\$762,000	2006	\$757,000	2005	\$755,000	2004	\$735,000	2003	\$735,000	2002	\$702,000	2001	\$545,000	2000	\$442,000	1999	\$415,000	1998	\$416,000	1997	\$402,000	1996	\$330,700
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WELLESLEY Property Record Card Current

121-79 7 Sprague Rd



Frame: Wood	Basement: Full	TLA: 1,904
Style: Cape Cod	Heating: Basic	
Stories: 1.50	Heat Sys: Warm Air	Rec Room: 0 X 0
Ext Walls: Frame	Fuel Type: Gas	Fin Bsmt: 0 X 0
Rooms: 7	Attic: None	Bsmt Gar: 0 stalls
Beds: 3	Condition: Average	Stacks: 0
Full Bath: 2	Grade: C	Fireplaces: 2
Half Bath: 1	Traffic: M5	Bld Adjust: 1.00
Extra Fix: 0		

Notes fireplace flues not working, 2 sump pumps; per listing "LR w/ fireplace & blt-in bookcases; large L-shaped fmlly rm; one bdrm on 1st flr; well maintained; sprinkler system"

Year Built: 1947
Year Remod: 0

	Lower	First	Second	Third	Area
Main					720
A1		Open Frame Porch			16
A2		Frame Garage			400
A3		1s Frame			40
A4		1s Frame			280
A5		1s Frame			252
A6		1s Frame			132
A7		1s Frame			120
A8		Wood Deck			400

Other Improvements:

Type	Qty	Year	Length	Width	Grade	Condition	Adj
Shed - Frame	1	1960	8	12	C	Average	1.00

Property Notes:
 listed for sale Aug 2006 \$995,000; April 2007 \$979,900; July 2007 \$899,900; Sept 2007 \$899,900; Oct 2007 \$899,900; August 2008 \$899,900; Aug 2008 \$890,000
 MLSS72207479 - Jly 2017 \$1,150,000









