

201801779



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# 3301

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: 24 Avon Road

What year was the structure built? 1920 Source of information: Owner

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: Stephanie Anderson Phone: 312 848-7796

Mailing Address: 24 Avon Road Wellesley, MA 02482

Email Address: Stephaniethompsonanderson@gmail.com

Application Authorization:

Signature of Property Owner: [Signature] Date: June 14, 2018

For Town Use Only

Submission Date: _____ Received By: _____

Fee Paid: \$ _____ Case Number: DR _____

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: Stephanie Anderson

Signature of Property Owner:  Date: June 14, 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: _____	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.









0 100 200 ft

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Town of Wellesley, MA

WELLESLEY Property Record Card Current

Parcel ID: 149-25 Location: 24 Avon Rd Owner: Constantine, Steven N Address: 24 Avon Road Wellesley, MA 02482-		Class: 101 1-Family Type: Residential Lot Size: 8000 sq ft Census: 0 Zoning: SR10-Single Residence Account #: Market Area: 301		2018 Market Value Land: \$579,000 Building: \$96,000 Other: \$1,000 Total: \$676,000		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>\$676,000</td></tr> <tr><td>2017</td><td>\$676,000</td></tr> <tr><td>2016</td><td>\$674,000</td></tr> <tr><td>2015</td><td>\$635,000</td></tr> <tr><td>2014</td><td>\$576,000</td></tr> <tr><td>2013</td><td>\$514,000</td></tr> <tr><td>2012</td><td>\$514,000</td></tr> <tr><td>2011</td><td>\$487,000</td></tr> <tr><td>2010</td><td>\$515,000</td></tr> <tr><td>2009</td><td>\$570,000</td></tr> <tr><td>2008</td><td>\$552,000</td></tr> <tr><td>2007</td><td>\$552,000</td></tr> <tr><td>2006</td><td>\$552,000</td></tr> <tr><td>2005</td><td>\$503,000</td></tr> <tr><td>2004</td><td>\$484,000</td></tr> <tr><td>2003</td><td>\$449,000</td></tr> <tr><td>2002</td><td>\$426,000</td></tr> <tr><td>2001</td><td>\$362,000</td></tr> <tr><td>2000</td><td>\$318,000</td></tr> <tr><td>1999</td><td>\$304,000</td></tr> <tr><td>1998</td><td>\$273,000</td></tr> <tr><td>1997</td><td>\$267,000</td></tr> <tr><td>1996</td><td>\$222,700</td></tr> </tbody> </table>		Year	Value	2018	\$676,000	2017	\$676,000	2016	\$674,000	2015	\$635,000	2014	\$576,000	2013	\$514,000	2012	\$514,000	2011	\$487,000	2010	\$515,000	2009	\$570,000	2008	\$552,000	2007	\$552,000	2006	\$552,000	2005	\$503,000	2004	\$484,000	2003	\$449,000	2002	\$426,000	2001	\$362,000	2000	\$318,000	1999	\$304,000	1998	\$273,000	1997	\$267,000	1996	\$222,700
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Sales Information:																																																							
Date	Price	Vol	Page	Seller	Valid Code	DeedType																																																	
Land Description:																																																							
Topography:	Level	Utilities:	All Public	Street:	Paved	Landlocked:	No	View:	Average																																														
				Road:	Public	Sidewalk:	No	Landscaping:	Average																																														
						Gas:	Yes																																																
Market																																																							
Description	Zone	Nhbd	Area	Infl	Traffic																																																		
Primary Site	SR10-Single R	301	8,000.00	1.00	L5																																																		
Classified																																																							
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Inspection Information:						Permit Information:																																																	
Date	Inspector	Entry	Contact	Notes	ID #	Date	% Comp	Value	Notes																																														
05/11/1999	Roland G	Entrance & Signature Gained	Owner	town-wide ir	201504875	12/01/2015	100	\$ 13,000	Misc: strip & re-roof.																																														
					30503	02/10/1998	100	\$ 6,200	Update ktchn, new cabinets.																																														
						Signature																																																	
						Owner Other																																																	

Address: 24 AVON RD

Permit Number: 822

Date: 8/9/1921

front scan image

Street	<i>Avon Rd</i> 24	No.	<i>24</i>	Precinct	<i>✓</i>	Date	<i>Aug. 9, 1921</i>	Permit No.	<i>822</i>
Owner	John Pearson	Address	None St						
Architect	None	Address							
Builder	Nicholas Severson	Address	38 Atwood St						
Permit Granted	Aug. 10, 1921	Area of Lot	80 x 100 ft						
Dimensions		Est. Cost \$	5000						
Date of Inspections									
Date of Inspections									
Plumbing, No. of Baths, etc.	3135. 1 Water Closet, xxxxxxx 1 Sink, open 1 Wash Tub, 1 Bath. F.W. CONNORS.								
Heating	hot water								
Remarks	swelling								

Address: 24 AVON RD

Permit Number: 30503

Date: 2/10/1998

front scan image

Permit No. **30503**

SL ~~AVON RD~~ No. 24 Lot

Date ~~FEBRUARY 10~~ 19 ~~98~~

Owner Steven Constantino Address

has permission to build, alter, renovate, demolish.

Type of Building single family Dimensions

Description Update kitchen/new cabinets Area of Lot

Builder Vincent Licata 0682837118503 Address 318 Worcester St., Wall 781-237-571

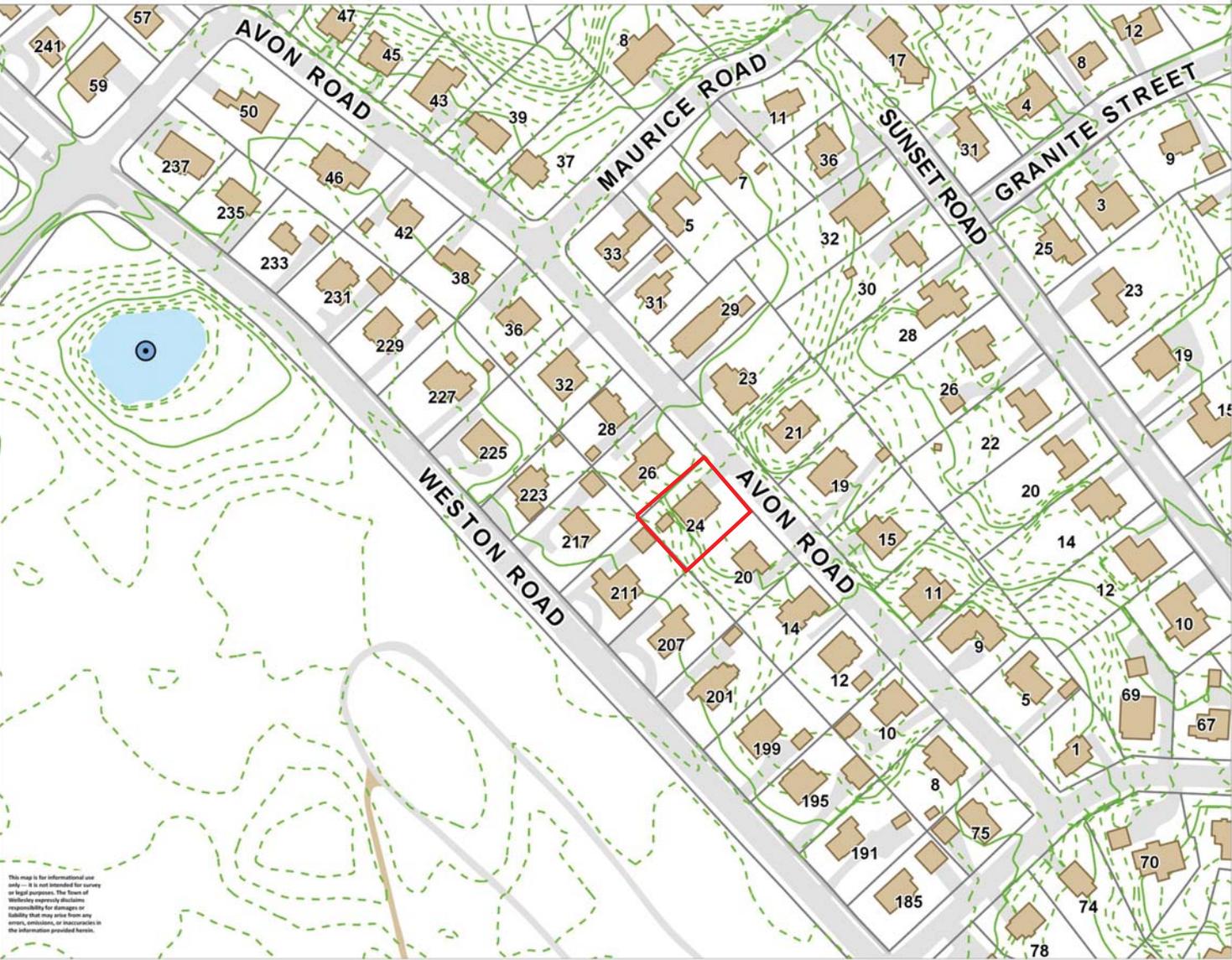
Architect Address

Estimated Cost \$ <u>6,200</u>	Plumbing <u>31200</u>	Insp. <u>02/24/98</u>	ROUGH	FINAL
	Heating	Insp.		
	Gasfitting	Insp.		
	Wiring <u>11500</u>	Insp. <u>02/25/98</u>	<u>03/25/98</u>	
	Construction	Insp. <u>02/25/98</u>	<u>04/17/98</u>	
	Certificate of Occupancy			

Fee Paid \$ 50



- Points Of Interest
 - Beach
 - Cemetery
 - College
 - Fire
 - Library
 - Park
 - Parking
 - Police
 - Schools
 - Town Building
 - MBTA Commuter Rail Station
- MBTA Commuter Rails
- Buildings
- Contours
 - 10ft Contours
 - 2ft Contours
- Parcels
- Wetlands
- Vernal Pools
 - NHESP Certified Vernal Pools
 - Other Known Vernal Pools
- MA Highways
 - Interstate
 - 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
 - Court - Basketball/Tennis
 - Track
 - Beach
 - Field



This map is for informational use only - it is not intended for survey or legal purposes. The Town of Wellesley expressly disclaims responsibility for damages or liability that may arise from any errors, omissions, or inaccuracies in the information provided herein.

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Town of Wellesley, MA