

# 201802101



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  
CR# 6755

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: 10 LIVERMOKE ROAD

What year was the structure built? 1886/1914 Source of information: Assessor or Building Department

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: TOM LAUER Phone: C/O PATRICK AHEARN ARCH. 617-266-1710 x211

Mailing Address: 400 STUART STREET #22E BOSTON, MA 02116

Email Address: lauer49@comcast.net

**Application Authorization:**

Signature of Property Owner: [Signature] Date: 7/9/18

**For Town Use Only**

Submission Date: \_\_\_\_\_ Received By: \_\_\_\_\_

Fee Paid: \$ \_\_\_\_\_ Case Number: DR 2018-38

**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**

# 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: Tom Lauer

Signature of Property Owner:  Date: 7/9/18

### 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: _____
<b>Historical Commission Determination (refer to issued Notice of Preservation Determination):</b>	
<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.**

Parcel Information:

Location: 10 Livermore Rd  
 Parcel ID: 65-29 -  
 Class: 101 1-Family  
 Type: Residential  
 Lot Size: 26,099  
 Census: 0  
 Zoning: SR20-Single Residence  
 Survey #: 0

Assessed Values

2018 Market Value	
Land	\$901,000
Building	\$1,918,000
Other	\$20,000
<b>Total</b>	<b>\$2,839,000</b>

Assessment History

Year	Total Value
2018	\$2,839,000
2017	\$2,838,000
2016	\$3,346,000
2015	\$2,847,000
2014	\$2,847,000
2013	\$2,977,000
2012	\$2,918,000
2011	\$2,852,000
2010	\$2,894,000
2009	\$2,910,000
2008	\$2,720,000
2007	\$2,720,000
2006	\$2,720,000
2005	\$2,579,000
2004	\$2,584,000
2003	\$2,492,000
2002	\$2,042,000
2001	\$1,475,000
2000	\$1,435,000
1999	\$1,285,000
1998	\$1,405,000
1997	\$1,304,000
1996	\$1,331,000

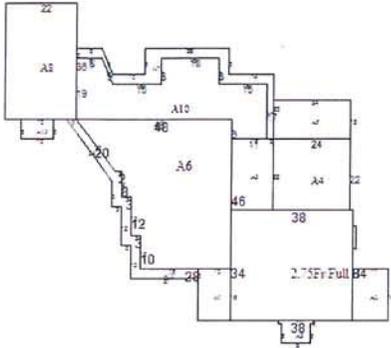
Owner Information

Name: Caffyn, Leslie

Address: 10 Livermore Road  
 Wellesley, MA 02481

Notes: ZBA #2014-67 write-up in file folder Oct 2016 MLS#72036222 - Jly 2016 \$3,299,000;Nov \$3,299,000;expired MLS#72127071 - Mrc 2017 \$3,195,000;Jun 2017 \$2,995,000

Building Information



Frame	Wood	Basement	Full
Style	Colonial	Heating	Central Air
Stories	2.75	Heat Sys	Hot Water
Ext Walls	Frame	Fuel Type	Gas
Rooms	17	Attic	None
Beds	7	Condition	Above Average
Full Bath	4	Grade	AA
Half Bath	1	Traffic	L5
Extra Fix	5	Fireplaces	4
Rec Room	none		
Fin Bsmt	none	Year Built	1886
Bsmt Gar	none	Year Remod	1985
Stacks	0	TLA	7.228

Area	Lower	First	Second	Third	Area
Main					1,292
A1		1s Frame	Wood Deck		160
A2		1s Frame	Wood Deck		176
A3		1s Frame			286
A4		1s Frame	1s Frame	3/4s Frame	528
A5		Stone or Tile Patio			288
A6		Enclosed Pool			1,596
A7		Open Mason Porch			281
A8		Frame Garage	3/4s Frame		792
A9		1s Frame			65
A10		1s Frame			935
A11	Bsmt Unfin	Frame Bay			7
A12		Open Mason Porch			224
A13			Wood Deck		60

Other Improvements

Code	Type	Qty	Year	Length	Width	Grade	Condition	Adj
1	Pool - Heated	1	1985	15	30	A	Average	1

imported ext.doors;per\*16 MLS\*encl.pool;L;by;FmlyRm-fp;Mstr=fp;mrble Bth;fin.3rd flr;updates=Velsman boiler;hot water tnks,compressors,air hndlr,hi efficiency systm.400 amp electric;over grge-legal aprmnt(53 Abbott)=mrble bth,radiant heat,Ktchn,Bdrm\*

Notes:

Land Description

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

Market

Type	Description	Zone	Nhbd	Area	Infl	Traffic
1	Primary Site	SR20-Single Residence	204	26099	1	L5

Sales Information

Date	Price	Vol	Page	Seller	Valid Code
6/9/2004	\$1	21137	495	Caffyn, Brian & Leslie	F. convenience, correcting deeds
8/29/2002	\$2,675,000	17099	332	Burton, Michael H & Sallie B	Valid
10/14/1997	\$1,265,000	12031	655	Carter, Susan M	Valid
12/1/1983	\$413,600	6298	221		Valid

Address: 10 LIVERMORE RD

Permit Number: 101

Date: 4/10/1914

front scan image

		Date	April 10, 1914
Street	Livermore Road	No.	10
		Precinct	4
		Permit No.	101
Owner	John B. Hardy.	Address	
Architect	Luther C. Greenleaf	Address	101 Tremont St.
Builder	not let	Address	
Permit Granted	5/9/14	Area of Lot	100x100x200
Dimensions	21.6x21.6x36	Est. Cost \$	2,500.00
Date of Inspections			PLANS ON FILE
Date of Inspections			
Plumbing, No. of Baths, etc.	Bathroom		
Heating	Hot Water		
Remarks	Garage & stable		

Address: 10 LIVERMORE RD

Permit Number: 179C

Date 4/10/1914

front scan image

Date APR 10, 1914

Street Livermore Road No. 10 Precinct 4 Permit No. 179C

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Owner John D. Hardy Address Wellesley Hills

Architect Luther C. Greenleaf Address 101 Tremont St, Boston

Builder not let Address \_\_\_\_\_

Permit Granted 1914 Area of Lot 100x100x200

Dimensions \_\_\_\_\_ Est. Cost \$ \_\_\_\_\_

Date of Inspections		
Date of Inspections		

Plumbing, No. of Baths, etc. \_\_\_\_\_

Heating \_\_\_\_\_

Remarks addition to dwelling

Address: 10 LIVERMORE RD

Permit Number: 98

Date 4/13/1914

front scan image

		Date April 13, 1914
Street	Livermore Road	No. / 0 Precinct 4 Permit No. 98
Owner	John D. Hardy	Address
Architect	L.C. Greenleaf	Address 101 Tremont St
Builder	not let	Address
Permit Granted	4/17/14	Area of Lot
Dimensions		Est. Cost \$ 2,500.00
Date of Inspections		PLANS ON FILE
Date of Inspections		
Plumbing, No. of Baths, etc.		
Heating		
Remarks	ALTERATION-change library & living room.	

Address: 10 LIVERMORE RD

Permit Number: 8557

Date 7/12/1945

front scan image

		Date 7/12/45
Street Livermore Rd.	No. 10	Precinct
		Permit No. 8557
Owner Thomas R. Olson	Address Wellesley	
Architect	Address	
Builder Wm. Keller	Address West Newton	
Permit Granted 7/12/45	Area of Lot	
Dimensions	Est. Cost \$ 12,525.	
Date of Inspections		PLANS ON FILE
Date of Inspections		
Plumbing, No. of Baths, etc.	3-0-0	
Heating		
Type of Building	ALT: Remove rear entry way - add new rear entrance remove porch add new entry - new bay window, etc.	

Address: 10 LIVERMORE RD

Permit Number: 20793

Date: 3/27/1984

front scan image

St.	No.	Lot	Permit
			20793
Owner	has permission to build, alter, wreck or relocate		Address
Type of Building			Dimensions
Description			Area of Lot
Builder			Address
Architect			Address
Estimated Cost \$	Plumbing 180.00	Insp. 5/11/84	Address
	Heating	Insp.	FINAL
	Gasfitting	Insp.	
	Wiring 174.60	Insp.	
	Carpent	Letting	
		Occupancy	
			Fee Paid \$

Address: 10 LIVERMORE RD

Permit Number: 21829

Date: 12/10/1985

front scan image

Permit **NE 21829**

St. **LIVERMORE RD** No. **10** Lot

Date: **December 10, 1985**

Owner: **James M. Carter**  
has permission to build, alter, wreck or relocate

Address: **10000**

Type of Building: **Dwelling**

Dimensions: **addition-2,715 sq'**

Description: **81' enclosed pool & solarium addition;  
renovate kitchen and breakfast room**

Area of lot

Builder: **James Marcotte Lic. #013753**

Address: **23 Oakdale Circle, Fall**

Architect: **Wm. Giness #5708**

Address: **215 Beacon St., Boston**

Estimated Cost \$ **200,000\***

Plumbing **20500**

Inspr. **3-19-87**

**ROUGH**  
**FINAL**  
**8-20-87**

Heating

Inspr.

Gasfitting

Inspr.

wiring **19002**

Inspr. **2-26-87**

**11-2-87**

Carpentry

Letting

**11-2-87**

Occupancy

Fee Paid \$ **1,075.00** adv

Address: 10 LIVERMORE RD

Permit Number: 21829

Date: 12/10/1985

back scan image

2-22-86

**SURVEY RECORD**

Permit No. 21,829

Street Livermore Rd No. 10

Builder James Marcotte

Address South-Ntk

Owner Susan M. Carter

Address 10 Livermore Rd

Building dimensions

Distances:

Adjoining Bldgs.

Center of street 60'

LIVERMORE 48' Front Yard

ABBOTT 61' Rear Yard

ABBOTT 61' Side Yard

46.0' Side Yard

Area of Lot 26,099 SF

This ~~POINT~~ ~~PLAN~~ No be used only for zoning certification of the construction project for which the ~~ldg.~~ Permit was issued.

131.41'

131.27'

ABBOTT 26,099 SF 115.17'

P.D. # 182792

CARMELO FRAZZETTI  
REGISTERED  
LAND SURVEYOR

COMPLETE INSTRUCTIONS ON REVERSE SIDE  
OF DUPLICATE COPY

Stamped & Signed By Carmelo Frazzetti  
Registered Engineer or Surveyor

Date Aug 26, 1986 Address 45 Flow Sand St.  
Needham Mass

ORIGINAL

















