

201803352

Rec'd
\$850.00
CK# 2074



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

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: 14 WILDE ROAD

What year was the structure built? 1937 Source of information: ASSESSOR WEBSITE

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 Assessor's 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: JERRY & TRINA VENTURA Phone: 617-233-7775

Mailing Address: 14 WILDE RD WELLESLEY MA, 02482

Email Address: JERRYVENTURA@HOTMAIL.COM

Application Authorization:

Signature of Property Owner: [Signature] Date: 10/22/2018

For Town Use Only

Submission Date: _____ Received By: _____

Fee Paid: \$ _____ Case Number: DR 2018-50

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: JERRY & TARA VENTURA

Signature of Property Owner: [Signature] Date: 10/22/2018

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: JERRY & TARA VENTURA

Signature of Property Owner: [Signature] Date: 10/22/2018

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.

Physical Characteristics Date: July 1, 2017

FY2018 Tax Rate for Wellesley, MA \$11.95

[Print This Page](#)

Assessment Valuation Date: January 1, 2017

Parcel Information:

Location: 14 Wilde Rd
Parcel ID: 170-56- -
Class: 101 1-Family
Type: Residential
Lot Size: 10,000
Census: 0
Zoning: SR10-Single Residence
Survey #: 0

2018 Market Value	
Land	\$649,000
Building	\$223,000
Other	\$0
Total	\$872,000

Assessment History

Year	Total Value
2018	\$872,000
2017	\$872,000
2016	\$853,000
2015	\$856,000
2014	\$767,000
2013	\$702,000
2012	\$700,000
2011	\$674,000
2010	\$704,000
2009	\$722,000
2008	\$724,000
2007	\$724,000
2006	\$724,000
2005	\$679,000
2004	\$639,000
2003	\$560,000
2002	\$512,000
2001	\$443,000
2000	\$371,000
1999	\$375,000
1998	\$359,000
1997	\$346,000
1996	\$269,700

Owner Information

Name: Ventura, Gerardo T & Tara

Address: 14 Wilde Road
 Wellesley, MA 02481

Notes:

Building Information

Area	Lower	First	Second	Third	Area
Main					792
A1		1s Frame	1/4s Frame		40
A2		Open Frame Porch	1/4s Frame		80
A3		Frame Garage	3/4s Frame		220
A4		Shed-Frm Util Blding			66
A5		Frame Bay			8
A6		Stone or Tile Patio			120
A7		Frame Bay			14



Frame	Wood	Basement	None
Style	Colonial	Heating	Central Air
Stories	2.00	Heat Sys	Warm Air
Ext Walls	Frame	Fuel Type	Oil
Rooms	8	Attic	None
Beds	3	Condition	Average
Full Bath	1	Grade	B+
Half Bath	1	Traffic	L5
Extra Fix		Fireplaces	1
Rec Room	none		
Fin Bsmt	none	Year Built	1937
Bsmt Gar	none	Year Remod	
Stacks	0	TLA	1,841

Other Improvements

Code	Type	Qty	Year	Length	Width	Grade	Condition	Adj
						none		

per 08 listing "Den off ktchn;LR w/blt-ins,fp & french doors to fenced yrd;Central air;new roof,updated bth"per 2011 listing "sunny ktchn opens to den/plyrm;LR w/fp & French doors to lvl Indscp'd yrd" No basement-crawl space

Notes:

Land Description

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

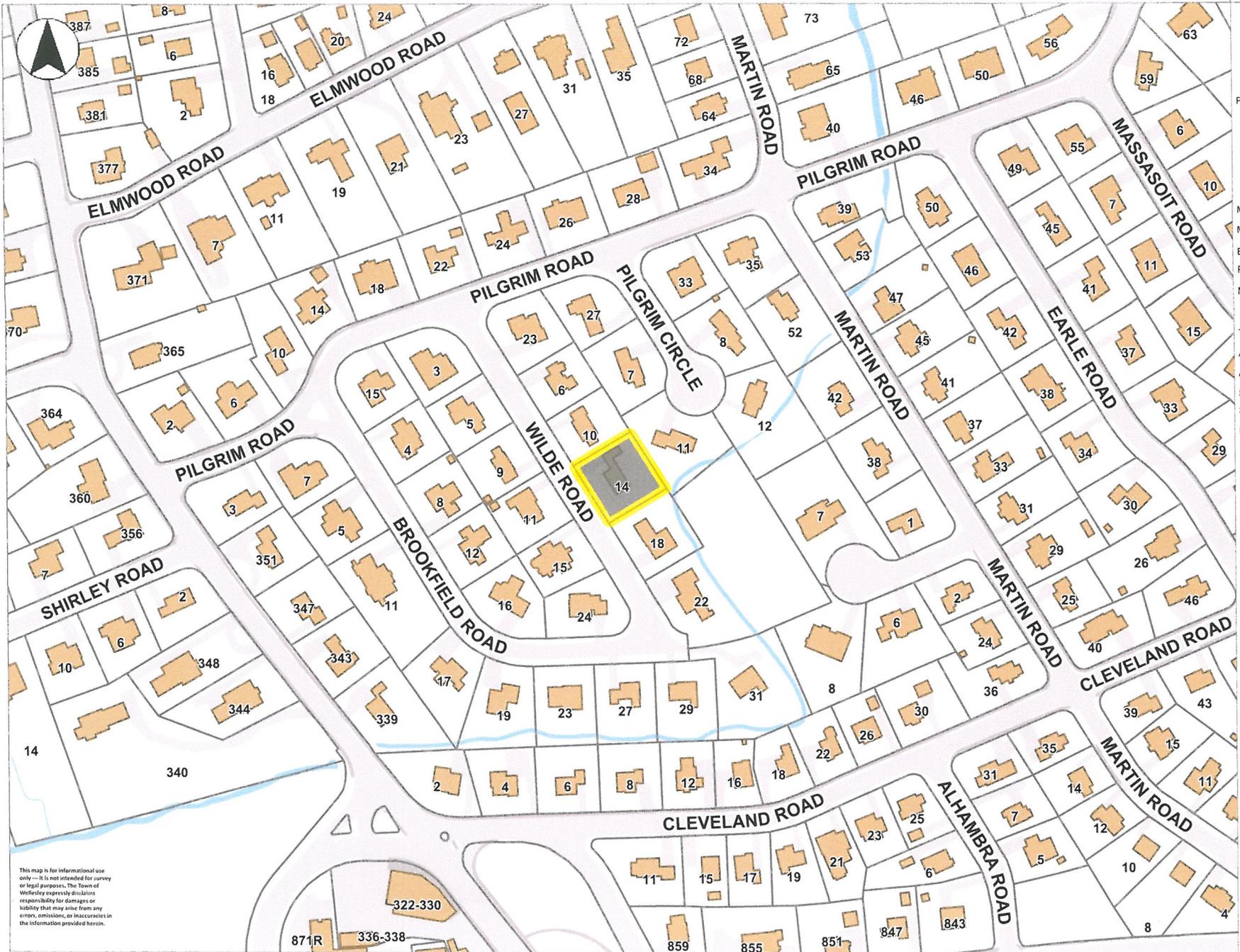
Market

Type	Description	Zone	Nhbd	Area	Infl	Traffic
1	Primary Site	SR10-Single Residence	101	10000	1	L5

Sales Information

Date	Price	Vol	Page	Seller	Valid Code
2/24/2012	\$799,000	29687	87	Pruett, William R &	Valid
5/15/2008	\$769,000	25762	238	Donahue, Thomas D & Kristin N	Valid
5/1/2003	\$725,000	18806	576	Gross, Joel M & Barbara L	Valid
1/6/1999	\$440,000	13133	490	Connor, Robert C & Mary S	Valid
6/26/1997	\$400,000	11869	709	Abbott	Valid
5/1/1985	\$177,500	11017	680		Valid

Print This Page



- Points Of Interest
- Beach
 - Cemetery
 - College
 - Fire
 - Library
 - Park
 - Parking
 - Police
 - Schools
 - Town Building
 - MBTA Commuter Rail Stati
 - MBTA Commuter Rails
- Buildings
- Parcels
- MA Highways
- Interstate
 - US Highway
 - Numbered Routes
- Town Boundary
- Abutting Towns Opaque
- Abutting Towns
- Roads (Edge Of Pavement)
- Sidewalks
- Paths
- Sidewalks & Paved F
 - Unpaved Paths
- Parking
- Open Water
- Brooks And Streams
- Active Recreation Areas
- Golf Course
 - Court - Basketball/Te
 - 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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Printed on 10/22/2018 at 08:08 AM

Town of Wellesley, MA

Address: 14 WILDE RD

Permit Number: 6192

Date: 12/14/1937

front scan image

Street <i>WILDE ROAD</i>		No. <i>14</i>	Precinct <i>2</i>	Permit No. <i>6192</i>	Date <i>DEC. 14 1937</i>
Owner	<i>DAVID E. AHERN</i>	Address	<i>3 HARVARD AVE, BROOKLINE</i>		
Architect	<i>CLARK F. MERRICK</i>	Address	<i>BEDFORD, MASS.</i>		
Builder	<i>ROBBINS & BENHAM, INC.</i>	Address	<i>11 OAK KNOLL, ARLINGTON</i>		
Permit Granted	<i>12-14-37</i>	Area of Lot	<i>100' X 100' X 100'</i>		
Dimensions	<i>36' 2" X 40' X 22'</i>	EST. COST.	<i>7,500. -</i>		
Date of Inspections					PLANS ON FILE
Date of Inspections					
Plumbing, No. of Baths, etc.	<i>2486 WASH TUBS KIT, LAUNDRY BATH WASH BOWL Norman Spears.</i>				
Heating	<i>AIR CONDITION</i>				
Remarks	<i>DWELLING.</i>				

14 Wilde Road, Wellesley, MA



Front



Right



Rear Left



Rear Right



Rear Right



Rear Left