

# 201803580

Rec'd  
\$850.00  
CK#4244



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%).

\$50

Application Information:

Property Address: 51 Smith St, Wellesley, Ma. 02482

What year was the structure built? \_\_\_\_\_ Source of information: Building Permit

Check One:  Full/Complete Demolition  Partial Demolition/Envelopment (50% or more)

Please Attach the Following Required Information:

*Go to building dept ask for all building permits*

- 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. *n/a*

Property Owner Name: Joseph J. Indrusano Phone: 617 901 6040  
Donna L. Indrusano 781-888-1518

Mailing Address: 98 WARREN Rd, Ashland, MA. 01721

Email Address: florida2boston@aol.com

Application Authorization:

Signature of Property Owner: Joseph J. Indrusano Date: 10-19-18  
Donna L. Indrusano 10-19-18

For Town Use Only

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

Fee Paid: \$ \_\_\_\_\_ Case Number: DR 2018-53

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%).

\$800

### 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: Joseph J. Indresano AND

Danna L. Indresano  
Signature of Property Owner: [Signature] Date: 11/8/18

### 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):

Not Preferably Preserved Date Issued: \_\_\_\_\_

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.**

SIDE 2

Physical Characteristics Date: July 1, 2017

FY2018 Tax Rate for Wellesley, MA \$11.95

Assessment Valuation Date: January 1, 2017

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Parcel Information:

Location: 51 Smith St.  
 Parcel ID: 88-3--  
 Class: 101 1-Family  
 Type: Residential  
 Lot Size: 21,650  
 Census: 0  
 Zoning: SR10-Single Residence  
 Survey #: 0

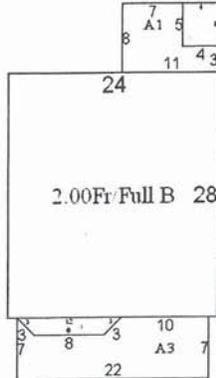
Assessed Values		Assessment History	
	2018 Market Value	Year	Total Value
Land	\$691,000	2018	\$748,000
Building	\$49,000	2017	\$748,000
Other	\$8,000	2016	\$740,000
Total	\$748,000	2015	\$711,000
		2014	\$652,000
		2013	\$604,000
		2012	\$604,000
		2011	\$504,000
		2010	\$538,000
		2009	\$600,000
		2008	\$601,000
		2007	\$601,000
		2006	\$581,000
		2005	\$526,000
		2004	\$534,000
		2003	\$514,000
		2002	\$499,000
		2001	\$411,000
		2000	\$335,000
		1999	\$306,000
		1998	\$308,000
		1997	\$320,000
		1996	\$223,600

Owner Information  
 Name: Indresano, Joseph J & Donna L

Address: 51 Smith Street  
 Wellesley, MA 02482

Notes:

Building Information



Frame	Wood	Basement	Full
Style	Old Style	Heating	Basic
Stories	2.00	Heat Sys	Hot Water
Ext Walls	Stucco	Fuel Type	Oil
Rooms	6	Attic	Unfinished
Beds	3	Condition	Fair
Full Bath	1	Grade	C
Half Bath		Traffic	M5
Extrs Fix		Fireplaces	
Rec Room	none	Year Built	1915
Fin Bsmt	none	Year Remod	
Bsmt Gar	none	TLA	1,566
Stacks	0		

Area	Lower	First	Second	Third	Area
Main					672
A1	1s Frame				68
A2	Open Frame Porch				20
A3	Bsmt Unfin 1s Frame				134
A4		Frame Bay			20

Other Improvements

Code	Type	Qty	Year	Length	Width	Grade	Condition	Adj
1	Garage - 1 story frame	1	1932	23	18	D	Fair	1
2	Shed - Frame	1	2001	19	17	D	Poor	1

Notes:

Land Description

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

Market Type	Description	Zone	Nhbd	Area	Infl	Traffic
1	Primary Site	SR10-Single Residence	206	21650	1	M5

Sales Information

Date	Price	Vol	Page	Seller	Valid Code
2/19/2014	\$450,000	32077	101	Indresano, Rosemary &	A. family
12/3/2012	\$1 30750	279		Indresano, Albert, Trustee	F. convenience, correcting deeds
7/27/2001	\$0 15322	078		Indresano, Albert	F. convenience, correcting deeds

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Address: 51 SMITH ST

Permit Number: 417

Date: 9/20/1916

front scan image

Street.....Smith St..... No. 51..... Precinct..... 44..... Permit No. 417  
Date Sep. 20, 1916

Owner	Pearson	Address	Wellesley
Architect	do	Address	do
Builder	do	Address	do
Permit Granted	CON. CO, 1916	Area of Lot	70 x 500 ft
Dimensions		Est. Cost \$	3000
Date of Inspections			
Date of Inspections			
Plumbing, No. of Baths, etc.	Modern		
Heating	not given		
Remarks	dwelling		













