



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**

201901002

Rec'd
 \$850.00
 CK#4587

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: 27 Parker Rd

What year was the structure built? 1938 Source of information: Wellesley Assessing Dept.

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: Richard St Jean Phone: 7-1-19

Mailing Address: 27 Parker Rd Wellesley Mass

Email Address: _____

Application Authorization:

Signature of Property Owner: Richard St Jean Date: 7-1-19

For Town Use Only

Submission Date: _____ Received By: _____
 Fee Paid: \$ _____ Case Number: DR 2019-39

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



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Property Owner Name: 27 Parker Rd LLC Phone: 781-858-0652

Mailing Address: John Deckerian

12 Cornell 20
 Email Address: Wellesley ma 02482 JD@waithamnumber.com

Application Authorization:

JD@waithamnumber.com
 Signature of Property Owner: _____ Date: _____

For Town Use Only

Submission Date: _____ Received By: _____

Fee Paid: \$ _____ Case Number: DR _____

Determination (refer to issued Eligibility Notice):

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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: Richard St. Jean 7-3-19

Signature of Property Owner: Richard St. Jean Date: 7-3-19

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: \$ _____	W.H.C. 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: Richard St. Jean

Signature of Property Owner: Richard St. Jean Date: 7-3-19

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.



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Mailing Address: 27 Parker Rd Wellesley Mass
27 Parker Rd LLC

Email Address: _____

Application Authorization:

Signature of Property Owner: Richard J St Jean Date: 7-1-19

John Dreyer 781-858-0652
For Town Use Only

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SIDE 1

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SIDE 2

Physical Characteristics Date: July 1, 2018

FY2019 Tax Rate for Wellesley, MA \$11.57

[Print This Page](#)

Assessment Valuation Date: January 1, 2018

Parcel Information:

Location: 27 Parker Rd
 Parcel ID: 190-50- -
 Class: 101 1-Family
 Type: Residential
 Lot Size: 12,985
 Census: 0
 Zoning: SR10-Single Residence
 Survey #: 0

2019 Market Value	
Land	\$626,000
Building	\$94,000
Other	\$0
Total	\$720,000

Assessment History

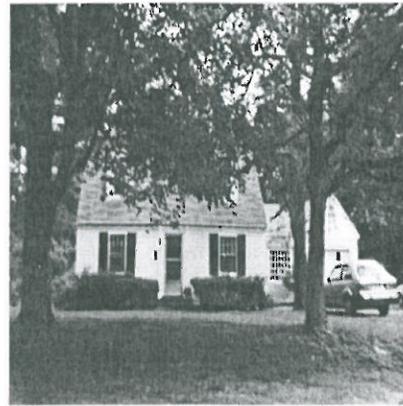
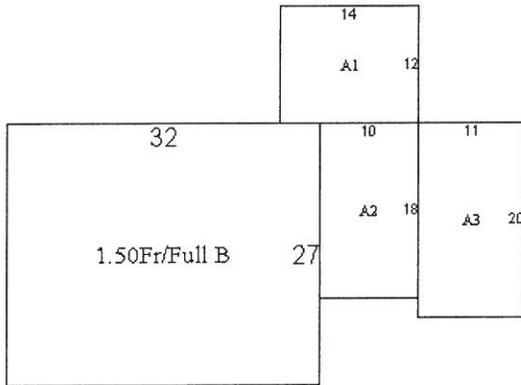
Year	Total Value
2019	\$720,000
2018	\$666,000
2017	\$666,000
2016	\$654,000
2015	\$625,000
2014	\$521,000
2013	\$486,000
2012	\$486,000
2011	\$455,000
2010	\$483,000
2009	\$557,000
2008	\$557,000
2007	\$557,000
2006	\$554,000
2005	\$474,000
2004	\$463,000
2003	\$423,000
2002	\$389,000
2001	\$329,000
2000	\$272,000
1999	\$272,000
1998	\$306,000
1997	\$292,000
1996	\$266,800

Owner Information

Name: St. Jean, Anne M &
 St. Jean, Richard J, Trustees
 St Jean Realty Trust
 Address: 27 Parker Road Wellesley, MA 02482

Notes:

Building Information



Frame	Wood	Basement	Full
Style	Cape Cod	Heating	Basic
Stories	1.50	Heat Sys	Steam
Ext Walls	Frame	Fuel Type	Oil
Rooms	7	Attic	None
Beds	3	Condition	Fair
Full Bath	1	Grade	C+
Half Bath	1	Traffic	L5
Extra Fix		Fireplaces	1
Rec Room	none		
Fin Bsmt	none	Year Built	1938
Bsmt Gar	none	Year Remod	
Stacks	0	TLA	1,296

Area	Lower First	Second	Third	Area
Main				864
A1	Open Frame Porch			168
A2	Encl. Frame Porch			180
A3	Frame Garage			220

Other Improvements

Code	Type	Qty	Year	Length	Width	Grade	Condition	Adj
					none			

orig plumbing & electric as of '98"

Notes:

Land Description

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

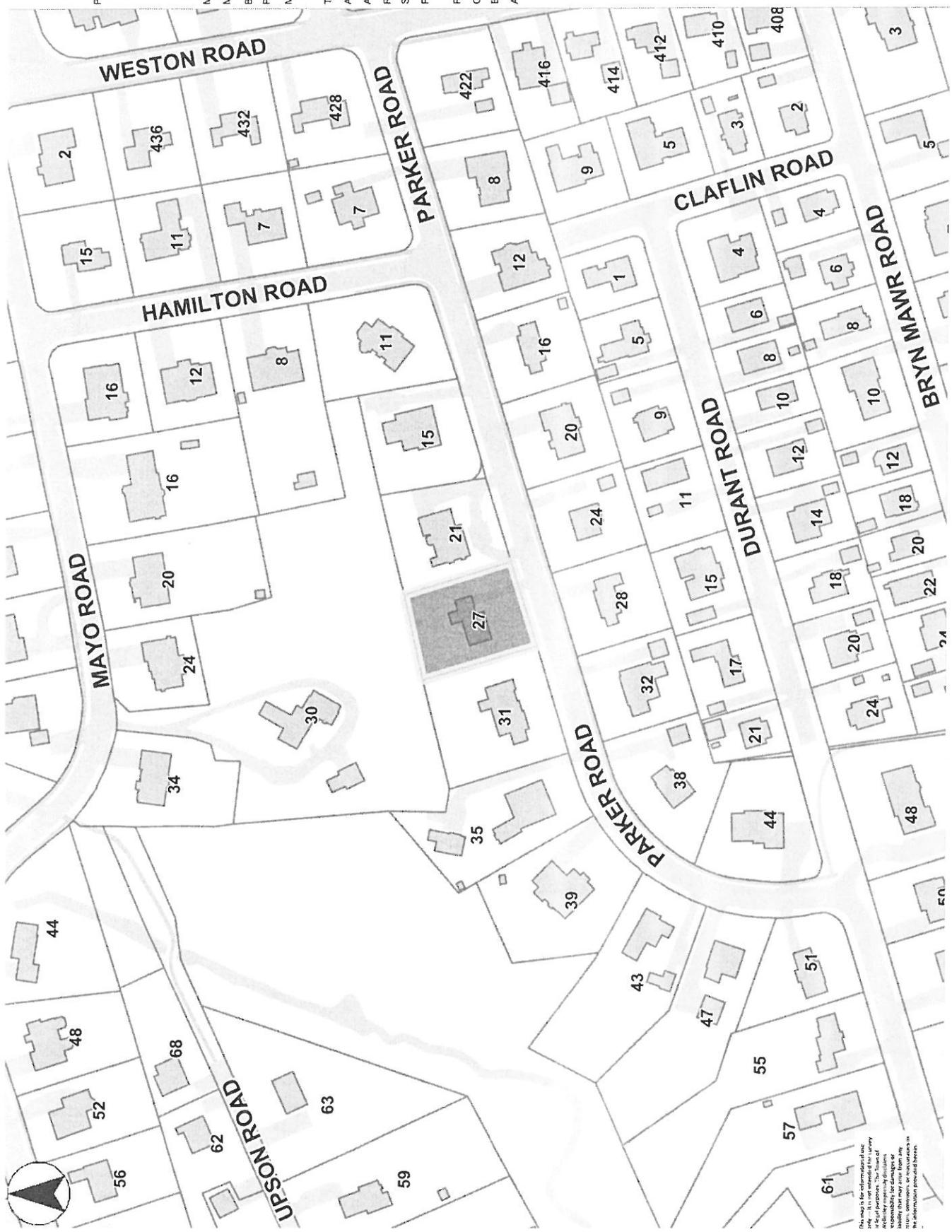
Market						
Type	Description	Zone	Nhbd	Area	Infl	Traffic
1	Primary Site	SR10-Single Residence	100	12985	1	L5

Sales Information					
Date	Price	Vol	Page	Seller	Valid Code
10/28/1997	\$1			St. Jean	N. other

Print This Page



- Points Of Interest
- Beach
- Cemetery
- College
- Fire
- Library
- Park
- 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 & Paver F
- Unpaved Paths
- Parking
- Open Water
- Brooks And Streams
- Active Recreation Areas
- Golf Course
- Court - Basketball
- Track
- Beach
- Field



Town of Wellesley, MA

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200 400 ft

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27 Parker Rd

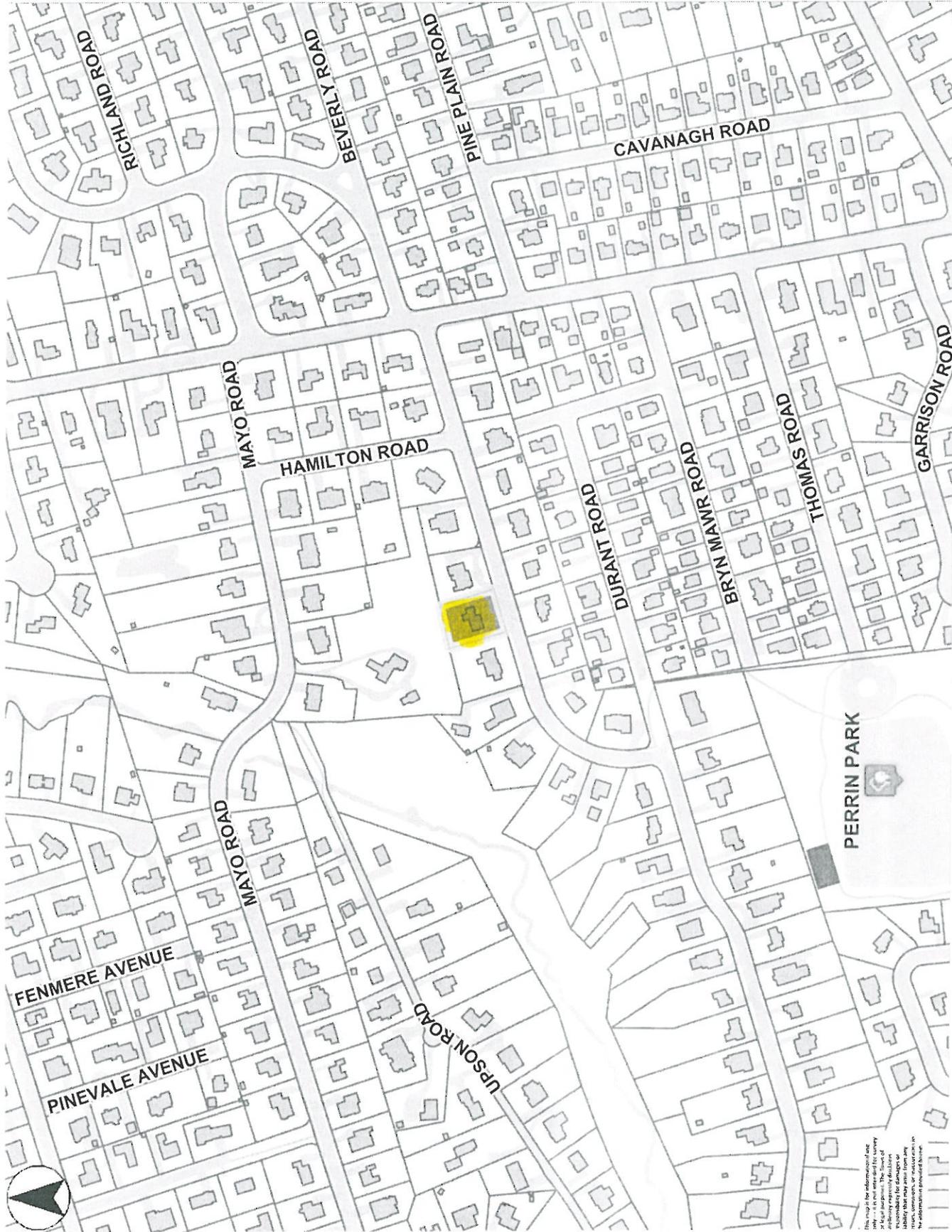
Town of Wellesley, MA

Printed on 07/10/2019 at 05:12 PM

800 ft
400



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27 PARKER ROAD, WELLESLEY, MA 02482

Records Details

Property Owner

St. Jean, Anne M & St. Jean, Richard J, Trustees & St Jean Realty Trust

☎ --

@ --

✉ 27 Parker Road
Wellesley MA , 02482

Zoning

SR10

Building Type

--

Occupancy

--

MBL

190-50

Year Built

1938

Book Page

--

Lot Area

12985

Water

--

Sewage

--

Have a project #?

Building Permit - Residential

Location for Building Permit - Residential

Step 2 of 10 · Save Draft and Exit

Change Location

Location

27 PARKER ROAD
WELLESLEY, MA 02482

Unit:

No Unit ▼



Property Owner Information

Name

St. Jean, Anne M & St. Jean, Richard J, Trustees & St Jean Realty Trust

Phone Number

Email

Street #

Street Name

Unit

City

State

Zip Code

Property Data

Year built

1938

Lot Area

12985

Occupancy

Water

MBL

190-50

Zoning

SR10

Book Page

Building Type

Sewage

[← Back \(/submit/677580/applicant\)](/submit/677580/applicant)

[Next](#)

Address: 27 PARKER RD

Permit Number: 6999

Date: 11/29/1939

front scan image

Street Parker Road No. 29 District 2 Permit No. 6999 Date November 29, 1939

Owner Edith E. Thulin Address 156 Oakland St.

Architect Address

Builder Andrew Thulin Address same

Permit Granted 11/29/39 Area of Lot 100x100x180

Dimensions 11x11x10 Est. Cost \$ 400.00

Date of Inspections

Date of Inspections

Plumbing, No. of Baths, etc.

Heating

Remarks Garage

Address: 27 PARKER RD

Permit Number: 6998

Date: 11/29/1939

front scan image

Street	Parker Road	No.	29	Project	2	Permit No.	6998	Date	November 29, 1939
Owner	Edith C. Thulin	Address	166 Oakland St.						
Architect	L.W. Howard	Address	Tremont St.						
Builder	Andrew Thulin	Address	166 Oakland St.						
Permit Granted	11/29/39	Area of Lot	100x100x129						
Dimensions	41x41x26	Est. Cost	\$ 5,600.00						
Date of Inspections		PLANS ON FILE							
Date of Inspections									
Plumbing, No. of Baths, etc.	3385 1 Water Closet, 1 Wash Tub, 1 Sink, bathroom and floor. 1st floor 2 Wash Bowls, Harry Matheson.								
Heating	Steam								
Remarks	Dwelling								

Address: 27 PARKER RD

Permit Number: 6955

Date: 11/6/1939

front scan image

Street Parker Road No. 27 Precinct 2 Permit No. 6955 Date November 6, 1939

Owner Olaf Larson Address 14 Hilltop Road, Well.

Architect Bennad Otenson Address Granit St, Well.

Builder Olaf A. Larson Address 14 Hilltop Road, Well.

Permit Granted 11/6/39 Area of Lot 80x78x203.54

Dimensions 10x10x20 Est. Cost \$ 500.00

Date of Inspections

Date of Inspections

Plumbing, No. of Baths, etc.

Heating

Remarks Garage

27 Parker Rd

From: **john derderian** johnderderian@icloud.com
Subject:
Date: July 9, 2019 at 8:02 PM
To:
Cc: **john derderian** johnderderian@icloud.com

JD

Rear



From: **john derderian** johnderderian@icloud.com 
Subject:
Date: July 9, 2019 at 8:01 PM
To:
Cc: **john derderian** johnderderian@icloud.com

Rear



From: **John Derderian** jd@walthamlumber.com
Subject:
Date: July 9, 2019 at 8:00 PM
To:
Cc: **John Derderian** jd@walthamlumber.com

JD

Front



Front



From: **john derderian** johnderderian@icloud.com 
Subject:
Date: July 9, 2019 at 8:01 PM
To:
Cc: **john derderian** johnderderian@icloud.com

JD

left side



From: **john derderian** johnderderian@icloud.com 
Subject:
Date: July 9, 2019 at 8:02 PM
To:
Cc: **john derderian** johnderderian@icloud.com

Right Side

JD





inside