



Town of Wellesley  
 Planning Department  
 Lower Level - Town Hall  
 525 Washington Street  
 Wellesley, MA  
 781-431-1019 x2232

RECEIVED  
 JUL 25 2019

Historic Preservation  
 Demolition Review  
 APPLICATION FOR  
 ELIGIBILITY NOTICE

Rec'd  
 \$850.00  
 CR #44150

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: 11 Wachusett Rd

What year was the structure built? 1940 Source of information: Assessing Dept. Property Record Card

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: William & Renee Curtin Phone: 781-237-9687

Mailing Address: 11 Wachusett Rd Wellesley, MA 02481

Email Address: brcurtin@comcast.net

**Application Authorization:**

Signature of Property Owner: William J. Curtin  
Renee E. Curtin Date: 14-July 2019

**For Town Use Only**

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

Fee Paid: \$ \_\_\_\_\_ Case Number: DR 2019-43

**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: William J. Curtin

Signature of Property Owner: William J. Curtin Date: 7/25/19

### 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: \$ \_\_\_\_\_ 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, 2018

FY2019 Tax Rate for Wellesley, MA \$11.57

Assessment Valuation Date: January 1, 2018

Parcel Information:

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Assessed Values

Assessment History

**Location:** [11 Wachusett Rd](#)  
**Parcel ID:** 107-11- -  
**Class:** 101 1-Family  
**Type:** Residential  
**Lot Size:** 27,985  
**Census:** 0  
**Zoning:** SR20-Single Residence  
**Survey #:** 0

	2019 Market Value
Land	\$1,013,000
Building	\$684,000
Other	\$0
<b>Total</b>	<b>\$1,697,000</b>

Year	Total Value
2019	\$1,697,000
2018	\$1,644,000
2017	\$1,644,000
2016	\$1,645,000
2015	\$1,644,000
2014	\$1,619,000
2013	\$1,559,000
2012	\$1,559,000
2011	\$1,569,000
2010	\$1,619,000
2009	\$1,841,000
2008	\$1,894,000
2007	\$1,894,000
2006	\$1,894,000
2005	\$1,798,000
2004	\$1,800,000
2003	\$1,798,000
2002	\$1,663,000
2001	\$1,448,000
2000	\$1,336,000
1999	\$1,220,000
1998	\$1,112,000
1997	\$1,024,000
1996	\$600,000

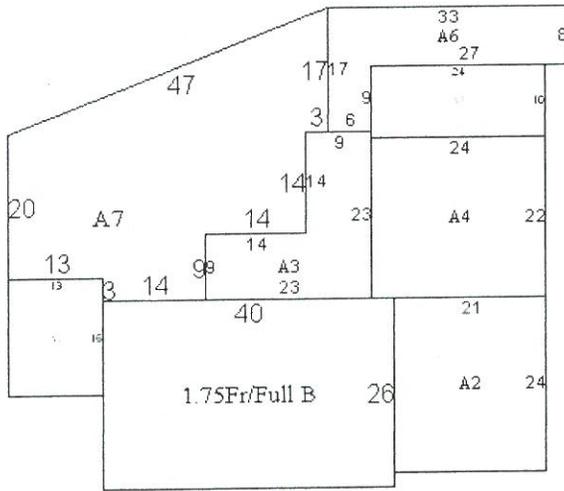
Owner Information

**Name:** Curtin, William & Renee E

**Address:** 11 Wachusett Road Wellesley, MA 02481

**Notes:**

Building Information



<b>Frame</b>	Wood	<b>Basement</b>	Full
<b>Style</b>	Cape Cod	<b>Heating</b>	Central Air
<b>Stories</b>	1.75	<b>Heat Sys</b>	Warm Air
<b>Ext Walls</b>	Frame	<b>Fuel Type</b>	Gas
<b>Rooms</b>	11	<b>Attic</b>	None
<b>Beds</b>	5	<b>Condition</b>	Average
<b>Full Bath</b>	4	<b>Grade</b>	A+
<b>Half Bath</b>	1	<b>Traffic</b>	L5
<b>Extra Fix</b>	3	<b>Fireplaces</b>	3
<b>Rec Room</b>	17 x20	<b>Year Built</b>	1940
<b>Fin Bsmt</b>	none	<b>Year Remod</b>	1994
<b>Bsmt Gar</b>	3 stalls	<b>TLA</b>	4,779
<b>Stacks</b>	0		

Area	Lower	First	Second	Third	Area
Main					1,040
A1		1s Frame			208
A2	Bsmt Unfin	1s Frame	3/4s Frame		504
A3	Bsmt Unfin	1s Frame			333
A4	Bsmt Unfin	1s Frame	1s Frame		528
A5	Bsmt Unfin	1s Frame	1s Frame		240
A6		Wood Deck			318
A7		Stone or Tile Patio			1,152

Other Improvements

Code	Type	Qty	Year	Length	Width	Grade	Condition	Adj
					none			

Notes:

Land Description

<b>Topography</b>	Utilities	<b>Street</b>	Paved	<b>Landlocked</b>	No	<b>View</b>	Average
Above Street	Public	Road	Public	<b>Sidewalk</b>	No	<b>Landscaping</b>	
				<b>Gas</b>	No		

**Market**

Type	Description	Zone	Nhbd	Area	Infl	Traffic
1	Primary Site	SR20-Single Residence	103	27985	1	L5

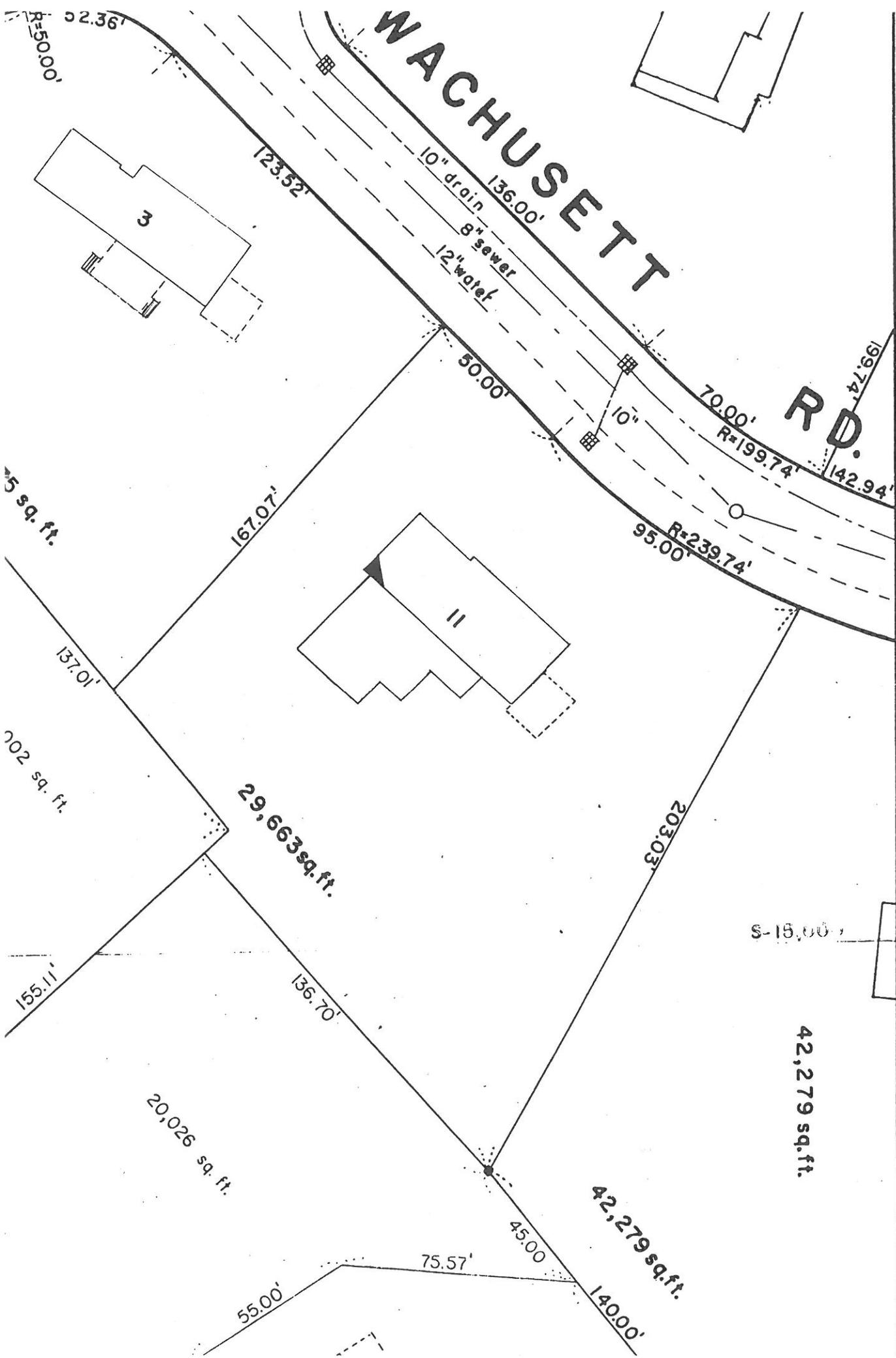
**Sales Information**

Date	Price	Vol	Page Seller	Valid Code
8/1/1996	\$1,150,000	738	172 Dunton, Robert & Mary Lou	O. physical change after sale-but before assessmnt
5/1/1991	\$425,000			O. physical change after sale-but before assessmnt

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# WACHUSETT

# R.D.



R=50.00'

52.36'

3

123.52'

10" drain

8" sewer

12" water

136.00'

50.00'

10"

70.00'

R=199.74'

199.74'

142.94'

R=239.74'

95.00'

11

167.07'

20.026 sq. ft.

137.01'

29,663 sq. ft.

29,663 sq. ft.

203.03'

5-15.00'

155.11'

136.70'

20,026 sq. ft.

42,279 sq. ft.

42,279 sq. ft.

75.57'

45.00'

55.00'

140.00'