

201901093



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
CK# 2276

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: 25 Lecwood Rd.

What year was the structure built? 1940 Source of information: Building 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: Mary Lisa Sisson Phone: 617-293-6880 cell
C/O Gary Lesanto

Mailing Address: 5 Horace Street Needham, MA. 02494

Email Address: glesanto@rcn.com

Application Authorization:

Signature of Property Owner: *Mary Lisa Sisson* Date: 10/17/19

For Town Use Only

Submission Date: 10-21-2019 Received By: Dana Marks

Fee Paid: \$ 850 Case Number: DR 2019-57

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: Mary Lisa Sisson

Signature of Property Owner: Mary Lisa Sisson Date: 10/17/19

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.

**APPOINTMENT OF AUTHORIZED
AGENT AND REPRESENTATIVE**

October 12, 2019

To Whom It May Concern:

I, Mary Lisa Sisson, as Personal Representative for the Estate of Frances McDonnell, (see Norfolk County Probate and Family Court Docket Number 18P2933EA) the record owner of real property known and numbered 25 Leewood Road, Wellesley, hereby appoint Gary Lesanto of Needham, Massachusetts, as my authorized agent and representative, to appear on my behalf before any appropriate Board or Commission in the Town of Wellesley and to do all necessary things to obtain a demolition and building permit concerning the above-referenced real property.

Mary Lisa Sisson

COMMONWEALTH OF MASSACHUSETTS

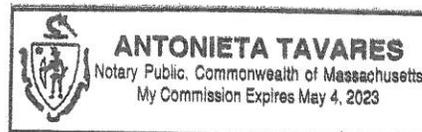
County of Norfolk, ss

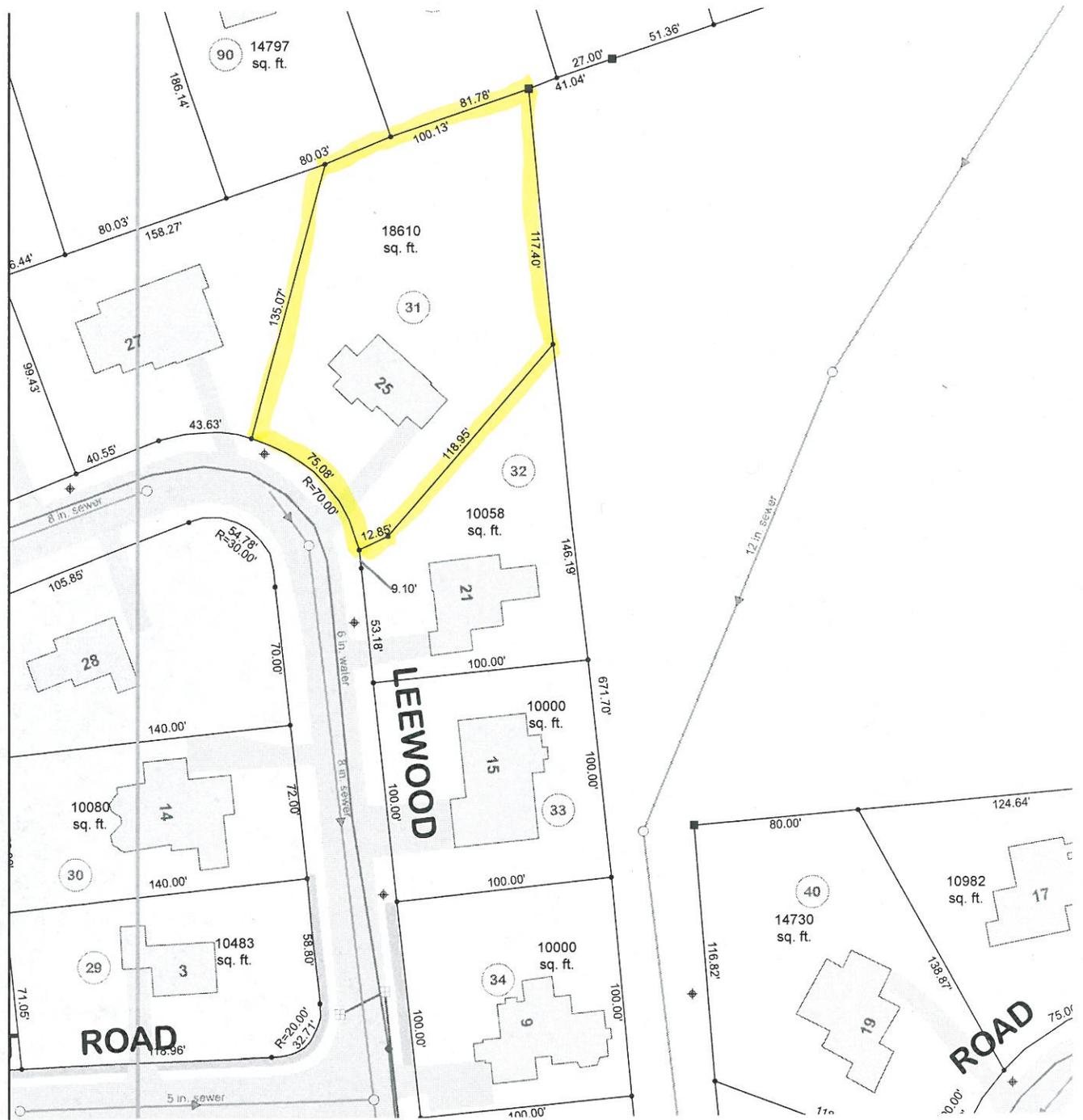
October 12, 2019

On this 12 day of October 2019 before me, the undersigned notary public, personally appeared Mary Lisa Sisson who proved to me through satisfactory of identification, which was her Massachusetts driver's license, to be the person whose name is signed above and acknowledged to me that she signed it voluntarily as for its stated purpose.

Antonieta Tavares

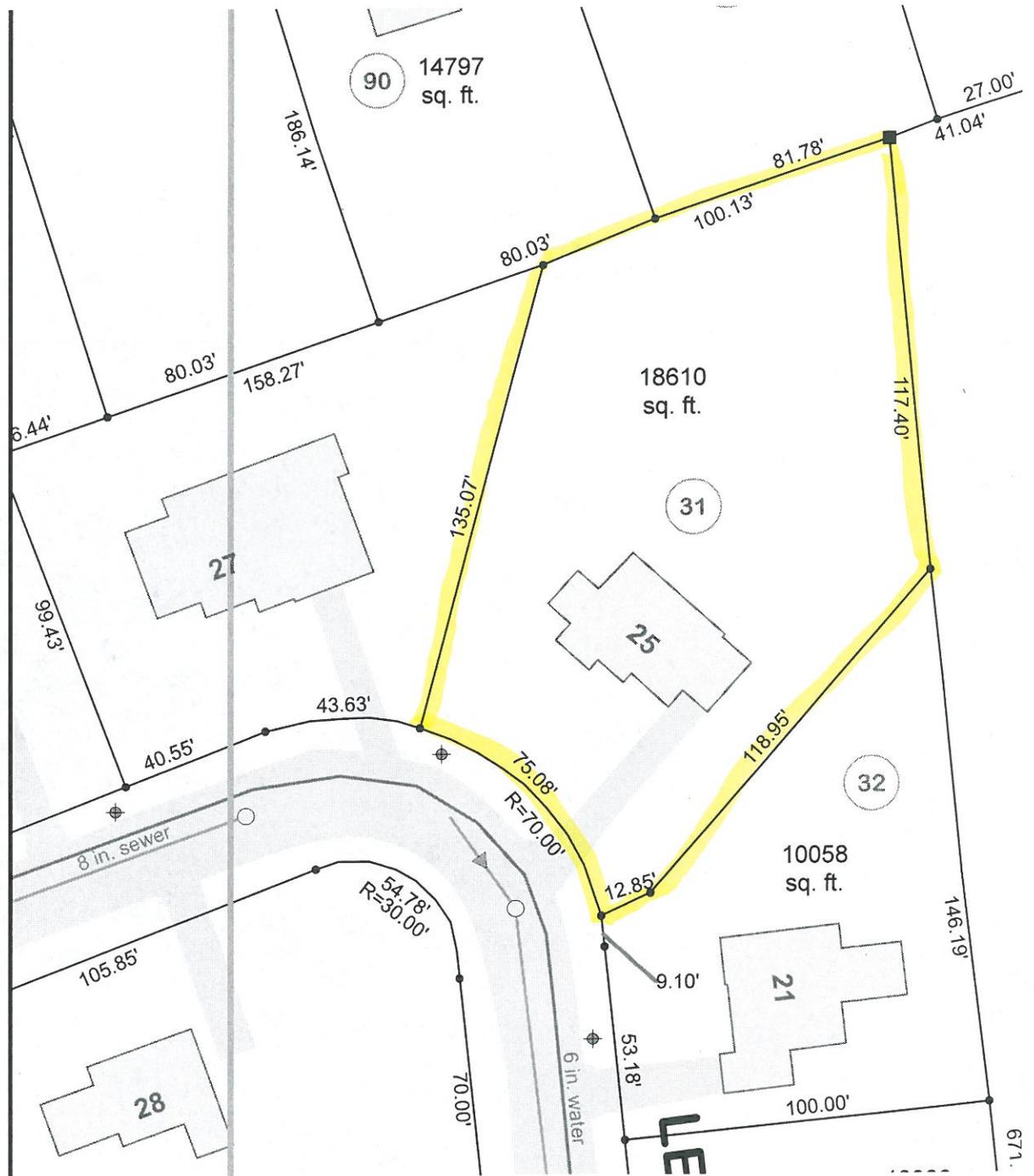
ANTONIETA TAVARES, Notary Public
My Commission Expires: 05/04/2023





ASSESSOR MAP : 25 Leewood Rd.

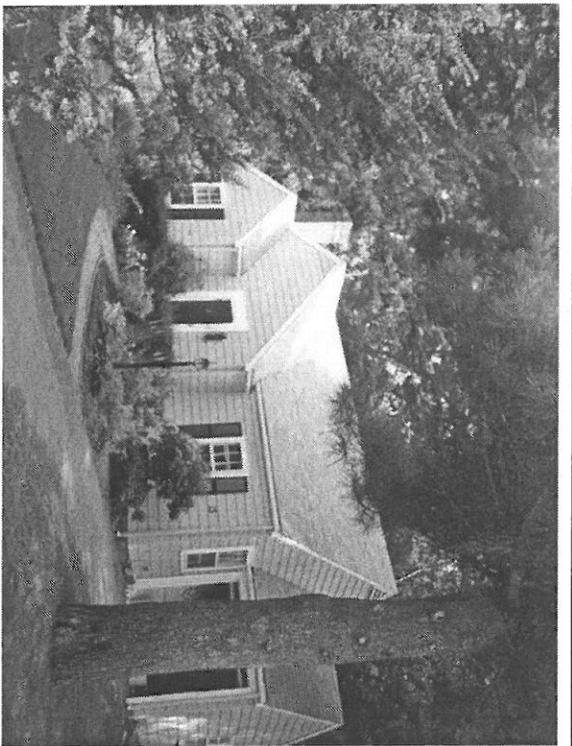
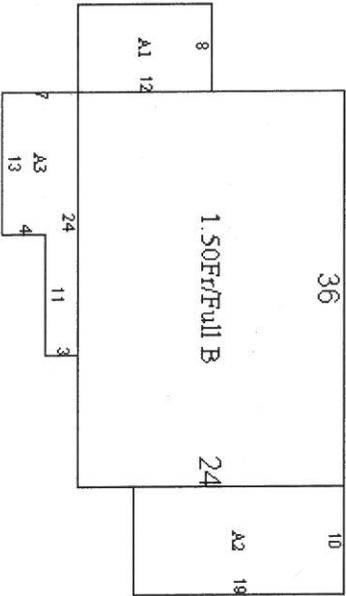
MAP 191 ; Parcel 31



ASSESSOR MAP showing Location: 25
 Leewood
 RD.
 MAP 191; Parcel 31

WELLESLEY Property Record Card Current

191-31 25 Leewood Rd



<p>Frame: Wood Style: Cape Cod Stories: 1.50 Ext Walls: Frame Rooms: 7 Beds: 3 Full Bath: 2 Half Bath: 0 Extra Fix: 0</p>	<p>Basement: Full Heating: Basic Heat Sys: Hot Water Fuel Type: Oil Attic: None Condition: Average Grade: C Traffic: L5</p>
<p>TLA: 1,420 Rec Room: 0 X 0 Fin Bsmt: 0 X 0 Bsmt Gar: 0 Stacks: 0 Fireplaces: 1 Bid Adjust: 1.00</p>	<p>Year Built: 1946 Year Remod: 0</p>

Lower First Second Third

Main
A1 Open Frame Porch
A2 Frame Garage
A3 Bsmt Unfn 1s Frame

Area

864
96
190
124

Other Improvements:

Type	Qty	Year	Length	Width	Grade	Condition	Adj
------	-----	------	--------	-------	-------	-----------	-----

Property Notes:

--	--

Building Card - Building Department

Address: 25 LEEWOOD RD

Permit Number: 7441

Date: 10/17/1940

front scan image

Street <u>LeeWood Road</u>		No. <u>10A</u>	Preinct. <u>2</u>	Permit No. <u>7441</u>	Date. <u>Oct. 17, 1940</u>
Owner	<u>Digiandomenico & Trubiani</u>	Address	<u>29 Paine St. WH.</u>		
Architect	<u>Maurice Abramovitz</u>	Address	<u>174 Newbury St. Boston</u>		
Builder	<u>Digiandomenico & Trubiani</u>	Address	<u>29 Paine St. WH.</u>		
Permit Granted	<u>10/18/40</u>	Area of Lot	<u>84.18x100-117x136-135</u>		
Dimensions	<u>36x35x24-30</u>	Est. Cost	<u>\$ 5,300.00</u>		
Date of Inspections	<u>10-22-40</u>	<u>11-14-40</u>	PLANS ON FILE		
Date of Inspections	<u>12-2-40</u>	<u>12-18-40</u>	<u>9-26-41</u>		
Plumbing, No. of Baths, etc.	<u>3 1/2, Bathroom 1</u>				
Heating	<u>Hot Water</u>				
Remarks	<u>Dwelling</u>				