

201901106



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#1356

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: 32 LANTERN LANE F/K/A 117-119 WORCESTER STREET

What year was the structure built? 1920 Source of information: ASSESSORS

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: JOHN KENYAN, TRUSTEE Phone: 1508 274-0512

Mailing Address: 9560 CYPRESS HAMMOCK CIRCLE, BONITA SPRINGS, FL 34135

Email Address: John Kenyan dotloop verified 11/12/19 8:14 PM EST 905W-TBZW-VG5V-TEGR JohnKenyan@gmail.com

Application Authorization:



Signature of Property Owner: _____ Date: 11/12/19

For Town Use Only

Submission Date: 11-20-19 Received By: Dana / Lynda

Fee Paid: \$ _____ Case Number: DR -2019-62

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

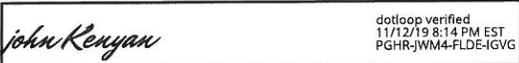
Application for Preservation Determination

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: JOHN KENYAN, TRUSTEE

Signature of Property Owner:  dotloop verified 11/12/19 8:14 PM EST PGHR-jjwm4-FLDE-IGVG

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.

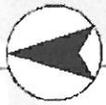
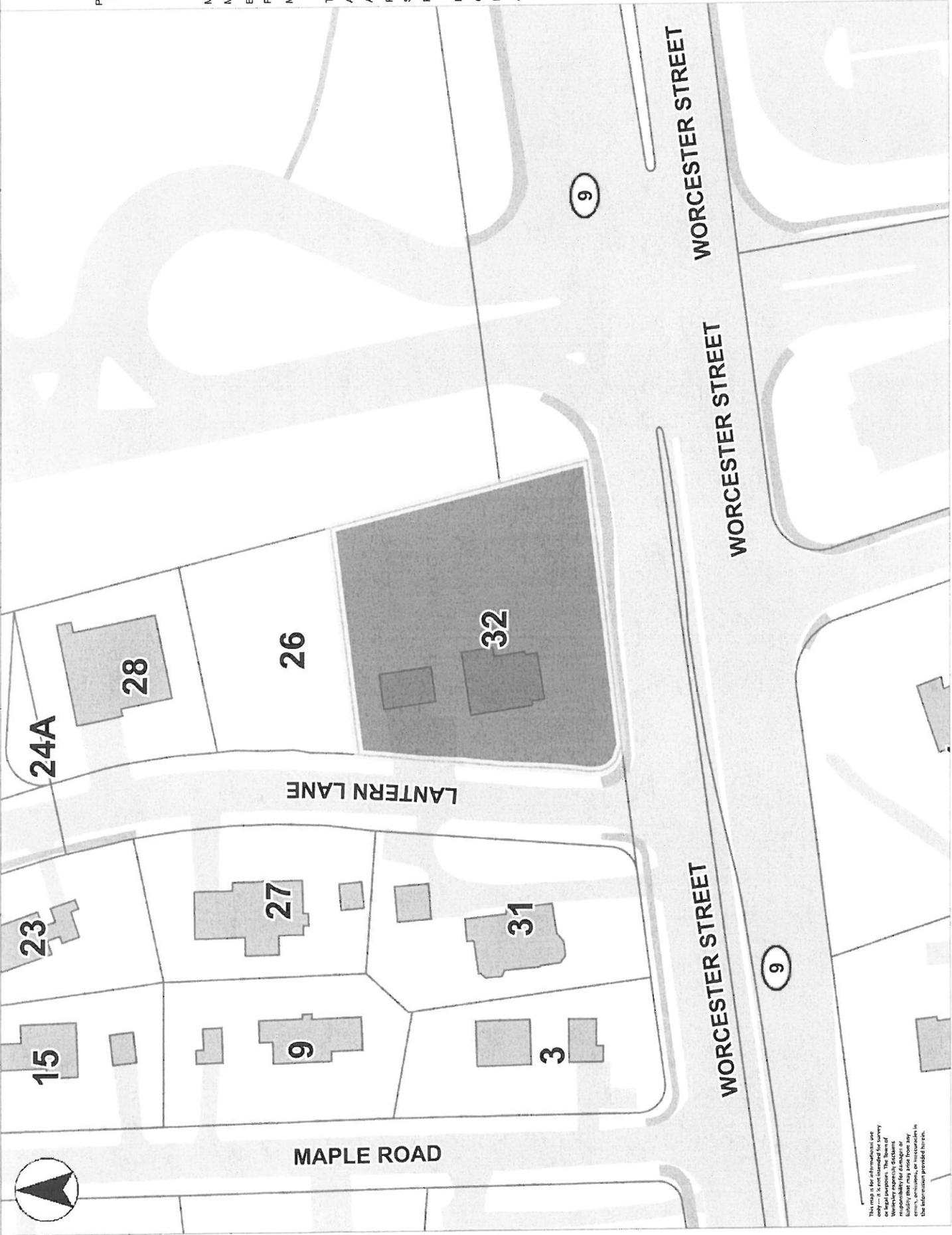
Property Owner Name: _____

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.



- Points Of Interest
- Beach
- Cemetery
- College
- Fire
- Library
- Park
- Parking
- Police
- Schools
- Town Building
- Town Building
- MBTA Commuter Rail Stati
- MBTA Commuter Ralls
- 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
- Track
- Beach
- Field



This map is for informational use only... It is not intended for survey or legal purposes. The Town of Wellesley is not responsible for any liability that may arise from any use of this map. The information provided herein is for informational purposes only.



Printed on 11/18/2019 at 01:17 PM

Town of Wellesley, MA

Physical Characteristics Date: July 1, 2018

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FY2019 Tax Rate for Wellesley, MA \$11.57
Assessment Valuation Date: January 1, 2018

Parcel Information:

Location: [92 Lantern Lane](#)
Parcel ID: 7-47--
Class: 104 2-Family
Type: Residential
Lot Size: 22,973
Census: 0
Zoning: SR10-Single Residence
Survey #: 0

Assessed Values

2019 Market Value	
Land	\$543,000
Building	\$186,000
Other	\$13,000
Total	\$742,000

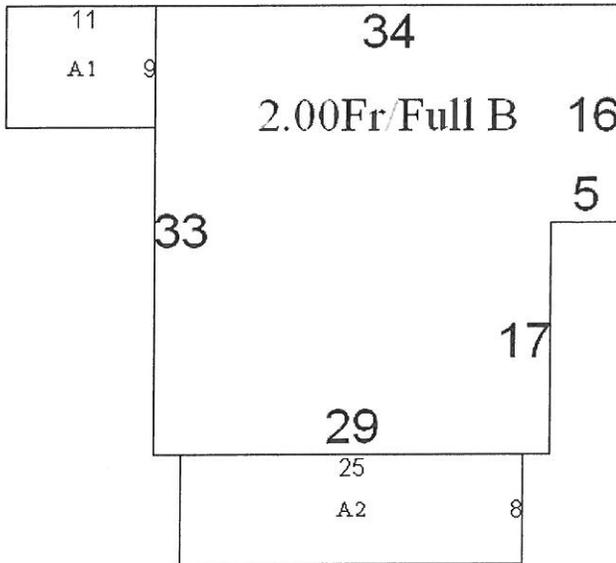
Assessment History

Year	Total Value
2019	\$742,000
2018	\$625,000
2017	\$625,000
2016	\$506,000
2015	\$470,000
2014	\$391,000
2013	\$414,000
2012	\$448,000
2011	\$358,000
2010	\$380,000
2009	\$405,000
2008	\$404,000
2007	\$449,000
2006	\$445,000
2005	\$386,000
2004	\$322,000
2003	\$273,000
2002	\$280,000
2001	\$307,000
2000	\$281,000
1999	\$245,000
1998	\$231,000
1997	\$224,000
1996	\$186,500

Owner Information

Name: Kenyan, John & Susan, Trustees
Kenyan Realty Trust
c/o John Kenyan, #101
Address: 9560 Cypress Hammock Cir & Bonita Springs, FL 34135
Notes: fka 117 Worcester St. unit 2 - rental MLS#71866145 - Jly 2015 \$1,700

Building Information



Frame	Wood	Basement	Full
Style	Old Style	Heating	Basic
Stories	2.00	Heat Sys	Hot Water
Ext Walls	Frame	Fuel Type	Oil
Rooms	8	Attic	None
Beds	4	Condition	Average
Full Bath	2	Grade	C+
Half Bath		Traffic	E5
Extra Fix	2	Fireplaces	
Rec Room	none	Year Built	1920
Fin Bsmt	none	Year Remod	
Bsmt Gar	none	TLA	2,074
Stacks	0		

Area	Lower First	Second	Third	Area
Main				1,037
A1	Wood Deck			99
A2	Encl. Frame Porch			200

Other Improvements

Code	Type	Qty	Year	Length	Width	Grade	Condition	Adj
1	Garage - 1 story frame	1	1940	28	18	C	Average	1

Notes:

Per 15 rental 2nd flr unit; EIK-gas stove, dishwshr; great LR; brand new windows; small DR; hrdwd flrs thru out; Indry hook-up in bsmt; lrge yrd, 2 car driveway prking"

Land Description

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

Market

Type	Description	Zone	Nhbd	Area	Infl	Traffic
1	Primary Site	SR10-Single Residence	108	22973	1	E5

Sales Information

Date	Price	Vol	Page	Seller	Valid Code
			none		

As of 11/18/2019, the tax for this property is \$11.57
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