



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

# 201901106

**Historic Preservation  
 Demolition Review  
 APPLICATION FOR  
 ELIGIBILITY NOTICE**

Rec'd  
 \$5000  
 CR#500

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: 139 Overbrook Dr.

What year was the structure built? 1900 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: DENISE CANZANO Phone: (617) 967-8040

Mailing Address: 139 OVERBROOK DR.

Email Address: DENISE CANZANO @ ~~gmail.com~~ <sup>HOTMAIL.COM</sup>

**Application Authorization:**

Signature of Property Owner: Denise E. Canzano Date: 11/18/19

**For Town Use Only**

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

Fee Paid: \$ 50 Case Number: DR 2019-603

**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**

# 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: DENISE CANZANO

Signature of Property Owner: Denise E. Canzano Date: 11/18/19

### 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: 11-20-19 Received By: Dana

Fee Paid: \$ 800 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: DENISE CANZANO

Signature of Property Owner: Denise E. Canzano Date: 11/18/19

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.

Premature sig.

**Parcel Information:**

Location: [139 Overbrook Dr.](#)  
 Parcel ID: 203-66- -  
 Class: 101 1-Family  
 Type: Residential  
 Lot Size: 10,134  
 Census: 0  
 Zoning: SR10-Single Residence  
 Survey #: 0

**Assessed Values**

	2019 Market Value
Land	\$597,000
Building	\$150,000
Other	\$9,000
<b>Total</b>	<b>\$756,000</b>

**Assessment History**

Year	Total Value
2019	\$756,000
2018	\$696,000
2017	\$696,000
2016	\$693,000
2015	\$663,000
2014	\$579,000
2013	\$515,000
2012	\$515,000
2011	\$491,000
2010	\$515,000
2009	\$580,000
2008	\$582,000
2007	\$582,000
2006	\$582,000
2005	\$504,000
2004	\$431,000
2003	\$392,000
2002	\$382,000
2001	\$297,000
2000	\$247,000
1999	\$238,000
1998	\$243,000
1997	\$232,000
1996	\$207,800

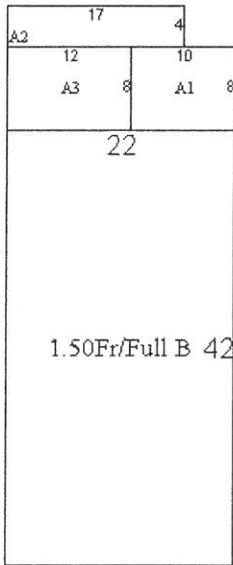
**Owner Information**

Name: Canzano, Denise E

Address: 139 Overbrook Drive  
 Wellesley, MA 02482

Notes:

**Building Information**



Frame	Wood	Basement	Full
Style	Old Style	Heating	Basic
Stories	1.50	Heat Sys	Hot Water
Ext Walls	Alum/Vinyl	Fuel Type	Oil
Rooms	7	Attic	None
Beds	3	Condition	Average
Full Bath	2	Grade	C
Half Bath		Traffic	L5
Extra Fix		Fireplaces	1
Rec Room	15 x20	Year Built	1900
Fin Bsmt	none	Year Remod	
Bsmt Gar	none	TLA	1,482
Stacks	0		

Area	Lower First	Second	Third	Area
Main				924
A1	Encl. Frame Porch			80
A2	Wood Deck			68
A3	1s Frame			96

**Other Improvements**

Code	Type	Qty	Year	Length	Width	Grade	Condition	Adj
1	Garage - 1 story frame	1	1950	11	22	D	Average	1
2	Garage - 1 story frame	1	1940	10	16	D	Average	1
3	Patio - Concrete	1	1940	10	16	D	Fair	1

per 09 listing "Storybook Cape/Bungalow; 4 bdrms; Great neighborhood; convenient location; Lrge e-i-ktchn; recently remodeled 2 full bths; 1st flr Indry rm; High ceilings; hrdwd flrs; LR w/fp; Partially fin. LL; 2 car grge"

Notes:

**Land Description**

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

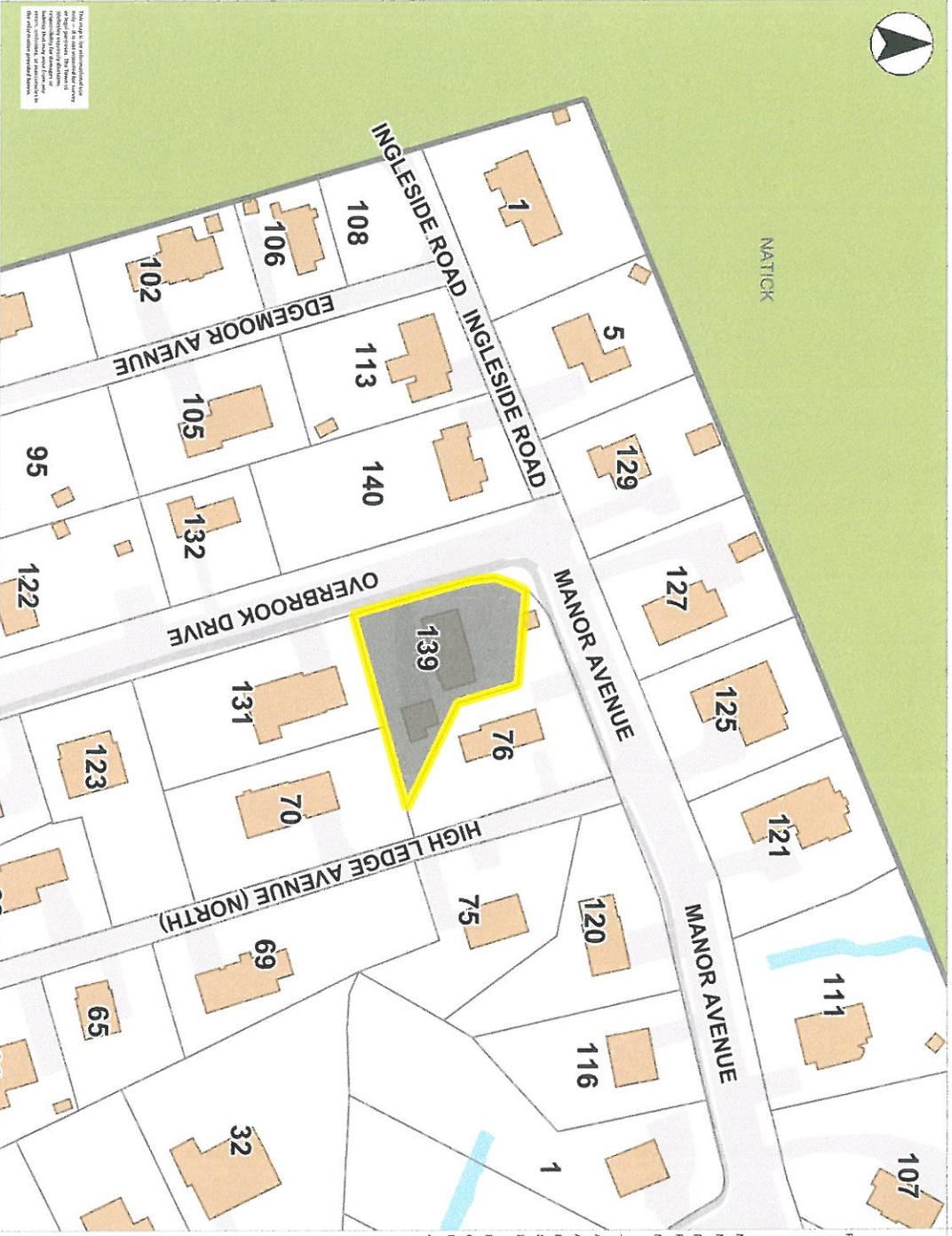
**Market**

Type	Description	Zone	Nhbd	Area	Infl	Traffic
1	Primary Site	SR10-Single Residence	100	10134	1	L5

**Sales Information**

Date	Price	Vol	Page	Seller	Valid Code
10/30/2009	\$480,000			Putta, Laxmiprasad &	Valid
5/19/2004	\$565,000	LC	167548	Rodgers, Michael & Cloretta	Valid

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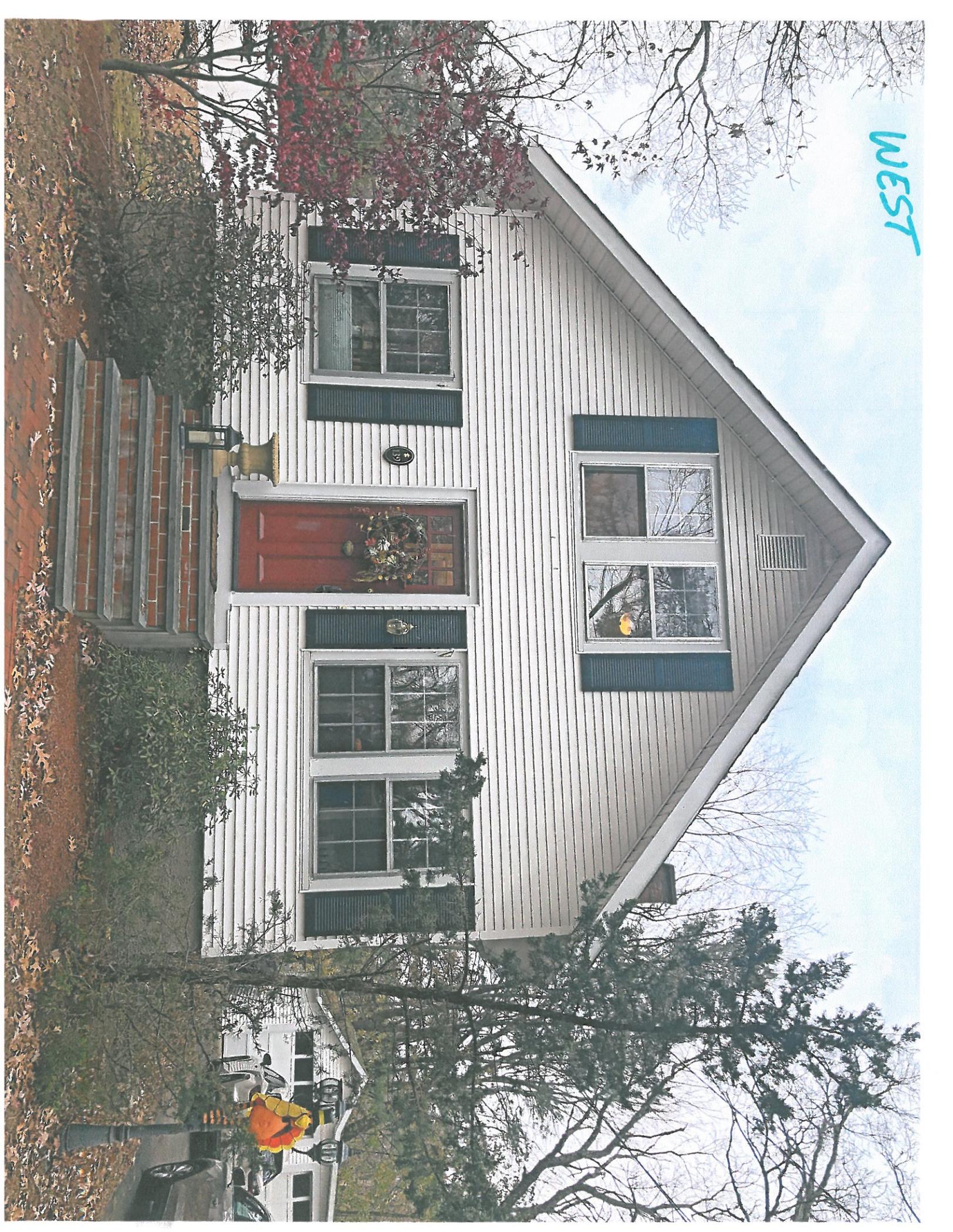
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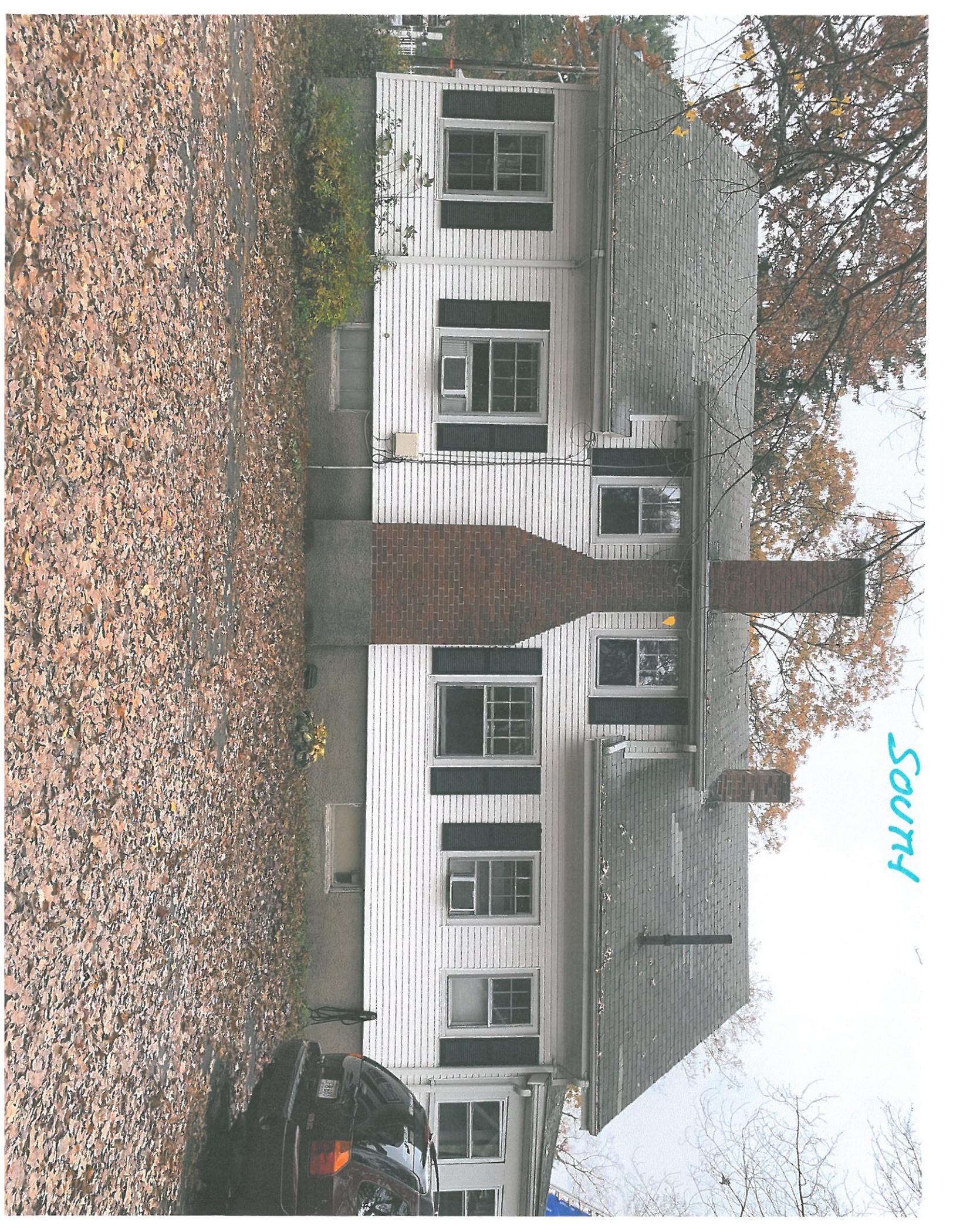
Town of Wellesley, MA

- Points Of Interest
- Police Station
- Cemetery
- College
- Library
- Park
- Police
- Schools
- MBTA Town Building
- MBTA Commuter Rail Station
- MBTA Commuter Rail
- Buildings
- Parcels
- MA Highways
- Roadside
- Numbered Routes
- Town Boundary
- Applying Towns Outline
- Auditing Towns
- Roads: Edge Of Pavement
- Streets
- Falls
- Subways & Paved F
- Parking
- Open Water
- Brooks And Streams
- Active Recreation Areas
- Golf Course
- Golf: Basketball
- Beach
- Field

This map is for informational purposes only. It is not intended to be used for legal or financial purposes. The Town of Wellesley is not responsible for any errors or omissions on this map. The information provided herein is subject to change without notice.

WEST





SOUTH



EAST



EAST



NORTH

