

# 20190117



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#6920

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: 65 High Ledge Ave

What year was the structure built? 1899 Source of information: Town Assessor

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: Peter E Gerard, PR & RB Phone: 781 237-8180

Mailing Address: 63 High Ledge Ave Wellesley MA 02482

Email Address: do david@wshlawoffice.com

Application Authorization:

X Signature of Property Owner: Peter E Gerard Date: 12/5/2019

For Town Use Only

Submission Date: 12/11/2019

Received By: Lynnda

Fee Paid: \$ 50

Case Number: DR 2019-69

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:

X Property Owner Name: Peter E Gerard PR Esq + Richard Gerard

X Signature of Property Owner: Peter E Gerard Date: 12/5/2019

### 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: 12/11/2019 Received By: Lynda

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)\*

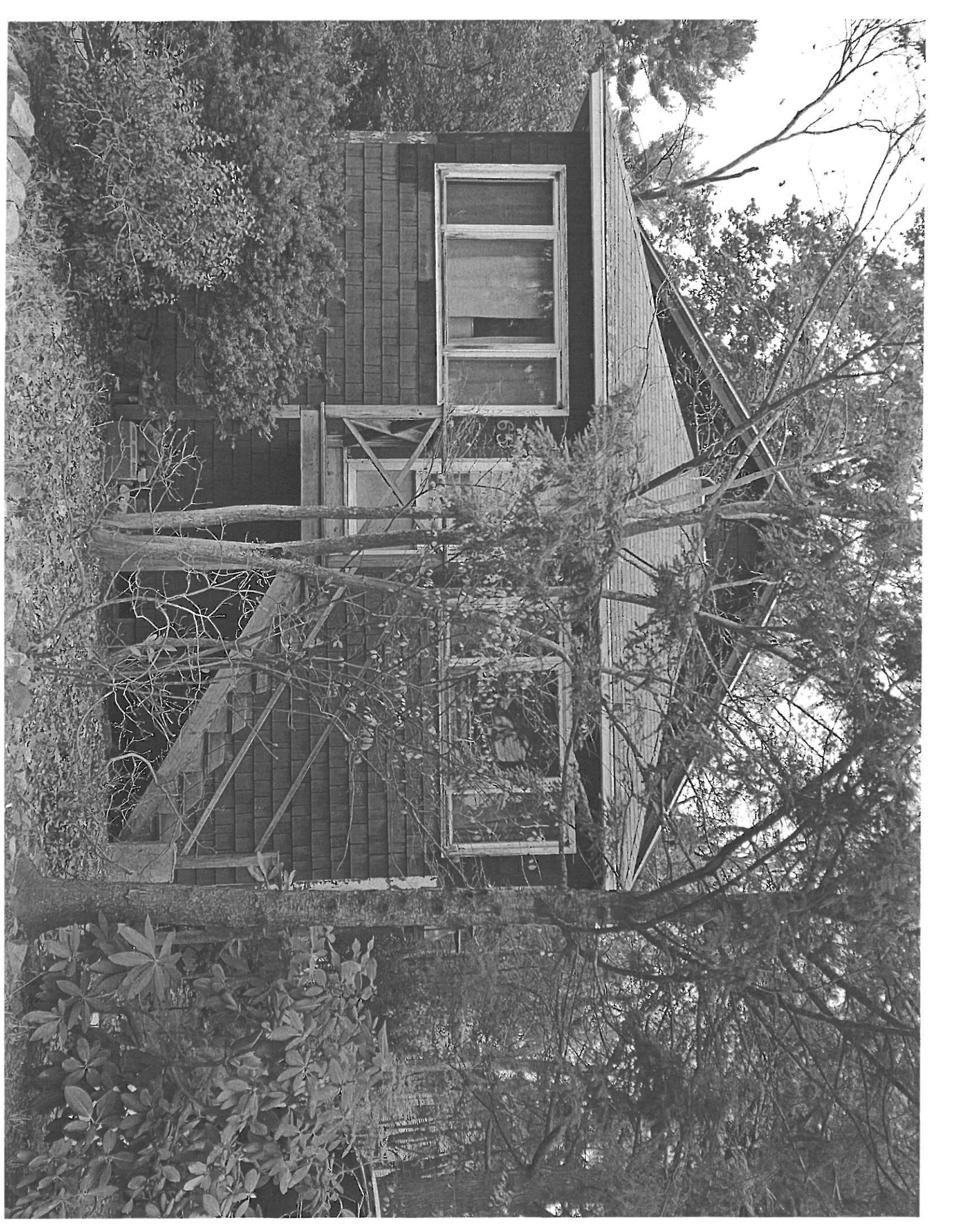
\*May not be sought until a Preservation Determination is made by the Historical Commission

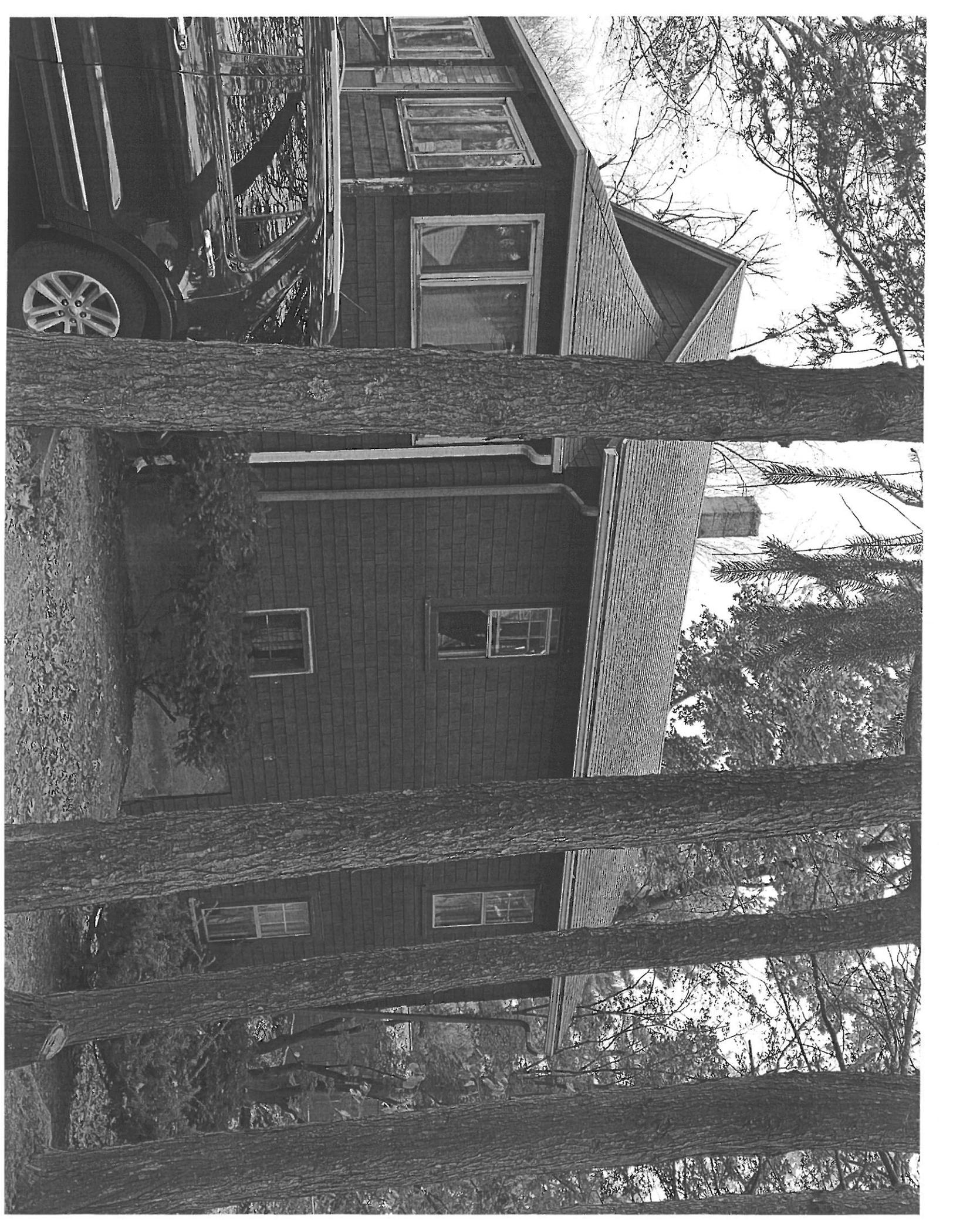
As Owner of the subject property identified on Side 1 of this form, the structure(s) located thereon determined to be an Eligible Building and Determined to be Preferably Preserved, I am requesting that the Wellesley Historical Commission make a determination as to whether or not to reduce or modify the Delay Period.

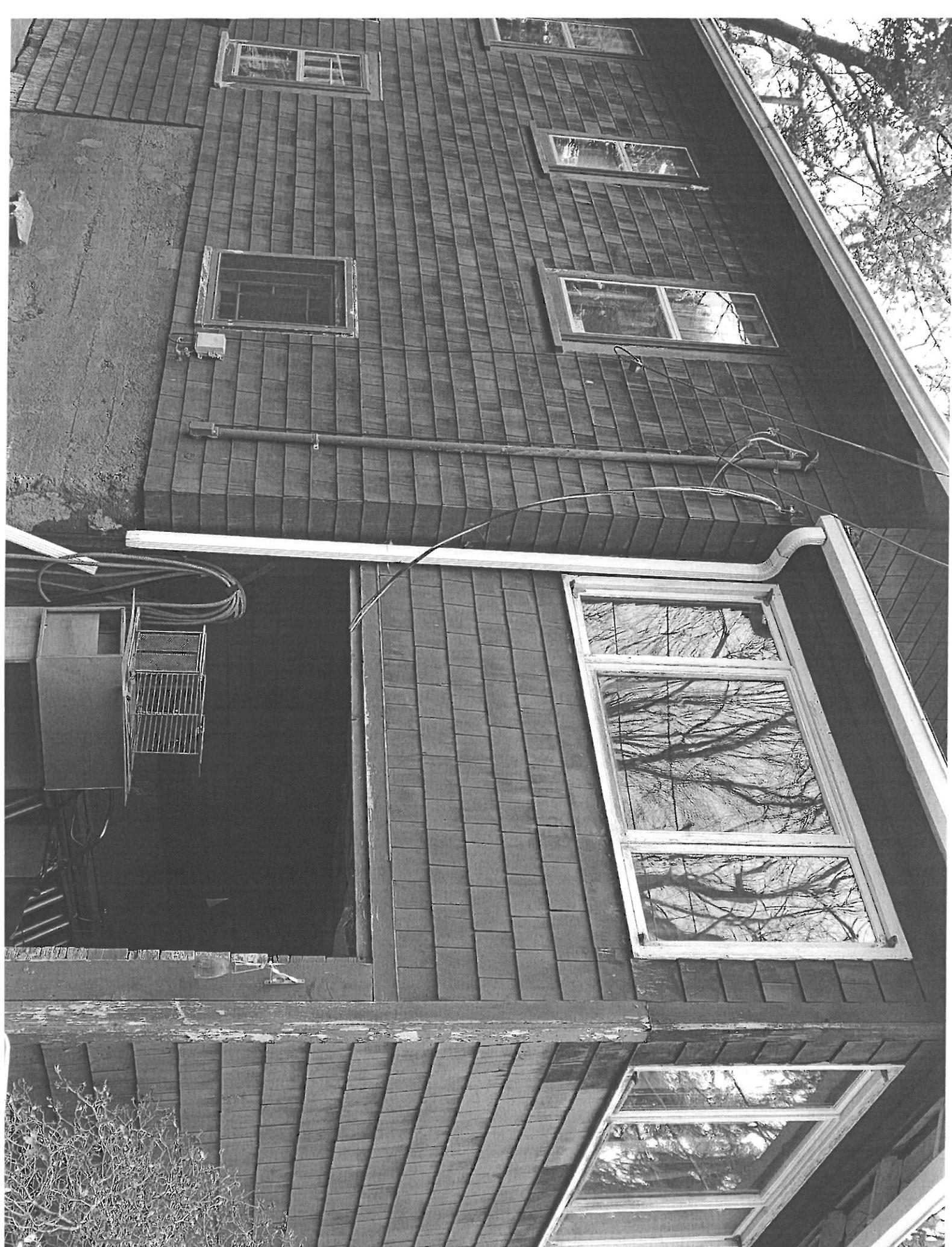
Property Owner Name: \_\_\_\_\_

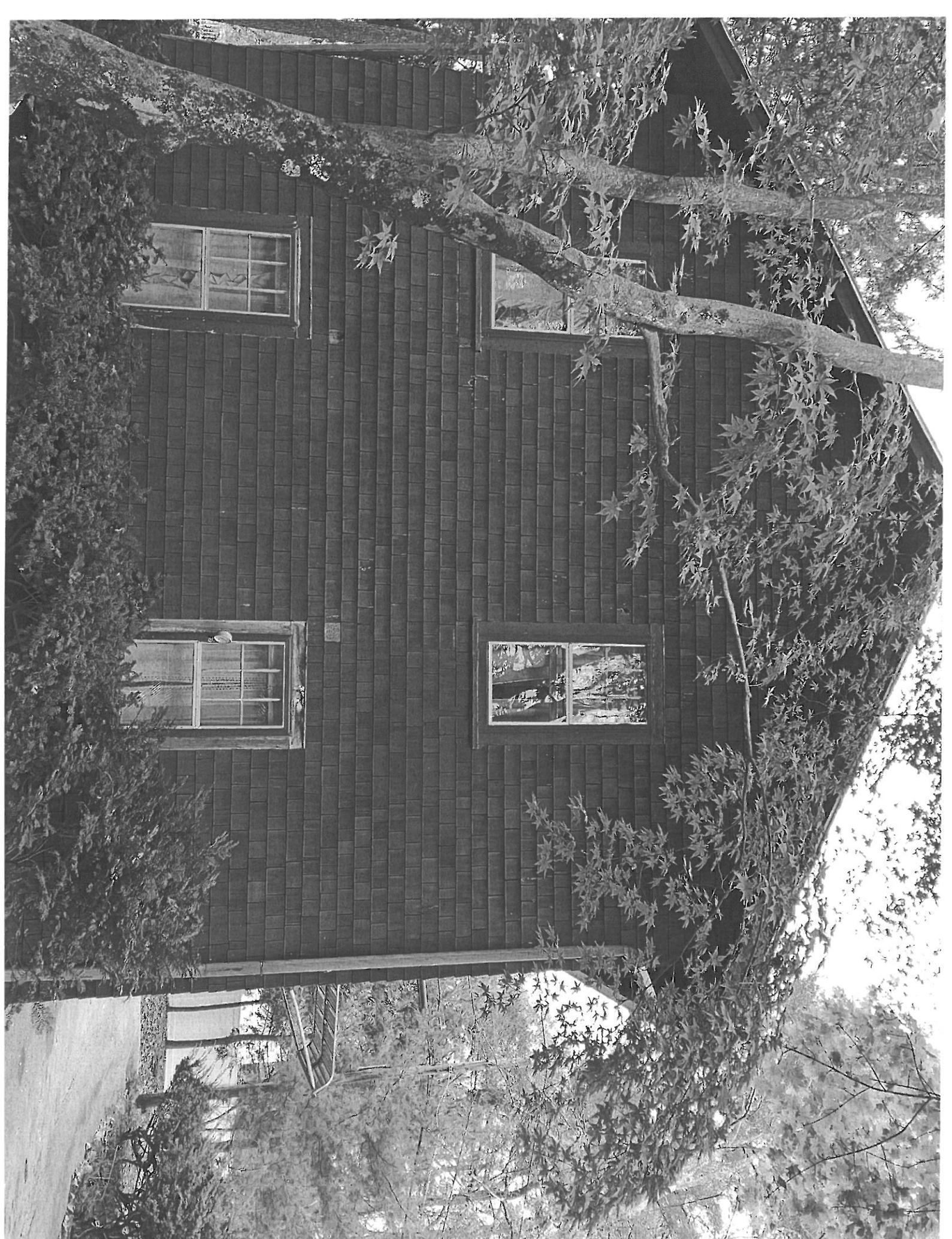
Signature of Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_

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
- Public
- Schools
- Town Building
- MBTA Commuter Rail Station
- MBTA Commuter Rails
- Buildings
- Parcels
- MA Highway
- 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 - Basketball
- 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 damage or liability resulting from any use of this map. For more information, please contact the Planning Department at 781.261.1000.

# Town of Wellesley, MA

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Physical Characteristics Date: July 1, 2018

[Print This Page](#)

FY2019 Tax Rate for Wellesley, MA \$11.57

Assessment Valuation Date: January 1, 2018

Parcel Information:

Location: [65 High Ledge Ave.](#)  
 Parcel ID: 203-47--  
 Class: 101 1-Family  
 Type: Residential  
 Lot Size: 7,029  
 Census: 0  
 Zoning: SR10-Single Residence  
 Survey #: 0

Assessed Values	
2019 Market Value	
Land	\$554,000
Building	\$29,000
Other	\$0
<b>Total</b>	<b>\$583,000</b>

Assessment History

Year	Total Value
2019	\$583,000
2018	\$544,000
2017	\$544,000
2016	\$535,000
2015	\$492,000
2014	\$396,000
2013	\$369,000
2012	\$369,000
2011	\$342,000
2010	\$366,000
2009	\$432,000
2008	\$432,000
2007	\$432,000
2006	\$432,000
2005	\$370,000
2004	\$355,000
2003	\$321,000
2002	\$282,000
2001	\$238,000
2000	\$187,000
1999	\$190,000
1998	\$195,000
1997	\$185,000
1996	\$163,500

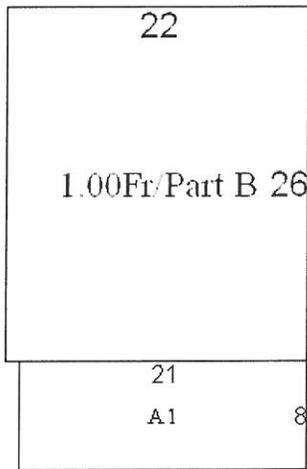
Owner Information

Name: Gerard, Richard C

Address: 65 High Ledge Avenue Wellesley, MA 02482

Notes:

Building Information



Frame	Wood	Basement	Partial
Style	Old Style	Heating	Basic
Stories	1.00	Heat Sys	Warm Air
Ext Walls	Frame	Fuel Type	Oil
Rooms	5	Attic	None
Beds	2	Condition	Fair
Full Bath	1	Grade	D
Half Bath		Traffic	L5
Extra Fix		Fireplaces	
Rec Room	none		
Fin Bsmt	none	Year Built	1899
Bsmt Gar	none	Year Remod	
Stacks	0	TLA	572

Area Lower	First	Second	Third	Area
Main				572
A1	Open Mason Porch	Encl. Frame Porch		168

Other Improvements

Code	Type	Qty	Year	Length	Width	Grade	Condition	Adj
					none			

Notes:

Land Description

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

Market

Type	Description	Zone	Nhbd	Area	Infl	Traffic
1	Primary Site	SR10-Single Residence	100	7029	1	L5

Sales Information

Date	Price	Vol	Page	Seller	Valid Code
			none		

AV 2018 Bank Rate for County of MA: \$11.57  
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