

# 201901133

Rec'd  
\$1850.00  
CK # 530F



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

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: 35 Rice St. Wellesley, MA

What year was the structure built? 1911 Source of information: Wellesley HC

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 P. Calzini Phone: 781-235-6777

Joyce Calzini  
Mailing Address: 35 Rice St. Wellesley, MA 02481

Email Address: Joycecal35@verizon.net

**Application Authorization:**

Signature of Property Owner: Joyce Calzini Date: Jan. 14, 2020  
John P. Calzini

**For Town Use Only**

Submission Date: 1-17-2020

Received By: Dana

Fee Paid: \$ 50

Case Number: DR -2020-01

**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 P. Calzini & Joyce Calzini

Signature of Property Owner: Joyce Calzini Date: Jan. 14, 2020

## 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: 1-17-2020 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: John P. Calzini & Joyce Calzini

Signature of Property Owner: John P. Calzini Date: Jan. 14, 2020

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

(prematric signature)

# 35 RICE STREET



**Year Built: 1911**

**Area of Lot: 22,609 sq. ft.**

List of Owners (with dates)

		Certificate #
<b>06/15/1989</b>	<b>Mary R. Calzini (widow) to John P. Calzini &amp; Joyce E. Calzini</b>	<b>131022</b>
<b>11/09/1960</b>	<b>Aldo Calzini (Administrator of the Estate of Mary Calzini) to Henry J. Calzini &amp; Mary R. Calzini</b>	<b>67082</b>
<b>07/28/1931</b>	<b>Mark C. Stuart to Mary Calzini</b>	<b>15571</b>

*Includes site of 35 Rice Street*

<b>03/06/1911</b>	<b>Isaac Sprague to Mark C. Stuart</b>	<b>1134</b>
<b>08/24/1909</b>	<b>Land Court confirms title for Isaac Sprague</b>	<b>713</b>

Additional Information:

- 1911 Annual Town Report: Mark C. Stuart lives on Linden Street and owns 11,050 sq. ft. of land on Rice Street (\$225) and 11,150 sq. ft. of land on Rice Street (\$225).
- 1912 Annual Town Report: Mark C. Stuart lives on Rice Street and owns a dwelling on Rice Street (\$1500), 11,050 sq. ft. of land on Rice Street (\$250), and 11,150 sq. ft. of land on Rice Street (\$250).
- Mortgages for \$1400 & \$200 given by Mark C. Stuart to the Wellesley Co-operative Bank on March 8, 1911 & August 2, 1911, respectively.

**35 Rice Street, Welleley, MA 02481**

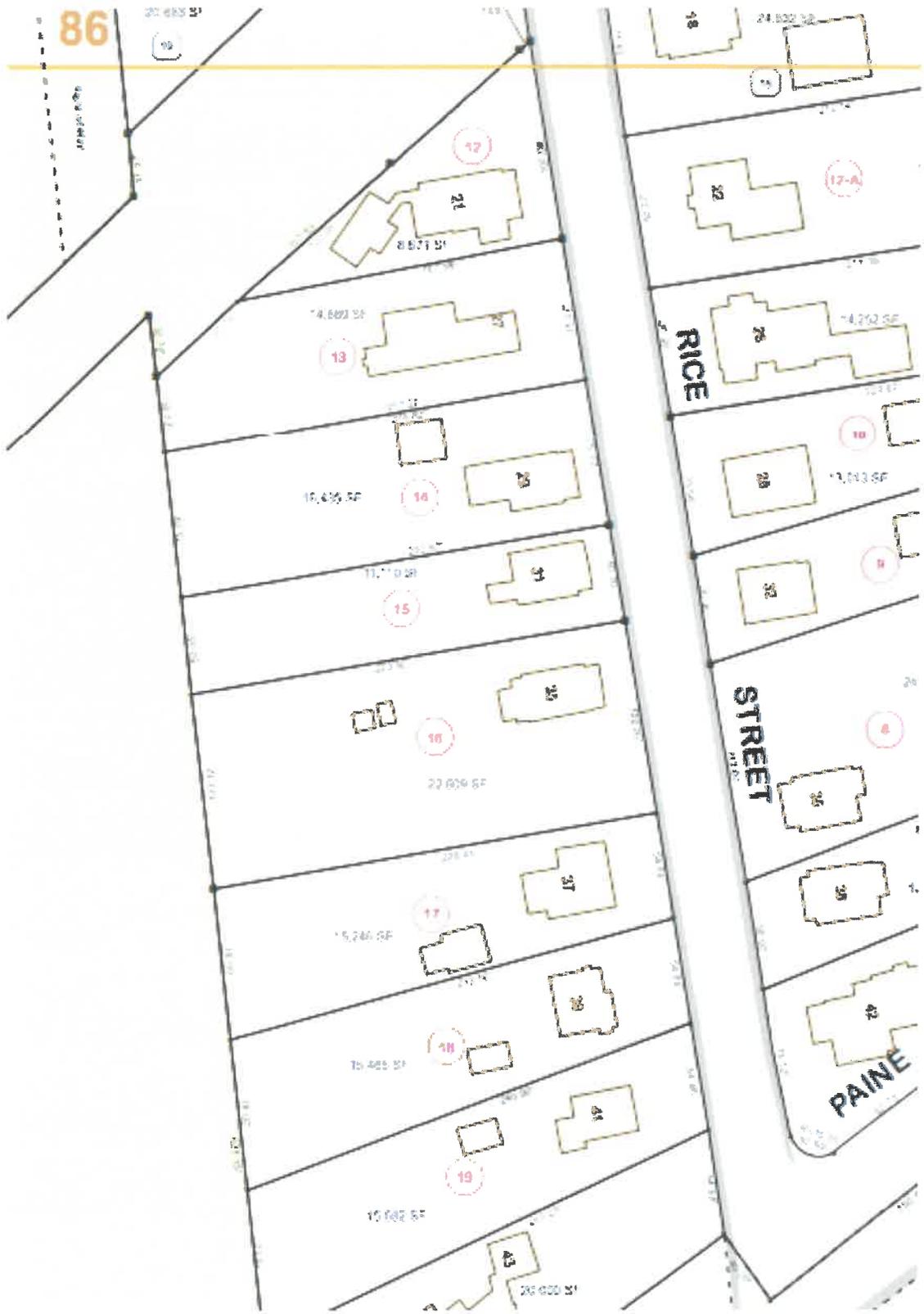




- Points Of Interest
- Beach
- Cemetery
- College
- File
- Library
- Park
- Parking
- Police
- Schools
- Town Buildings
- MBTA Commuter Rail Station
- MBTA Commuter Rails
- Buildings
- Parcel
- MA Highways
- Interstate
- US Highway
- Numbered Routes
- Town Boundary
- Abutting Towns Opaque
- Abutting Towns
- Roads (Edge Of Pavement)
- Sidewalks
- Paths
- Sidewalks & Paved F
- Unpaved Paths
- Parking
- Open Water
- Brooks And Streams
- Active Recreation Areas
- Golf Course
- Gourt - Basketball/T
- Track
- Beach
- Field

This map is for informational use only. It is not intended to be used as a substitute for any other map. The user assumes all responsibility for any errors or omissions. The user assumes all responsibility for any errors, omissions, or inaccuracies in the information provided herein.

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Parcel Information:

Location: [35 Rice St.](#)  
 Parcel ID: 87-16--  
 Class: 101 1-Family  
 Type: Residential  
 Lot Size: 22,609  
 Census: 0  
 Zoning: SR10-Single Residence  
 Survey #: 0

Assessed Values

	2020 Market Value
Land	\$903,000
Building	\$142,000
Other	\$1,000
<b>Total</b>	<b>\$1,046,000</b>

Assessment History

Year	Total Value
2020	\$1,046,000
2019	\$1,009,000
2018	\$787,000
2017	\$787,000
2016	\$782,000
2015	\$752,000
2014	\$714,000
2013	\$641,000
2012	\$641,000
2011	\$544,000
2010	\$576,000

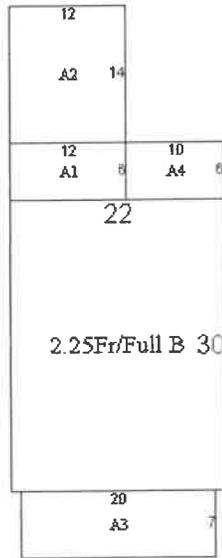
Owner Information

Name: Calzini, John P

Address: 35 Rice Street  
 Wellesley, MA 02481

Notes:

Building Information



Frame	Wood	Basement	Full
Style	Old Style	Heating	Basic
Stories	2.25	Heat Sys	Hot Water
Ext Walls	Alum/Vinyl	Fuel Type	Oil
Rooms	7	Attic	None
Beds	3	Condition	Average
Full Bath	1	Grade	C
Half Bath		Traffic	M5
Extra Fix	2	Fireplaces	
Rec Room	none	Year Built	1875
Fin Bsmt	none	Year Remod	
Bsmt Gar	none	TLA	1,557
Stacks	0		

Area	Lower	First	Second	Third	Area
Main					660
A1	Bsmt Unfin	1s Frame			72
A2		Wood Deck			168
A3	Bsmt Unfin	Encl. Frame Porch			140
A4		Encl. Frame Porch			60

Other Improvements

Code	Type	Qty	Year	Length	Width	Grade	Condition	Adj
1	Shed - Frame	1	1992	8	11	C	Average	1
3	Shed - Frame	1	1974	6	8	C	Average	1

Notes:

Land Description

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

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**Market**

Type	Description	Zone	Nhbd	Area	Infl	Traffic
1	Primary Site	SR10-Single Residence	206	22609	1	M5

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**Sales Information**

Date	Price	Vol	Page	Seller	Valid Code
10/17/2017	\$100	LC	196776	Calzini, John P & Joyce E	F. convenience, correcting deeds

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[Print This Page](#)

# 35 RICE STREET, WELLESLEY, MA 02481

Records Details

## Property Owner

Calzini, John P

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📍 35 Rice Street  
Wellesley MA , 02481

## Records

<b>Record #</b>	<b>Record Type</b>	<b>Status</b>
OTHR-1923-50	Building Permit - Other / Historic	Complete
OTHR-1977-188	Building Permit - Other / Historic	Complete
OTHR-1991-670	Building Permit - Other / Historic	Complete
OTHR-1992-115	Building Permit - Other / Historic	Complete
RES-09-576	Building Permit - Residential	Complete
RES-06-690	Building Permit - Residential	Complete

Date...APR...20, 1923.....

Street...Rice Street..... No. .... 35 ..... Precinct... 4 ..... Permit No. .... 1230.....

Owner Mark C. Stewart Address 35 Rice Street

Architect None Address

Builder Mark C. Stewart Address " " "

Permit Granted Apr. 24, 1923 Area of Lot 100 x ?

Dimensions Est. Cost \$ 50.00

Date of Inspections		
Date of Inspections		

Plumbing, No. of Baths, etc. No Inf'n.

Heating " "

Remarks Garage



Address: 35 RICE ST

Permit Number: 25957

Date: 12/9/1991

front scan image

St. No. Lot

Permit No. Date 1991

Owner: has permission to build, alter, renovate, demolish

Type of Building: Dimensions:

Description: Area of Lot:

Builder: Address:

Architect: Address: FINAL

Estimated Cost \$: Plumbing Insp. 12/5/91 12/27/91

Heating Insp. Gasfitting Insp. 12/6/91 1/15/92

Wiring Insp. 252.89 1/15/92

Construction Insp. 12/9/91

Certificate of Occupancy

Fee Paid \$

Address: 35 RICE ST

Permit Number: 26089

Date: 3/18/1992

front scan image

St. No. Lot

Date: 1992 03 18

Permit No.

Owner: has permission to build, alter, renovate, demolish

Type of Building Dimensions

Description Area of Lot

Builder Address

Architect Address ROUGH FINAL

Estimated Cost \$ Plumbing Insp.

Heating Insp.

Gasfitting Insp.

Wiring Insp.

Construction Insp.

Certificate of Occupancy

Fee Paid \$

ADDRESS: 35 RICE ST

PERMIT DATE: 11/8/2006

38039

OWNER: JOHN CALZINI

OWNER ADDRESS: 781-235-6777

TYPE OF BUILDING: SINGLE FAMILY

LOT AREA/COVERAGE:

DESCRIPTION: DEMO EXISTING POOL/REMOVE STEEL WALLS/BACKFILL POOL W/ SOLID FILL/

BUILDER INFO: STEVEN TURK/069024/107078/METRO WEST MANAGEMENT/8 LANDING LN/HOPEDALE,MA/508-962-2500

ARCHITECT:

ARCHITECT ADDRESS:

ESTIMATED COST: 6,000

FEE PAID: 100

APPROVALS	CASE NUMBER/DATE	INSPECTIONS	PERMIT NUMBER	ROUGH	FINAL	CONSTRUCTION INSPECTIONS
WETLANDS:		PLUMBING:				EXCAVATION:
ZBA:		GAS:				AS BUILT//FOUND.:
HEIGHT CERT:		WIRING:				ROUGH:
SMOKE LETTER:						INSULATION:
						FINAL:
						CLOSED:

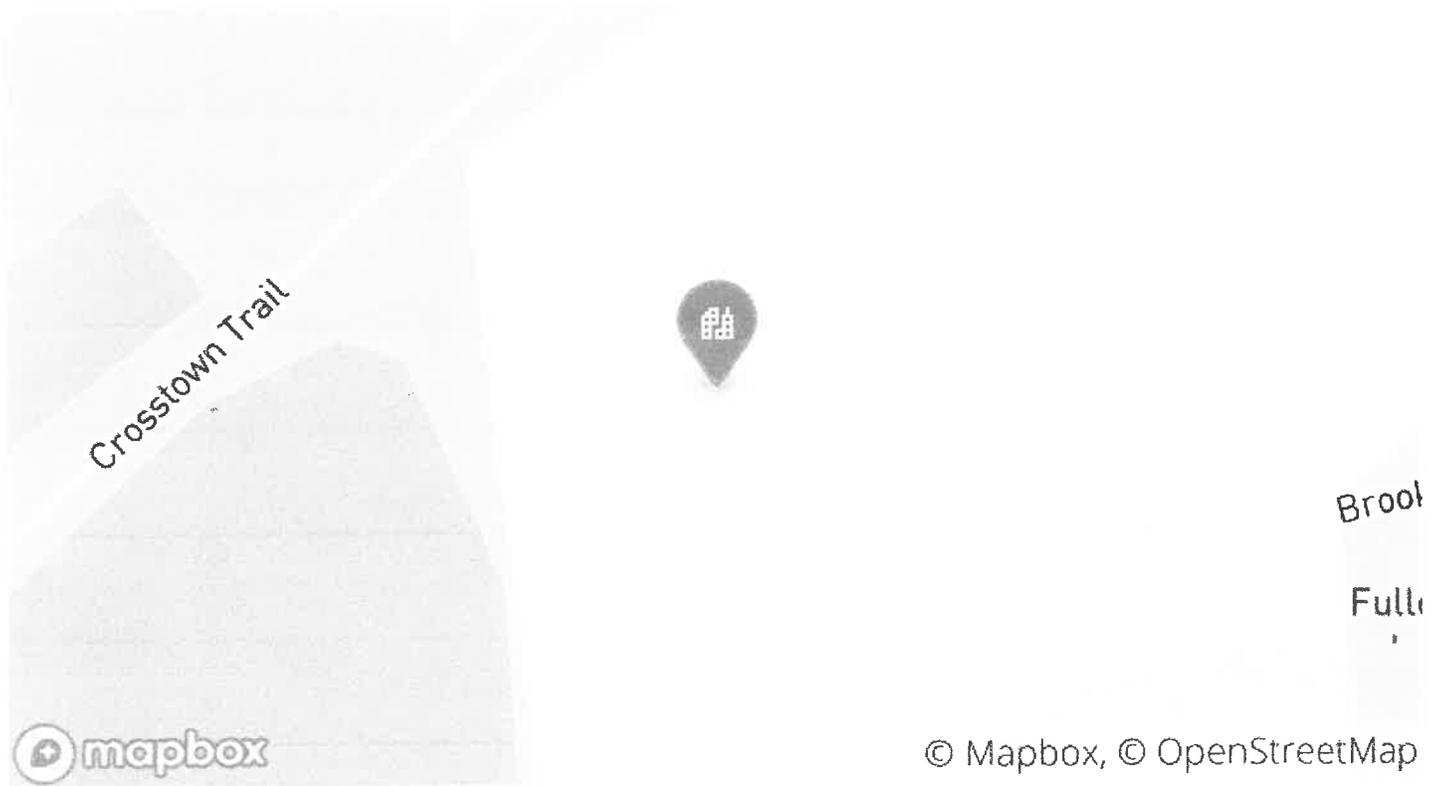
CERTIFICATE OF OCCUPANCY:

11/16/2006

CUSTOMER REQUESTED COPY

Building Permit - Residential

**RES-09-576**



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**Applicant**

**Location**

**35 RICE STREET**

WELLESLEY, MA 02481

[View location details \(/locations/72584\)](/locations/72584)

**Created**

Oct 23, 2009

**Status**

Complete

**Expires**

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**Details**    **Files (0)**

**Description of Proposed Work**

**Type of Proposed Work \***

Roofing ONLY

**Property Type \***

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**Brief Description of Proposed Work \***

STRIP & RE ROOF

**Is the Homeowner applying for this permit? \***

No

**Estimated Construction Cost**

**Total Estimated Cost \***

5000

**Home Improvement Contractor Exemption Affidavit**

**Registration is not required for the following reasons \***

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**Signed by**

--

**Workers' Compensation Insurance Affidavit**

**Are you an employer? Select from the options below. \***

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**Solid Waste Disposal**