



201901145

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#1963

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: 15 Mayo Road

What year was the structure built? 1941 Source of information: _____

Check One: Full/Complete Demolition Partial Demolition/Envelopment (50% or more)

Please Attach the Following Required Information:

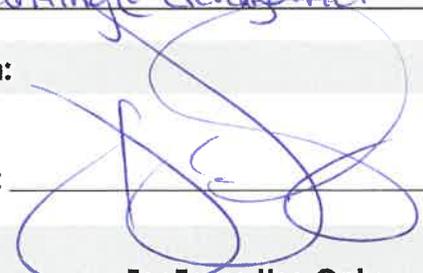
- Assessor's map showing property location
- Photocopies of Assessors Record, Building Permit(s), and any other documentation to support construction date
- If a partial demolition or envelopment (50% or more), plans or drawings showing such partial demolition or envelopment.

Property Owner Name: J. Deserzo Properties LLC Phone: 781-424-5617

Mailing Address: 43 Charles Street, Needham, MA 02494

Email Address: accounting@deserzo-net

Application Authorization:

Signature of Property Owner:  Date: 2.12.2020

For Town Use Only
Submission Date: 2-13-2020 Received By: DANA
Fee Paid: \$ 850 Case Number: DR 2020-08

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: J. Desanjo Properties LLC

Signature of Property Owner: _____ Date: 2-12-2020

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: 2-13-2020 Received By: DANA

Fee Paid: \$ 800 WHC Public Hearing Date: 3-9-2020

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.

Physical Characteristics Date: July 1, 2019

[Print This Page](#)

FY2020 Tax Rate for Wellesley, MA \$11.56

Assessment Valuation Date: January 1, 2019

Parcel Information:

Location: [15 Mayo Rd](#)
Parcel ID: 190-78 -
Class: 101 1-Family
Type: Residential
Lot Size: 33,060
Census: 0
Zoning: SR10-Single Residence
Survey #: 0

Assessed Values

2020 Market Value	
Land	\$862,000
Building	\$204,000
Other	\$1,000
Total	\$1,067,000

Assessment History

Year	Total Value
2020	\$1,067,000
2019	\$1,067,000
2018	\$797,000
2017	\$797,000
2016	\$781,000
2015	\$751,000
2014	\$663,000
2013	\$619,000
2012	\$619,000
2011	\$582,000
2010	\$612,000

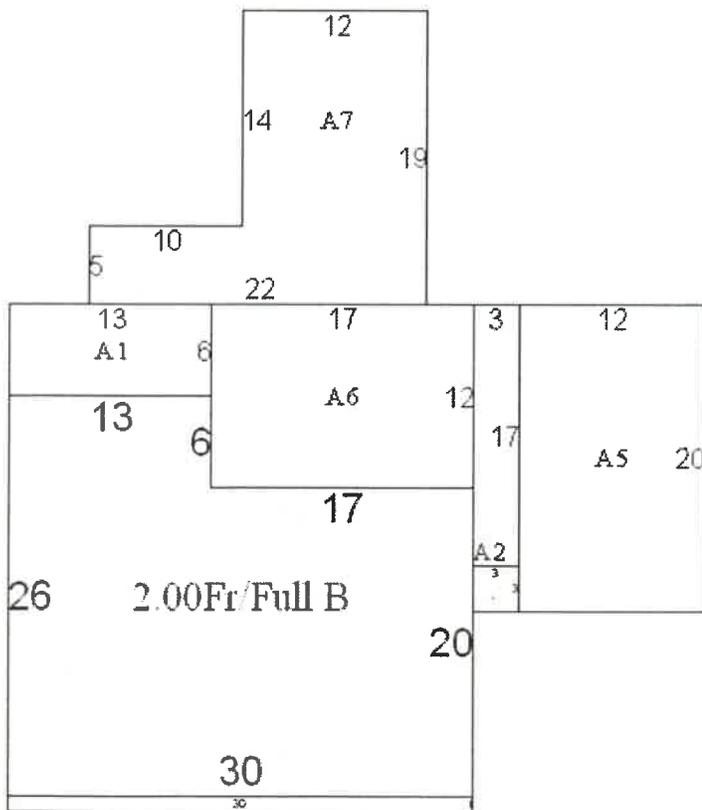
Owner Information

Name: J Derenzo Properties, LLC

Address: 43 Charles Street
 Needham, MA 02494

Notes: rental MLS#72598896 - Dec 2019 \$3,500

Building Information



Frame	Wood	Basement	Full
Style	Colonial	Heating	Basic
Stories	2.00	Heat Sys	Hot Water
Ext Walls	Alum/Vinyl	Fuel Type	Oil
Rooms	7	Attic	None
Beds	3	Condition	Average
Full Bath	1	Grade	B-
Half Bath	1	Traffic	L5
Extra Fix		Fireplaces	1
Rec Room	none	Year Built	1941
Fin Bsmt	none	Year Remod	
Bsmt Gar	none	TLA	1,719
Stacks	0		

Area	Lower First	Second	Third	Area
Main				678
A1	1s Frame			78
A2	1s Frame			51
A3		Frame Overhang		30
A4	Open Frame Porch			9
A5	Frame Garage			240
A6	1s Frame			204
A7	Wood Deck			278

Other Improvements

Code	Type	Qty	Year	Length	Width	Grade	Condition	Adj
1	Shed - Frame	1	2011	10	7	C	Average	1

Per'19 rental MLS"SHORT TERM RENTAL;LR-fp;Fmly Rm-frnch doors to bckyrd;EIK-ss appls;DR;1 car grge;ready now for approximately 6-months"

Notes:

Land Description

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

Market

Type	Description	Zone	Nhbd	Area	Infl	Traffic
1	Primary Site	SR10-Single Residence	100	33060	0.9	L5

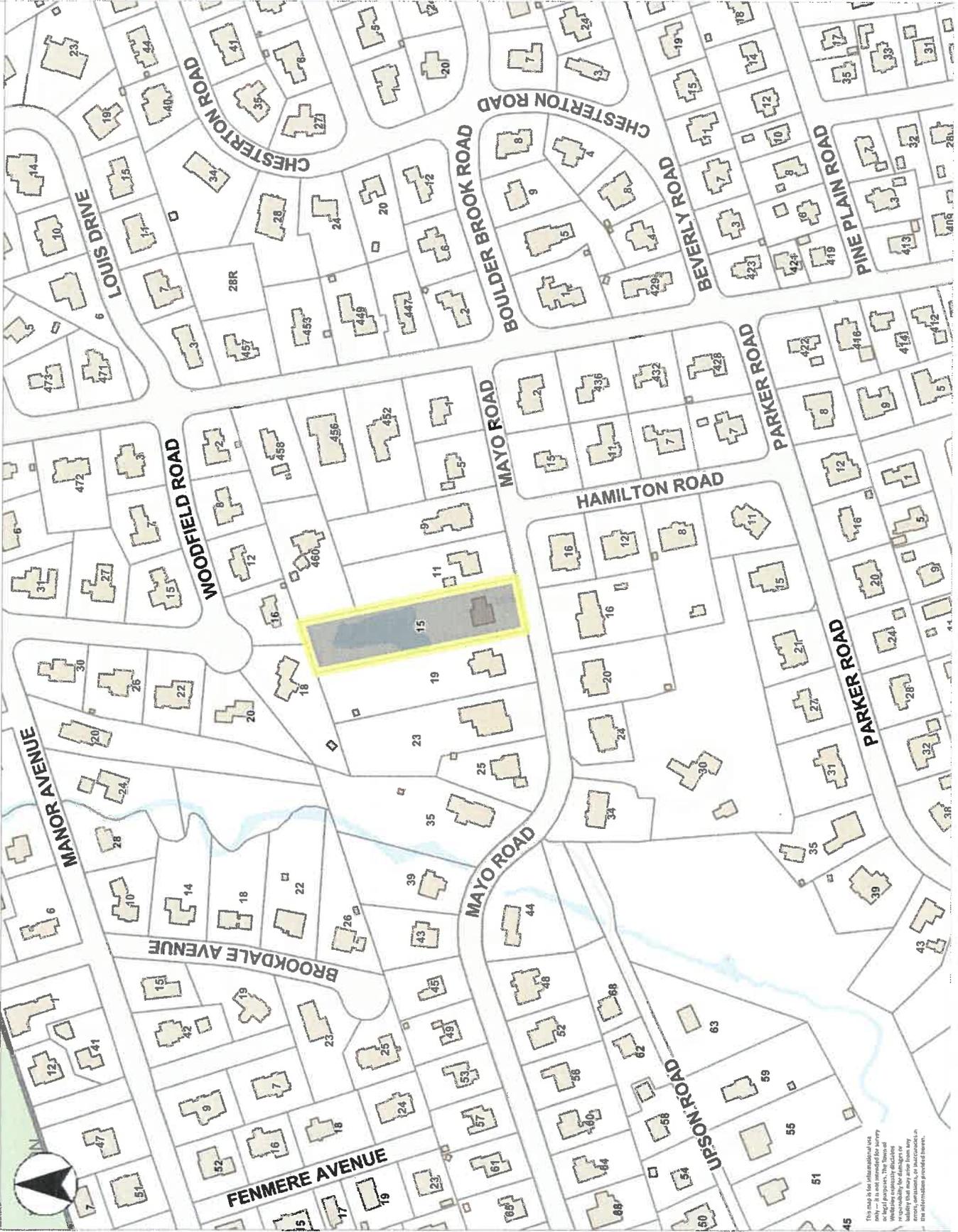
Sales Information

Date	Price	Vol	Page	Seller	Valid Code
11/27/2019	\$830,000	37391	469	Blaser, Margaret Campbell	Valid
12/1/1993	\$125,000	10292	13		C. includes personal prop or "good will"

Print This Page



- Points Of Interest
 - Cemetery
 - College
 - Fire
 - Library
 - Park
 - Police
 - Schools
 - Town Building
 - MBTA Commuter Rail Station
 - MBTA Commuter Halls
- Buildings
- Parcels
- MA Highways
- US Highway
- Interstate
- Numbered Routes
- Town Boundary
- Apurting 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



Town of Wellesley, MA

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This map is for informational use only and should not be used for legal purposes. The Town of Wellesley expressly disclaims any liability that may arise from any errors, omissions, or inaccuracies in the information provided herein.







