

201901160



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

Historic Preservation *Rec'd*
Demolition Review *CK#1326*
APPLICATION FOR *\$50.00*
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: 2 JACKSON ROAD, WELLESLEY HILLS, MA 02481

What year was the structure built? 1946 Source of information: PROPERTY RECORD CARD

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: RICHARD K TENEYCK
MARIE C TAYLOR Phone: 781 237 6345

Mailing Address: 2 JACKSON ROAD, WELLESLEY HILLS, MA 02481

Email Address: dick.teneyck@gmail.com

Application Authorization:

Signature of Property Owner: Marie C Taylor
Richard K. Teneyck Date: 3/16/2020

For Town Use Only

Submission Date: 3/19/2020 Received By: Lynda
Fee Paid: \$ 50 Case Number: DR 2020-10

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: RICHARD K TENEYCK + MARIE C TAYLOR

Signature of Property Owner: Marie C Taylor
Richard K Teneyck Date: 3/16/2020

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: <u>3/18/2020</u>	Received By: <u>Lynda</u>
Fee Paid: \$ <u>500</u>	WHC Public Hearing Date: <u>4/15/2020</u>
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.



2 Jackson Road, 16 March 2020



Jackson Road, East side, 16 March 2020



Jackson Road, West side, 16 March 2020

Physical Characteristics Date: July 1, 2019

FY2020 Tax Rate for Wellesley, MA \$11.56

Assessment Valuation Date: January 1, 2019

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Parcel Information:

Location: 2 Jackson Rd
Parcel ID: 24-17--
Class: 101 1-Family
Type: Residential
Lot Size: 18,295
Census: 0
Zoning: SR15-Single Residence
Survey #: 0

Assessed Values		Assessment History	
	2020 Market Value	Year	Total Value
Land	\$783,000	2020	\$1,018,000
Building	\$235,000	2019	\$983,000
		2018	\$856,000
		2017	\$856,000
		2016	\$839,000
Other	\$0	2015	\$840,000
		2014	\$772,000
Total	\$1,018,000	2013	\$721,000
		2012	\$721,000
		2011	\$688,000
		2010	\$723,000

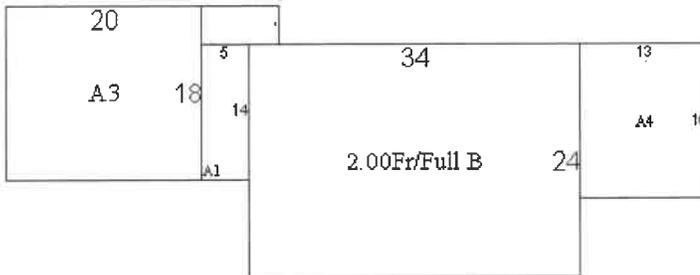
Owner Information

Name: Teneyck, Richard &
Taylor, Marie C

Address: 2 Jackson Road Wellesley, MA 02481

Notes: home business "On Point Inc" - renewed home occupation permit (201703994 - 2018), (201803864 - 2019) PP act #1386

Building Information



Frame	Wood	Basement	Full
Style	Colonial	Heating	Central Air
Stories	2.00	Heat Sys	Hot Water
Ext Walls	Alum/Vinyl	Fuel Type	Oil
Rooms	8	Attic	None
Beds	3	Condition	Average
Full Bath	1	Grade	B-
Half Bath	1	Traffic	L5
Extra Fix		Fireplaces	1
Rec Room	12 x22	Year Built	1946
Fin Bsmt	none	Year Remod	
Bsmt Gar	none	TLA	1,910
Stacks	0		

Area	Lower First	Second	Third	Area
Main				816
A1	1s Frame			70
A2	Encl. Frame Porch			32
A3	Frame Garage			360
A4	1s Frame			208

Other Improvements

Code	Type	Qty	Year	Length	Width	Grade	Condition	Adj
					none			

Land Description

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

Notes:

Market						
Type	Description	Zone	Nhbd	Area	Infl	Traffic
1	Primary Site	SR15-Single Residence	202	18295	1	L5

Sales Information					
Date	Price	Vol	Page	Seller	Valid Code
			none		

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