



**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: 59 Smith Street
 What year was the structure built? 1900 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: Gil & Melissa Dailey Phone: 617 699-9265
 Mailing Address: 20 Wiswall Circle Wellesley, MA 02482
 Email Address: gibdailey@gmail.com

Application Authorization:

Signature of Property Owner: [Signature] Date: 7/29/20

For Town Use Only

Submission Date: _____ Received By: _____
 Fee Paid: \$ _____ Case Number: DR _____

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: Gil & Melissa Bailey

Signature of Property Owner: [Signature] Date: 7/29/20

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: _____	Received By: _____
Fee Paid: \$ _____	WHC Public Hearing Date: _____
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.

Physical Characteristics Date: July 1, 2019

FY2020 Tax Rate for Wellesley, MA \$11.56

[Print This Page](#)

Assessment Valuation Date: January 1, 2019

Parcel Information:

Location: [159-61 Smith St.](#)
Parcel ID: 88-1- -
Class: 109 Multiple Houses
Type: Residential
Lot Size: 22,975
Census: 0
Zoning: SR10-Single Residence
Survey #: 0

Assessed Values

	2020 Market Value
Land	\$910,000
Building	\$194,000
Other	\$51,000
Total	\$1,155,000

Assessment History

Year	Total Value
2020	\$1,155,000
2019	\$1,117,000
2018	\$863,000
2017	\$863,000
2016	\$858,000
2015	\$830,000
2014	\$812,000
2013	\$740,000
2012	\$740,000
2011	\$604,000
2010	\$636,000

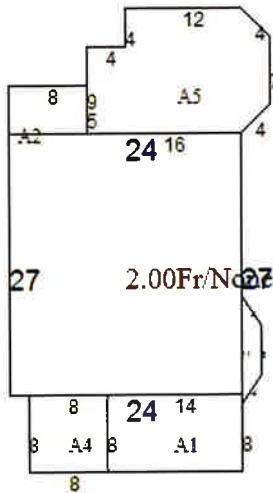
Owner Information

Name: Dailey, Melissa & Gilbert

Address: 123 Abbott Road
 Wellesley, MA 02481

Notes: 59 & 61 Smith St. and finished office over garage #59 & 61 rental MLS#72556035 - Aug 2019 \$6,500
 #59 rental MLS#72562290 - Sep \$4,000

Building Information



Frame	Wood	Basement	None
Style	Old Style	Heating	Basic
Stories	2.00	Heat Sys	Hot Water
Ext Walls	Frame	Fuel Type	Oil
Rooms	6	Attic	None
Beds	3	Condition	Above Average
Full Bath	1	Grade	C
Half Bath	1	Traffic	M5
Extra Fix		Fireplaces	
Rec Room	none	Year Built	1900
Fin Bsmt	none	Year Remod	
Bsmt Gar	none	TLA	1,488
Stacks	0		

Area	Lower	First	Second	Third	Area
Main					648
Main					987
A1		Canopy			18
A1	Bsmt Unfin	1s Frame			112
A2		Encl. Frame Porch			40
A3		Frame Bay			16
A4		1s Frame			64
A5		Wood Deck			222

Other Improvements

Code	Type	Qty	Year	Length	Width	Grade	Condition	Adj
1	Garage - 2 story	1	2000	28	36	B	Average	1
2	Patio - Stone/Tile	1	2000	14	14	B	Average	1

#59 Smith;Per'19 MLS#priv.grnds-speciman plantings;grape arbor,30' hemlock hedge;tall ceilings;mple flrs;lovely details;2 stry grge-2nd flr office suite"

Notes:

Land Description

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

yes

Yes

Market						
Type	Description	Zone	Nhbd	Area	Infl	Traffic
1	Primary Site	SR10-Single Residence	206	22975	1	M5

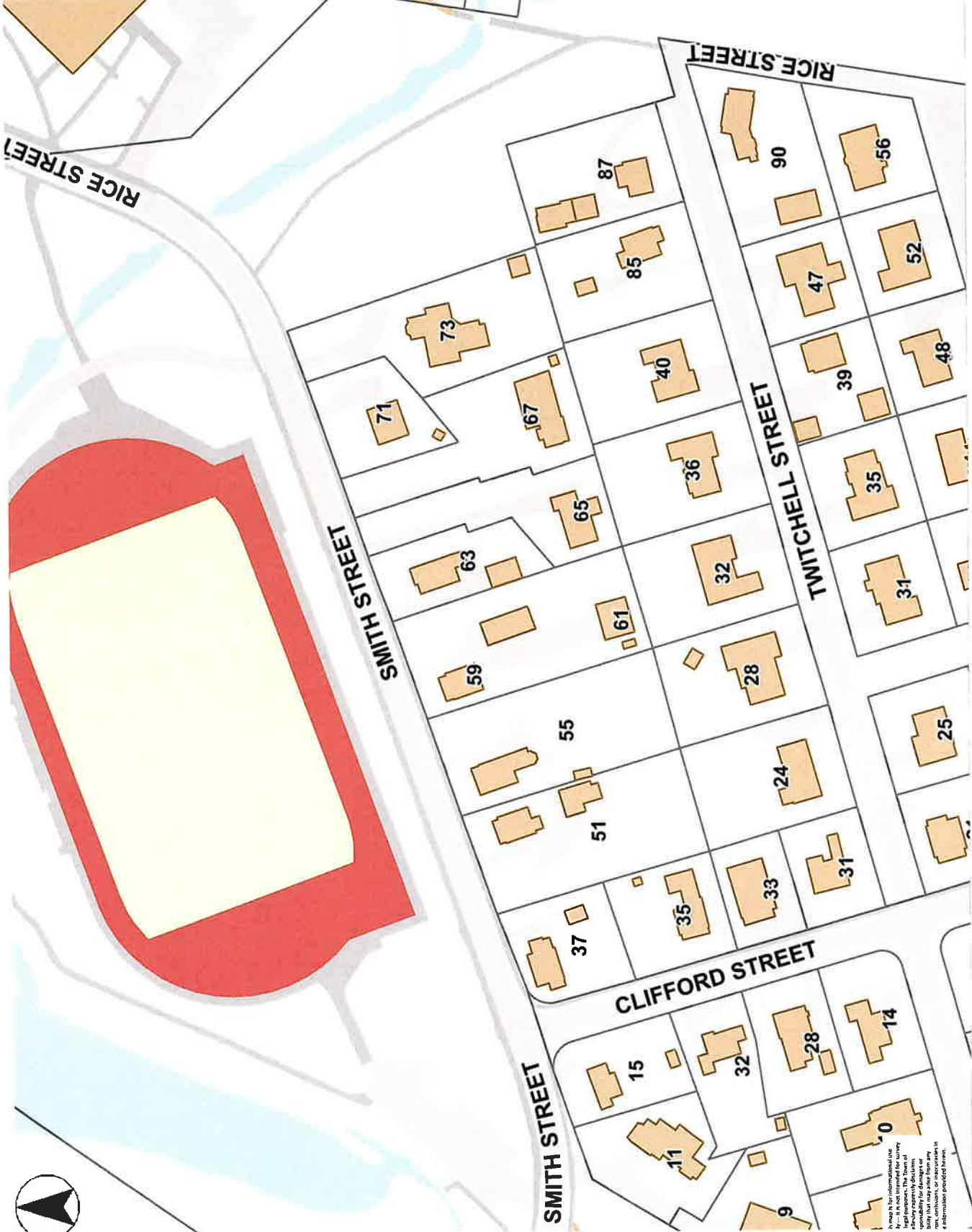
Sales Information

Date	Price	Vol	Page	Seller	Valid Code
7/18/2019	\$1,256,000	36974		315 Wilson, Kip B & Melissa G &	Valid
6/21/1999	\$1	13533		166 Wilson, Earl L & Kip B	A. family
9/1/1992	\$237,000	9511		529	Valid

Print This Page



- Points Of Interest
- Beach
- Cemetery
- College
- File
- Play
- Parking
- Schools
- Town Building
- MBTA Commuter Rail Stat
- MBTA Commuter Rails
- Buildings
- Parcels
- 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
- Court - Basketball
- Track
- Beach
- Field



Town of Wellesley, MA

Printed on 07/20/2020 at 01:11 PM

170 340 ft

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