

**WILDER, SHEA & HIMMELBERGER, LLP**

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November 6, 2020

Dana Marks, Planner  
Wellesley Historical Commission  
Town of Wellesley  
525 Washington Street  
Wellesley, MA 02482-5992

Re: 1 Pickerel Road

Dear Ms. Marks:

Please find enclosed an Application for Eligibility Notice. I believe that the historical documentation demonstrates that the home was built after December 31, 1949.

Please also find enclosed the following materials.

1. Assessor's Map showing property location
2. Photocopy of the Assessor's Records
3. A check payable to the Town of Wellesley in the amount of \$50.00

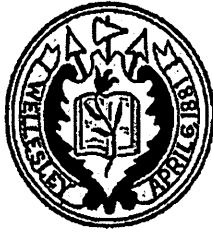
I thank you in advance for your determination.

Very truly yours,



David J. Himmelberger

Enclosures



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: 1 Pickerel Rd

What year was the structure built? 1955 Source of information: Bldg Dept, 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 Assessor's 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: Guy Yehiav Phone: 6174073730

Mailing Address: 1 pickerel rd, wellesley, MA 02482

Email Address: guy@yehiav.com

**Application Authorization:**

Signature of Property Owner: Guy Yehiav Date: 11/06/2020

**For Town Use Only**

Submission Date: \_\_\_\_\_ Received By: \_\_\_\_\_

Fee Paid: \$ \_\_\_\_\_ Case Number: DR \_\_\_\_\_

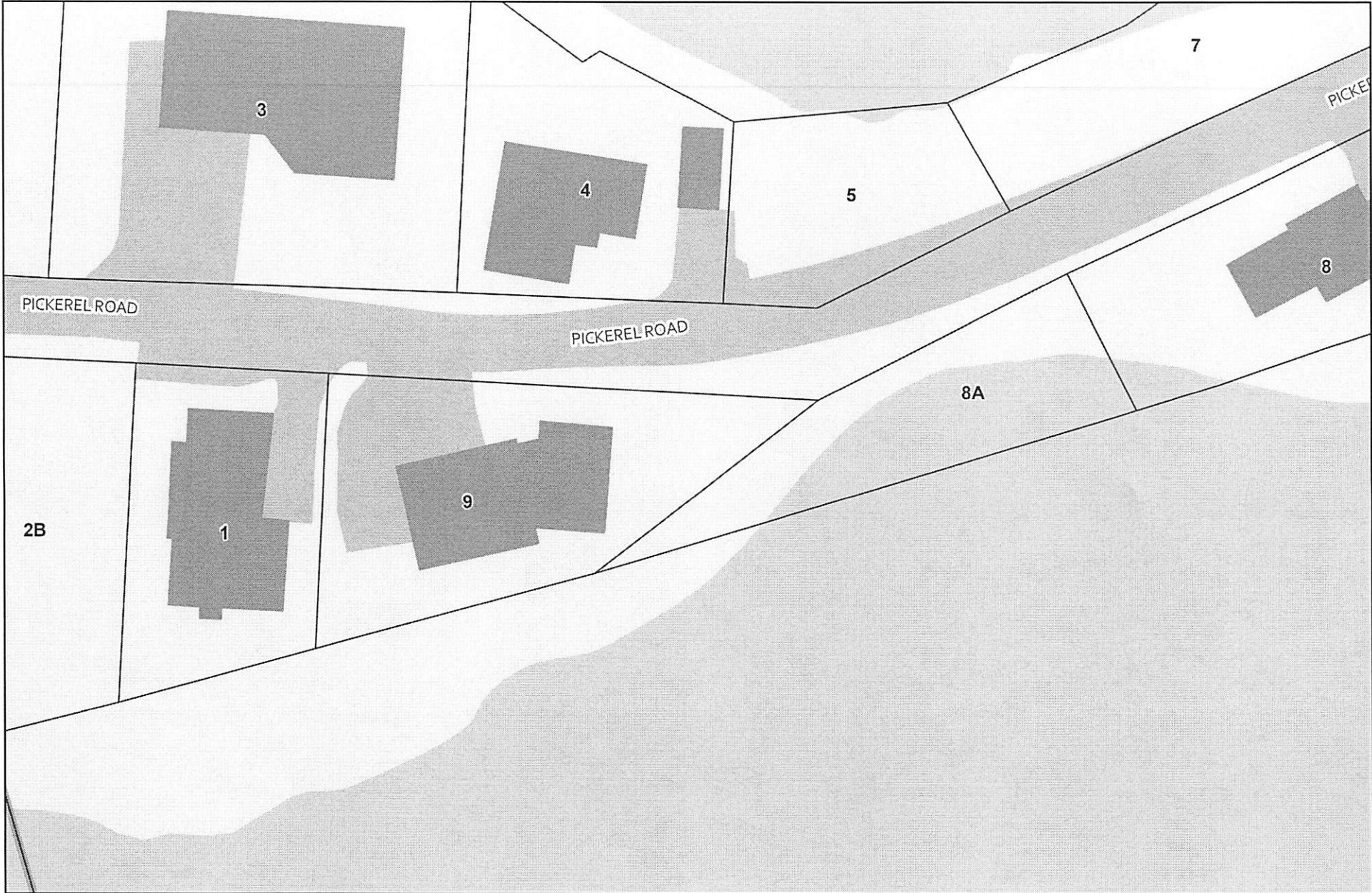
**Determination (refer to issued Eligibility Notice):**

Not an Eligible Building Date Issued: \_\_\_\_\_

Eligible Building\* Expiration Date: \_\_\_\_\_

\*A Preservation Determination is required; please see SIDE 2

SIDE 1



**MapWellesley**  
**Wellesley Property Viewer**

11/6/2020

 Assessor Parcels



1:564

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: 1 Pickerel Rd  
 Parcel ID: 201-9- -  
 Class: 101 1-Family  
 Type: Residential  
 Lot Size: 4,019  
 Census: 0  
 Zoning: SR10-Single Residence  
 Survey #: 0

Assessed Values

2020 Market Value	
Land	\$565,000
Building	\$388,000
Other	\$11,000
<b>Total</b>	<b>\$964,000</b>

Assessment History

Year	Total Value
2020	\$964,000
2019	\$964,000
2018	\$877,000
2017	\$877,000
2016	\$855,000
2015	\$706,000
2014	\$622,000
2013	\$630,000
2012	\$630,000
2011	\$572,000
2010	\$506,000

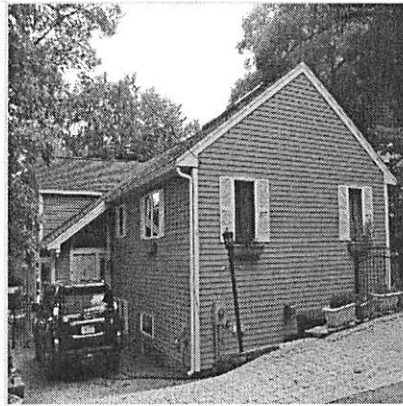
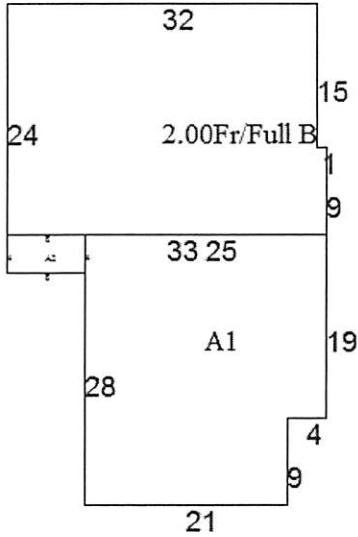
Owner Information

Name: Yehiav, Guy & Maya

Address: 1 Pickerel Road  
 Wellesley, MA 02482

Notes: ZBA 2009-34

Building Information



Frame	Wood	Basement	None
Style	Contemporary	Heating	Central Air
Stories	2.00	Heat Sys	Warm Air
Ext Walls	Frame	Fuel Type	Oil
Rooms	7	Attic	None
Beds	4	Condition	Average
Full Bath	2	Grade	B+
Half Bath	1	Traffic	L5
Extra Fix	3	Fireplaces	2
Rec Room	none		
Fin Bsmt	1 x456	Year Built	1955
Bsmt Gar	none	Year Remod	2010
Stacks	0	TLA	2,218

Area	Lower	First	Second	Third	Area
Main					777
A1	Bsmt Unfin	1s Frame			664
A2		Canopy			32

Other Improvements

Code	Type	Qty	Year	Length	Width	Grade	Condition	Adj
2	Patio - Stone/Tile	1	2001	22	13	C	Average	1
3	Dock	1	2004	12	20	C	Average	1
4	Patio - Stone/Tile	1	2001	6	10	C	Average	1
5	Wood Deck	1	2010	9	35	C	Average	1
6	Shed - Frame	1	2010	9	5	C	Average	1

waterfront; from the entry there is a half-flight of stairs down and a half flight of stairs up; this back section is listed as 2 stry main section (full walk-out - see photos)

Notes:

Land Description

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

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Market Type	Description	Zone	Nhbd	Area	Infl	Traffic
1	Primary Site	SR10-Single Residence	302	4019	1	L5

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**Sales Information**

Date	Price	Vol	Page	Seller	Valid Code
12/13/2001	\$550,000	15921	575	Thompson, John C Jr & Nancy F	Valid
7/1/1996	\$370,000	11450	242		Valid
10/6/1995	\$357,500	11070	494	Sarfy	Valid
8/1/1994	\$122,500				Valid

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TOWN OF WELLESLEY



MASSACHUSETTS

**Wellesley Historical Commission**

Town Hall, 525 Washington Street  
Wellesley, MA 02482

November 12, 2020

Guy Yehiav  
1 Pickerel Road  
Wellesley, MA 02482

Re: *Article 46C, Historic Preservation Demolition Review*  
Eligibility Notice for 1 Pickerel Road; expires November 12, 2022

Dear Applicant,

Pursuant to Article 46C, *Historic Preservation Demolition Review, D., Procedure*, parts (1) and (2), of the Town Bylaw, I am writing in response to your application for a determination as to whether the building (dwelling) owned by you at 1 Pickerel Road is considered to be an *Eligible Building*, as defined in Article 46C, B., *Definitions*. Based upon my review of relevant materials, it is my opinion that the building was built no later than 1935, when a structure is depicted on the lot in question in the 1935 Town of Wellesley Atlas. Furthermore, an advertisement in the *Wellesley Townsman* in 1948 for “beautiful house or camp lots for sale overlooking Moses Pond and Wellesley College,” was published by Daniel P. Quirk at 1 Pickerel Road. **Therefore, it is my determination that the subject building is an Eligible Building.**

**This Eligibility Notice does not authorize the issuance of a permit from the Building Department for the demolition of the building; further action under Article 46C is required. This Eligibility Notice will expire on November 12, 2022, two years after this determination.**

**To be able to schedule a public hearing to consider this request, I will need a check for \$800.00 in order to schedule and notice the Historical Commission to consider your application at its next meeting on December 14, 2020 at 7:00pm.**

Please do not hesitate to let me know if you have any questions or if you need any additional information regarding this process. Thank you for your consideration.

Sincerely,

Dana Marks  
Planner

cc: File Copy, Historical Commission, Building Department, Assessors