

201901246

Rec'd \$50.00 CR# 1002



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

\$50

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 Kendall Road Wellesley, MA

What year was the structure built? 1950 Source of information: family documents

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: Joyce Matthews Oliveri Phone: 508 571-6555

Mailing Address: 3 Superior Drive #517 Watck, MA 01760

Email Address: joyce-matthews-oliveri@gmail.com

Application Authorization:

Signature of Property Owner: Joyce Oliveri Date: 11/5/2020

For Town Use Only

Submission Date: 11/10/2020 Received By: Lynda Schelling
Fee Paid: \$ 50.00 Case Number: DR 2020-50

Determination (refer to issued Eligibility Notice):

Not an Eligible Building Date Issued: 11/12/2020
 Eligible Building* Expiration Date: 11/12/22 / 2 years after 3/10/2020 state of emergency is lifted

*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: Joyce Matthews Oliveri

Signature of Property Owner: Joyce Matthews Oliveri Date: 11/7/2020

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: 11/17/2020 Received By: DANA MARKS

Fee Paid: \$ 800 WHC Public Hearing Date: 12/14/2020

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.

Print This Page

Parcel Information:

Location: 1 Kendall Rd
 Parcel ID: 182-74- -
 Class: 101 1-Family
 Type: Residential
 Lot Size: 8,940
 Census: 0
 Zoning: SR10-Single Residence
 Survey #: 0

Assessed Values		Assessment History	
	2019 Market Value	Year	Total Value
Land	\$811,000	2019	\$883,000
Building	\$50,000	2018	\$628,000
Other	\$2,000	2017	\$628,000
Total	\$863,000	2016	\$592,000
		2015	\$558,000
		2014	\$466,000
		2013	\$418,000
		2012	\$418,000
		2011	\$394,000
		2010	\$420,000
		2009	\$487,000
		2008	\$492,000
		2007	\$500,000
		2006	\$500,000
		2005	\$422,000
		2004	\$421,000
		2003	\$384,000
		2002	\$357,000
		2001	\$269,000
		2000	\$228,000
		1999	\$201,000
		1998	\$186,000
		1997	\$185,000
		1996	\$139,200

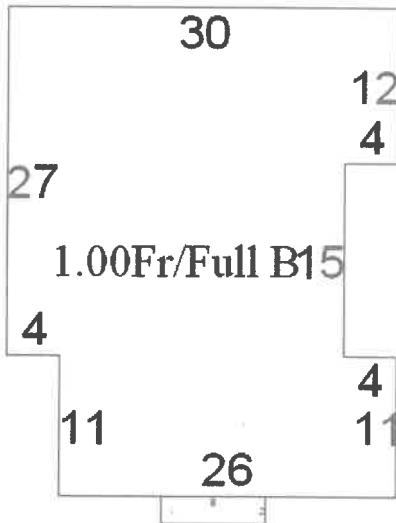
Owner Information

Name: Oliverl, Joyce Mathews

Address: 67 Long Beach Road
 Centerville, MA 02632

Notes:

Building Information



Frame	Wood	Basement	Full
Style	Ranch	Heating	Basic
Stories	1.00	Heat Sys	Warm Air
Ext Walls	Alum/Vinyl	Fuel Type	Gas
Rooms	5	Attic	None
Beds	2	Condition	Average
Full Bath	1	Grade	C-
Half Bath		Traffic	L5
Extra Ftx		Fireplaces	1
Rec Room	none	Year Built	1930
Fin Bsmt	none	Year Remod	
Bsmt Gar	none	TLA	1,036
Stacks	0		

Area	Lower First	Second	Third	Area
Main				1,036
A1	Open Frame Porch			16

Other Improvements

Code	Type	Qty	Year	Length	Width	Grade	Condition	Adj
1	Patio - Stone/Tile	1	1980	12	12	C	Average	1

Dirt road

Notes:

Land Description

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

TOWN OF WELLESLEY



MASSACHUSETTS

Wellesley Historical Commission

Town Hall, 525 Washington Street
Wellesley, MA 02482

November 12, 2020

Joyce Mathews Oliveri
3 Superior Drive #517
Natick, MA 01760

Re: *Article 46C, Historic Preservation Demolition Review*
Eligibility Notice for 1 Kendall 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 Kendall 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 earlier than October 23, 1923, Building Permit No. 1380 was granted for the construction of a "Bungalow." Furthermore, 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. **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