



**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: 18 SPRAGUE RD

What year was the structure built? 1948 Source of information: Town Record

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: D Beland Phone: 781-235-2555

Mailing Address: 873-869 Wore St Wel MA 02482

Email Address: BETHREND CONSTRUCTION @verizon.net

**Application Authorization:**

Signature of Property Owner: D Beland Date: 7-14-2021

Submission Date: 7/14/21

**For Town Use Only**

Received By: [Signature]

Fee Paid: \$ 850.00

Case Number: DR 2021-42

**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**

Date..... Nov. 16, 1947

Street..... Sprague Rd. No. 18 Precinct..... Permit No. 9357-58

Owner	DiGiando & Trubiani	Address	Wellesley
Architect	Gustav Hagen	Address	Newton
Builder	Owner	Address	
Permit Granted	11/16/47	Area of Lot	202 x 60 x 203
Dimensions	32 x 32 x 24 20 x 20 x 20	Est. Cost \$	8,000. - 600.
Date of Inspections			PLANS ON FILE
Date of Inspections			
Plumbing, No. of Baths, etc.	#4403		
Heating			
Remarks	dwelling and garage		



# SURVEY RECORD

If wall is to be poured concrete, forms must be surveyed before pouring. If wall is to be of blocks—survey must be made after first course is in place. ~~3-8~~ laying blocks until this form is filed with the Building Department.

Street 18 SPRAGUE RD. No.          Permit No. 9357-58

Builder D. J. Address         

Owner D. J. Address         

Dimension of Building 24.32 + 14.18 Area of Lot 20,062 #         

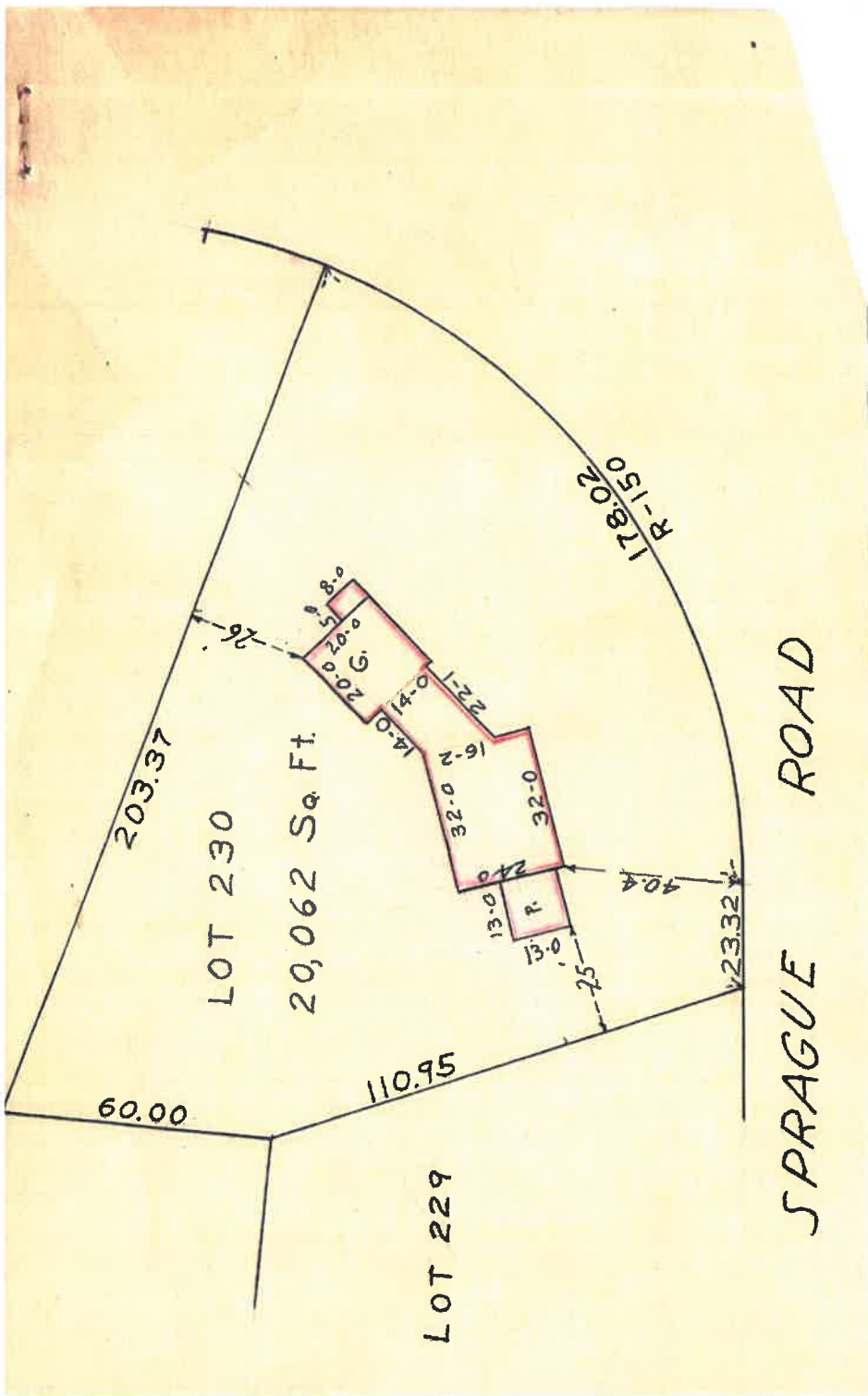
Distances From:	
Adjoining Bldgs.	<u>60'</u>
Center of Street	<u>60</u>
Front Yard	<u>40</u>
Side Yard	<u>25</u>
Side Yard	<u>26</u>
Rear Yard	<u>100'</u>

## REMARKS

Signed By: Roland Allin  
Registered Engineer or Surveyor

Date of Survey Oct 16 1947

This survey must be made and signed by a Registered Engineer or Surveyor.



203.37

LOT 230  
20,062 Sq. Ft.

LOT 229

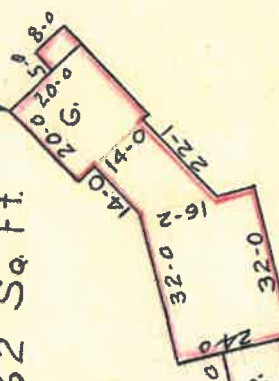
60.00

110.95

23.32

R-150  
178.02

SPRAGUE ROAD



26

13.0

13.0

24.0

40.4

25

Physical Characteristics Date: July 1, 2020

FY2021 Tax Rate for Wellesley, MA \$11.75

Assessment Valuation Date: January 1, 2020

Parcel Information:

[Print This Page](#)

Assessed Values

Assessment History

**Location:** [18 Sprague Rd](#)  
**Parcel ID:** 121-41--  
**Class:** 101 1-Family  
**Type:** Residential  
**Lot Size:** 20,062  
**Census:** 0  
**Zoning:** SR20-Single Residence  
**Survey #:** 0

2021 Market Value	
Land	\$858,000
Building	\$295,000
Other	\$0
<b>Total</b>	<b>\$1,153,000</b>

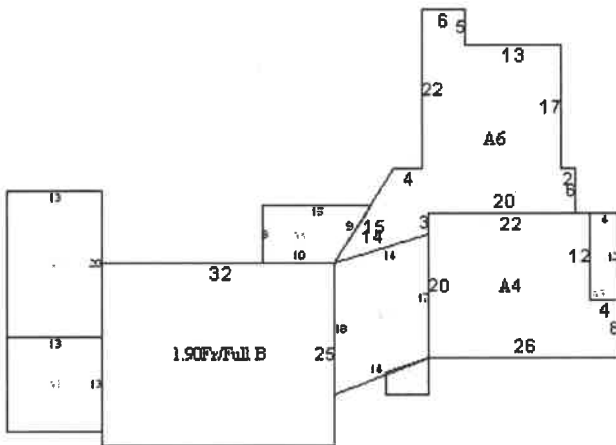
Year	Total Value
2021	\$1,153,000
2020	\$1,153,000
2019	\$1,153,000
2018	\$1,154,000
2017	\$1,153,000
2016	\$1,129,000
2015	\$1,129,000
2014	\$973,000
2013	\$910,000
2012	\$1,067,000
2011	\$1,014,000

Owner Information

**Name:** Wied, Carl O &  
 Klaus, Katrina E P  
  
**Address:** 18 Sprague Road  
 Wellesley, MA 02481

Notes:

Building Information



<b>Frame</b>	Wood	<b>Basement</b>	Full
<b>Style</b>	Cape Cod	<b>Heating</b>	Central Air
<b>Stories</b>	1.90	<b>Heat Sys</b>	Hot Water
<b>Ext Walls</b>	Alum/Vinyl	<b>Fuel Type</b>	Gas
<b>Rooms</b>	8	<b>Attic</b>	None
<b>Beds</b>	4	<b>Condition</b>	Above Average
<b>Full Bath</b>	3	<b>Grade</b>	B
<b>Half Bath</b>	1	<b>Traffic</b>	L5
<b>Extra Fix</b>	3	<b>Fireplaces</b>	2
<b>Rec Room</b>	12 x20	<b>Year Built</b>	1948
<b>Fin Bsmt</b>	none	<b>Year Remod</b>	
<b>Bsmt Gar</b>	none	<b>TLA</b>	2,481
<b>Stacks</b>	0		

Area	Lower	First	Second	Third	Area
Main					800
A1		1s Frame			169
A2		1s Frame			228
A3		Stone or Tile Patio			260
A4		Frame Garage			472
A5		Shed-Frm Util Blding			48
A6	Bsmt Unfin	1s Frame			564
A7		Open Frame Porch			24
A8		Stone or Tile Patio			100

Other Improvements

Code	Type	Qty	Year	Length	Width	Grade	Condition	Adj
					none			

per 10 listing"beautifully renov.e-Scandia kchn;1st fir mstr suite w/cath ceiling;library & atrium-like fmlly rm;additional mstr w/new bth on 2nd fir + 2 fmlly bdrms & reno.bth;priv.bck patio & dck;profess.lndscp'd yrd"

Notes:

Land Description

<b>Topography</b>	Level	<b>Utilities</b>	Public Gas	<b>Street</b>	Road	<b>Paved</b>	Public	<b>Landlocked</b>	No	<b>View</b>	Average
								<b>Sidewalk</b>	No	<b>Landscaping</b>	

Gas

Yes

**Market**

Type	Description	Zone	Nhbd	Area	Infl	Traffic
1	Primary Site	SR20-Single Residence	102	20062	1	L5

**Sales Information**

Date	Price	Vol	Page	Seller	Valid Code
12/12/2011	\$951,500	LC	183502	Grimes, D Michael & Janet M	Valid
3/10/2011	\$10			Grimes, D Michael & Janet M	F. convenience, correcting deeds
12/1/2006	\$1,109,700			Lavelle, Kate S & Joseph R	O. physical change after sale-but before assessmnt
1/19/2005	\$1,100,000	LC	169432	Crockett, Barbara W	O. physical change after sale-but before assessmnt
7/15/1997	\$485,000			Kenny	Valid
11/1/1990	\$330,000				Valid

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