

201901373



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: 36 Patton Road, Wellesley, MA 02482

What year was the structure built? 1949 Source of information: Building Dept.

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.

X Property Owner Name: * Brendon Mita, LLC Phone: 508-485-3999

Mailing Address: 259 Turnpike Road, Suite 110, Southborough, MA 01772

Email Address: leslie@brendonproperties.com

Application Authorization: was of August 25, 2021

X Signature of Property Owner: [Signature] Date: 7/30/2021

For Town Use Only

Submission Date: 9/15/21 Received By: _____

Fee Paid: \$ 9,850.00 Case Number: DR 0001-50

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:

X Property Owner Name: Brenton-Mitch, LLC

X Signature of Property Owner: [Signature] Date: 7/30/2021

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.

SIDE 2



1:1,128

Assessor Parcels

MapWellesley
Wellesley Property Viewer

8/23/2021



Market

Type	Description	Zone	Nhbd	Area	Infl	Traffic
1	Primary Site	SR10-Single Residence	301	10495	1	L5

Sales Information

Date	Price	Vol	Page	Seller	Valld Code
7/1/1985	\$120,000	6721	673		Valid

Print This Page

Permit No 9939

St. Patton Rd. No. 36 Lot 68

Date April 18, 19 49

Owner Elmo F. Palboni Address 4 State St., Well.
has permission to build, alter, ~~erect~~ ~~or~~ ~~relocate~~

Type of Building Dwelling Dimensions 38 x 38 x 34

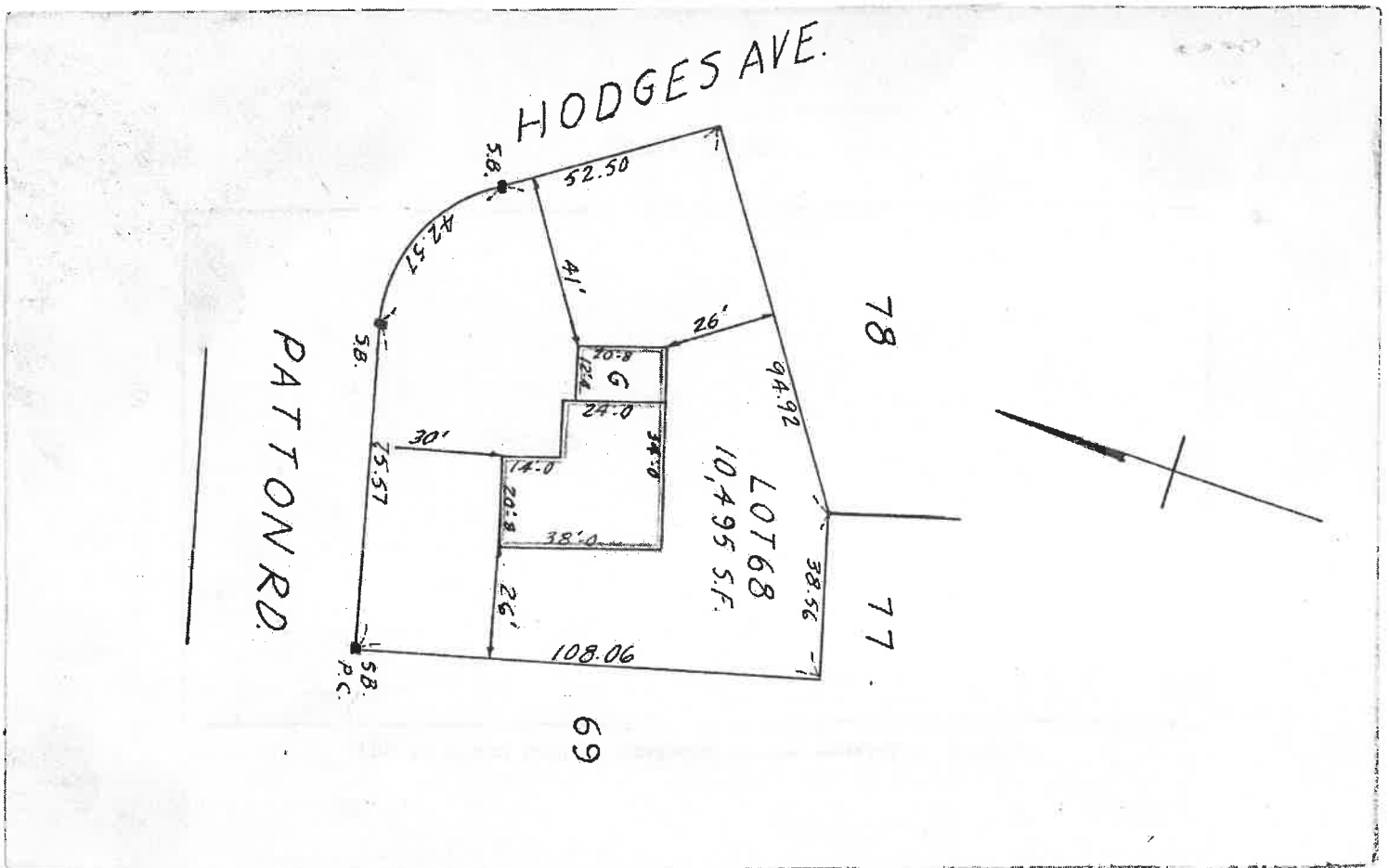
Description Area of Lot 75.57 x 133.48 x 108.06

Builder Owner Address

Architect FP Address Plumbing... 4787

Estimated Cost \$8,000.

Fee Paid \$ 10.00
1.00 for adv.





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. Do not pour walls or continue laying blocks until this form is filed with the Building Department.

Street *PATTON RD.* No. *36* Permit No.
Builder *ELMO BALBONI* Address *A STATE ST., WELLESLEY*
Owner *ELMO BALBONI* Address *A STATE ST., WELLESLEY*
Dimension of Building Area of Lot *10,495 SQ. FT.*

Distances From:
Adjoining Bldgs.
Center of Street *50'*
Front Yard *30'*
Side Yard *26'*
Side Yard *41'*
Rear Yard *26'*

REMARKS

Roland Uhlir Engineering Co.

Signed By: *Roland Uhlir*
Registered Engineer or Surveyor

Date of Survey *May 9, 1949*

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