



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 Shendon Road
 What year was the structure built? 1942 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: SILVA DEVELOPMENT LLC Phone: 508-250-3941
 Mailing Address: 65 Cape Road Mendon MA 01756
 Email Address: leo@motaconstructioncorp.com

Application Authorization:

X Signature of Property Owner: [Signature] Date: _____

Submission Date: 9/15/21 For Town Use Only Received By: [Signature]
 Fee Paid: \$ 250.00 Case Number: DR 2021-51

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: SILVA DEVELOPMENT LLC

X Signature of Property Owner: [Signature] Date: 9-15-21

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.



MapWellesley
Wellesley Property Viewer

9/15/2021

Assessor Parcels



1:2,257



[Print This Page](#)

Parcel Information:

Location: 36 Sheridan Rd
 Parcel ID: 24-51--
 Class: 101 1-Family
 Type: Residential
 Lot Size: 14,000
 Census: 0
 Zoning: SR15-Single Residence
 Survey #: 0

2021 Market Value	
Land	\$700,000
Building	\$112,000
Other	\$0
Total	\$812,000

Assessment History

Year	Total Value
2021	\$812,000
2020	\$812,000
2019	\$780,000
2018	\$739,000
2017	\$739,000
2016	\$726,000
2015	\$726,000
2014	\$637,000
2013	\$605,000
2012	\$631,000
2011	\$588,000

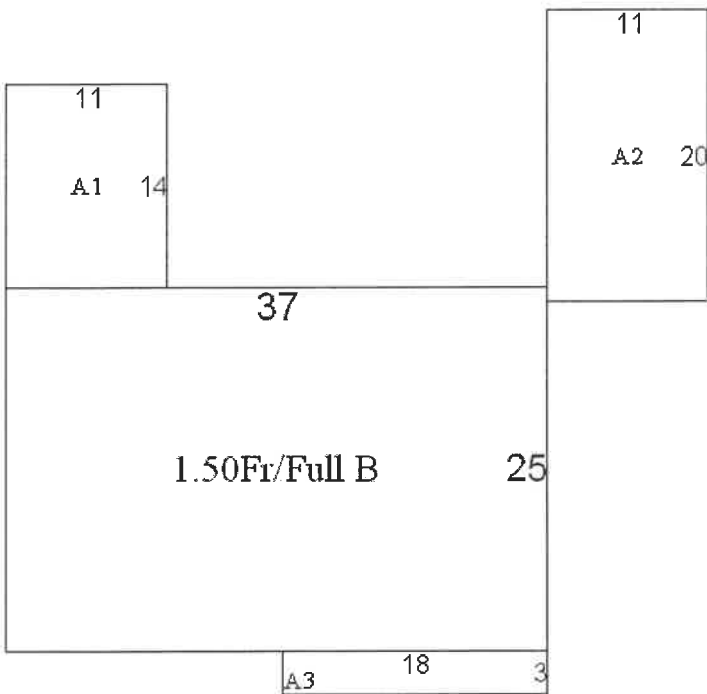
Owner Information

Name: Cattanach, Marilyn J, Trustee
 Cattanach Realty Trust

Address: 36 Sheridan Road Wellesley, MA 02481

Notes:

Building Information



Frame	Wood	Basement	Full
Style	Cape Cod	Heating	Basic
Stories	1.50	Heat Sys	Warm Air
Ext Walls	Frame	Fuel Type	Gas
Rooms	6	Attic	None
Beds	3	Condition	Below Average
Full Bath	1	Grade	B-
Half Bath	1	Traffic	L5
Extra Fix	none	Fireplaces	1
Rec Room	none	Year Built	1942
Fin Bsmt	none	Year Remod	
Bsmt Gar	none	TLA	1,442
Stacks	0		

Area	Lower	First	Second	Thirld	Area
Main					925
A1		Encl. Frame Porch			154
A2		Frame Garage			220
A3	Bsmt Unfin	1s Frame			54

Other Improvements

Code	Type	Qty	Year	Length	Width	Grade	Condition	Adj
						none		

per 2012 data inspection"interior not updated,older ktchen & baths, needs new roof", rear shed dormer

Notes:

Land Description

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

Market

Type	Description	Zone	Nhbd	Area	Infl	Traffic
1	Primary Site	SR15-Single Residence	202	14000	1	L5

Sales Information

Date	Price	Vol	Page	Seller	Valid Code
			none		

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