

**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: 100 Wellesley Ave.

What year was the structure built? 1862 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: BTE Development, LLC Phone: 781 589-8239 cell
781 237-0009

Mailing Address: 13 Eaton Court, Wellesley, MA 02482

Email Address: paulbev@comcast.net

Application Authorization:

Signature of Property Owner: [Signature] manager Date: 9/28/21

For Town Use Only

Submission Date: 9/30/21 Received By: _____

Fee Paid: \$ 250.00 Case Number: DR 2021-55

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**

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: BTE Development, LLC

Signature of Property Owner: [Signature] Date: 9/28/21

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):

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.

Physical Characteristics Date: July 1, 2020

FY2021 Tax Rate for Wellesley, MA \$11.75

[Print This Page](#)

Assessment Valuation Date: January 1, 2020

Parcel Information:

Location: 100 Wellesley Ave.
 Parcel ID: 88-34--
 Class: 101 1-Family
 Type: Residential
 Lot Size: 34,241
 Census: 0
 Zoning: SR10-Single Residence
 Survey #: 0

Assessed Values

	2021 Market Value
Land	\$1,111,000
Building	\$73,000
Other	\$24,000
Total	\$1,208,000

Assessment History

Year	Total Value
2021	\$1,208,000
2020	\$1,208,000
2019	\$1,162,000
2018	\$912,000
2017	\$912,000
2016	\$894,000
2015	\$866,000
2014	\$849,000
2013	\$779,000
2012	\$779,000
2011	\$677,000

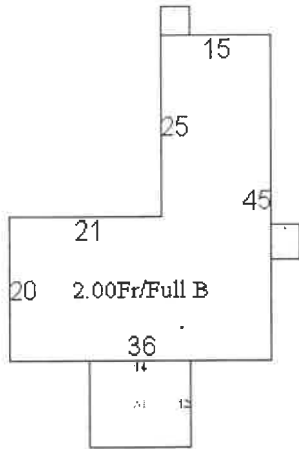
Owner Information

Name: Bezanson, John E, Trustee
 John E Bezanson 2015 Rev Trust

 Address: 100 Wellesley Avenue
 Wellesley, MA 02481

 Notes: corner of Wellesley Ave & Seaver St.

Building Information



Frame	Wood	Basement	Full
Style	Colonial	Heating	Basic
Stories	2.00	Heat Sys	Hot Water
Ext Walls	Alum/Vinyl	Fuel Type	Gas
Rooms	7	Attic	None
Beds	3	Condition	Below Average
Full Bath	2	Grade	C-
Half Bath	1	Traffic	H5
Extra Fix		Fireplaces	1
Rec Room	none	Year Built	1862
Fin Bsmt	none	Year Remod	1955
Bsmt Gar	none	TLA	2,190
Stacks	0		

Area	Lower	First	Second	Third	Area
Main					1,095
A1	Encl. Frame Porch				168
A2	Encl. Frame Porch				20
A3	Open Frame Porch				16

Other Improvements

Code	Type	Qty	Year	Length	Width	Grade	Condition	Adj
1	Garage - 1 story frame	1	1940	36	24	C	Average	1
2	Shed - Open	1	1999	6	24	D	Fair	1

central air on 2nd flr only

Notes:

Land Description

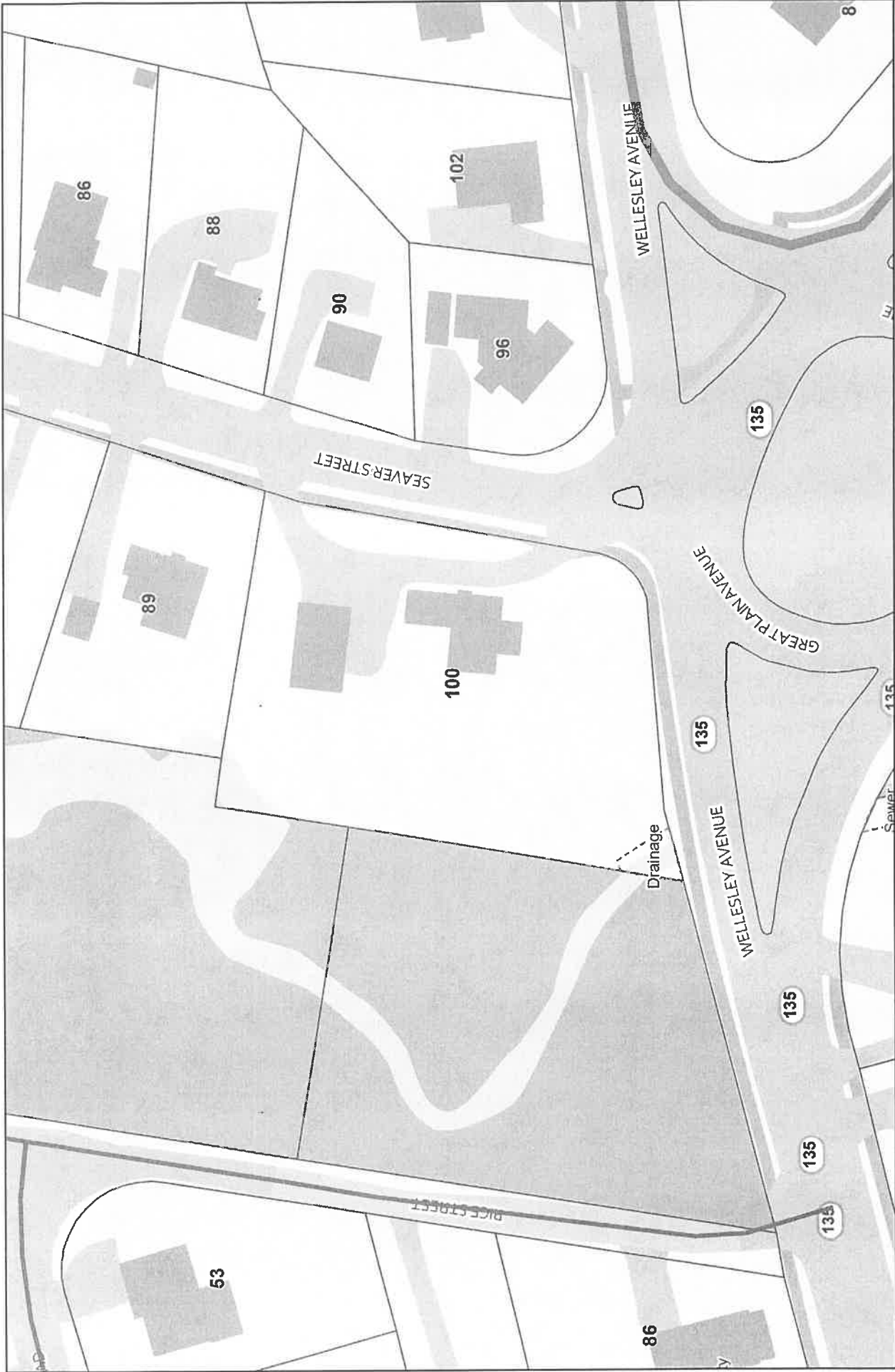
Topography	Utilities	Street	Paved	Landlocked	No	View	Average
Above Street	Public	Gas	Road	Public	Sidewalk	Yes	Landscaping
					Gas	Yes	

Market Type	Description	Zone	Nhbd	Area	Infl	Traffic
1	Primary Site	SR10-Single Residence	206	34241	1	H5

Sales Information

Date	Price	Vol	Page	Seller	Valid Code
5/20/2015	\$1	LC	190826	Bezanson, John E & Gilda R	F. convenience, correcting deeds

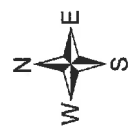
Print This Page



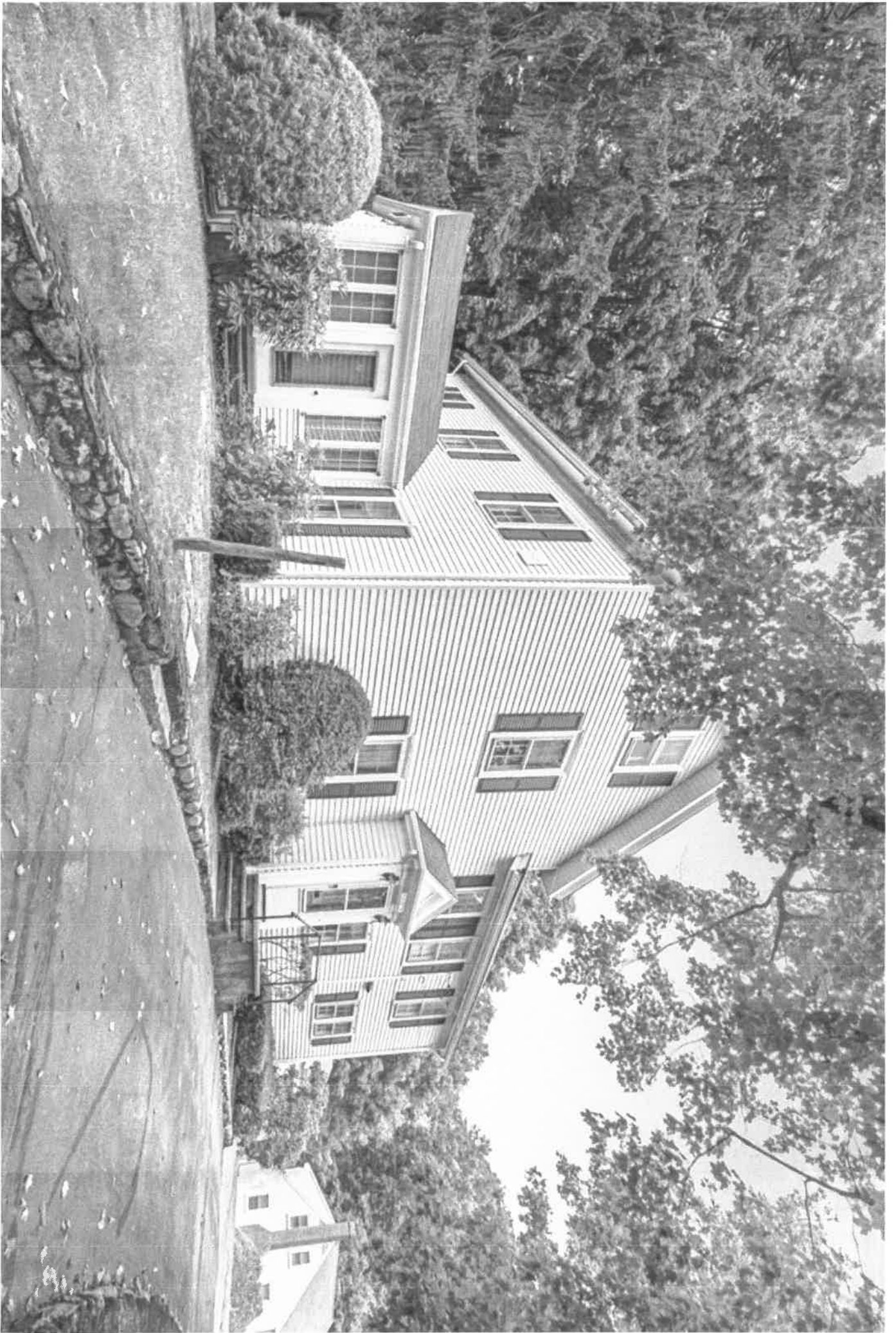
MapWellesley
Wellesley Property Viewer

9/27/2021

-  Assessor Parcels
-  Private
-  Easements
-  Conservation/Parkland
-  Municipal
-  Municipal



1:1,128





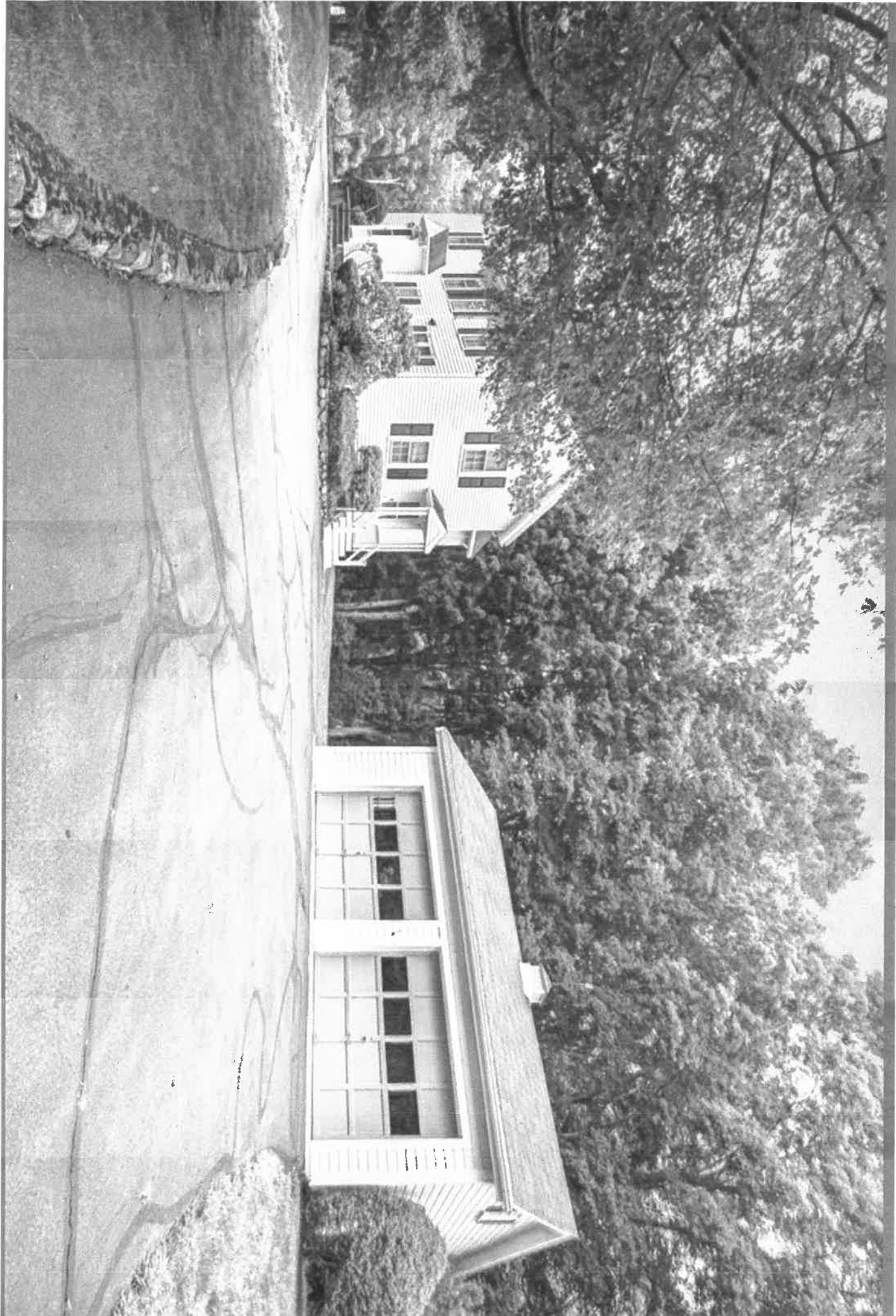




Photo 27 of 20