



**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**

*Rec'd*

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: 10 Wall St

What year was the structure built? 1889 Source of information: Town Records

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: Bevilacqua Family Irrevocable Trust Phone: 781 235-8313

Mailing Address: 12 Whiting Rd, Plymouth, MA 02360

Email Address: sloopjrb@mac.com / annflanigan6@gmail.com

**Application Authorization:**

● Signature of Property Owner: John Bevilacqua Date: 10/7/21

**For Town Use Only**

Submission Date: 10/13/21 Received By: \_\_\_\_\_

Fee Paid: \$ 250.00 Case Number: DR 2021-60

**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:

Property Owner Name: Bevilacqua Family Irrevocable Trust

Signature of Property Owner: [Signature] Date: 10/7/21

## 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)\*

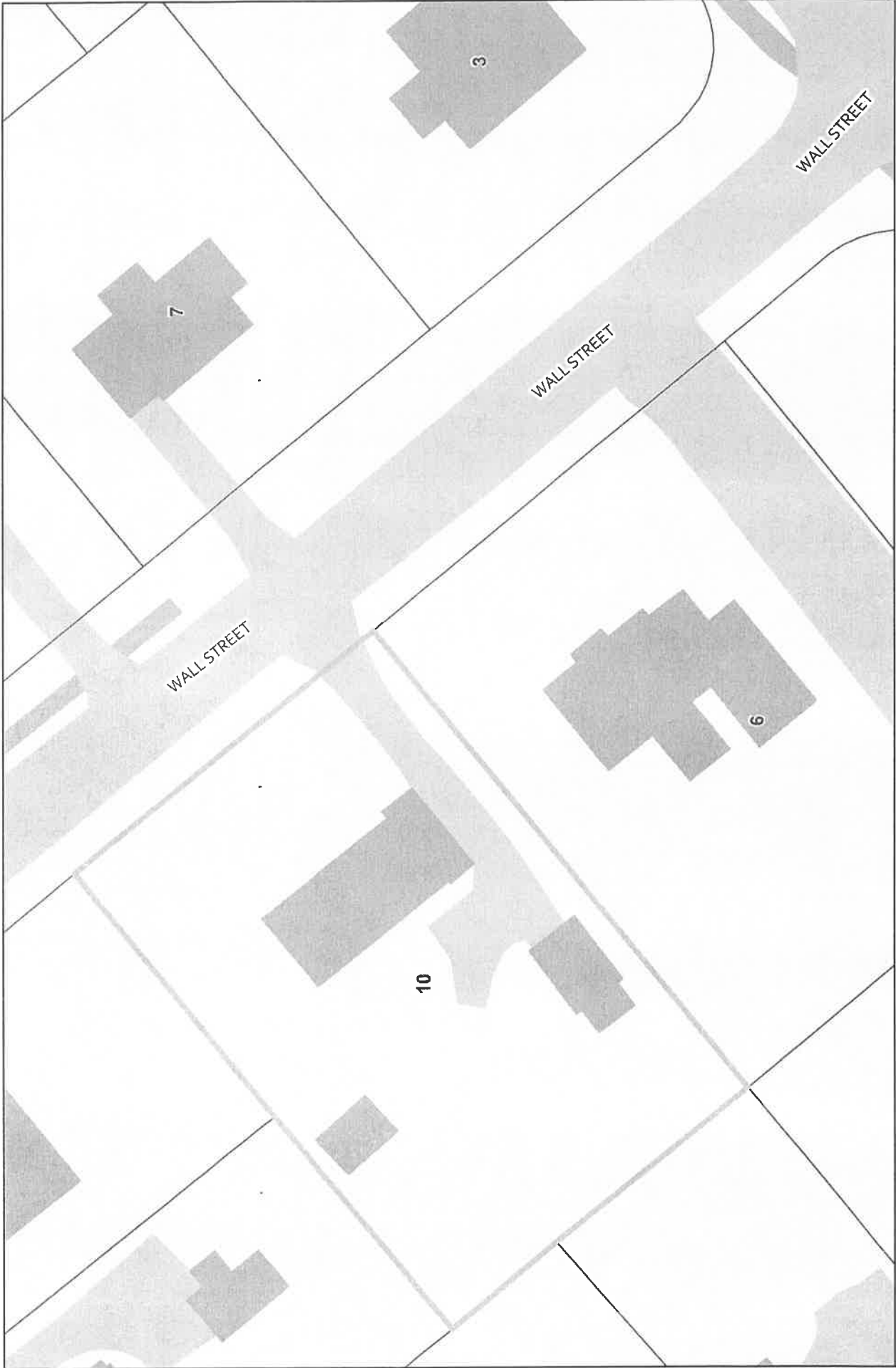
\*May not be sought until a Preservation Determination is made by the Historical Commission

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.**



1:564

Assessor Parcels

**MapWellesley**  
**Wellesley Property Viewer**

10/8/2021



Physical Characteristics Date: July 1, 2020

FY2021 Tax Rate for Wellesley, MA \$11.75  
 Assessment Valuation Date: January 1, 2020

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**Parcel Information:**

Location: 10 Wall St.  
 Parcel ID: 98-38- -  
 Class: 101 1-Family  
 Type: Residential  
 Lot Size: 14,800  
 Census: 0  
 Zoning: SR10-Single Residence  
 Survey #: 0

Assessed Values		Assessment History	
	2021 Market Value	Year	Total Value
Land	\$708,000	2021	\$864,000
Building	\$150,000	2020	\$864,000
Other	\$6,000	2019	\$832,000
		2018	\$749,000
		2017	\$749,000
		2016	\$734,000
		2015	\$703,000
		2014	\$633,000
		2013	\$584,000
		2012	\$559,000
		2011	\$531,000
<b>Total</b>	<b>\$864,000</b>		

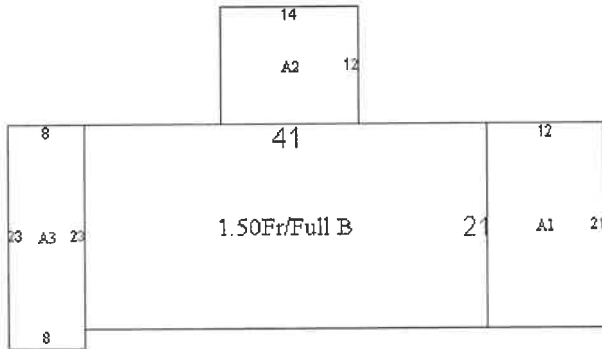
**Owner Information**

Name: Bevilacqua, John R, Trustee  
 Bevilacqua Family Irrevocable Trs

Address: 12 Whiting Road  
 Plymouth, MA 02360

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	7	Attic	None
Beds	3	Condition	Average
Full Bath	2	Grade	C+
Half Bath		Traffic	L5
Extra Fix		Fireplaces	
Rec Room	12 x15		
Fin Bsmt	none	Year Built	1889
Bsmt Gar	none	Year Remod	
Stacks	0	TLA	1,476

Area	Lower	First	Second	Third	Area
Main					861
A1		Stone or Tile Patio			252
A2		Wood Deck			168
A3	Bsmt Unfin	1s Frame			184

**Other Improvements**

Code	Type	Qty	Year	Length	Width	Grade	Condition	Adj
2	Garage - 1 story frame	1	1950	12	18	C	Average	1

Notes:

**Land Description**

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

Market Type	Description	Zone	Nhbd	Area	Infl	Traffic
1	Primary Site	SR10-Single Residence	301	14800	1	L5

Sales Information					
Date	Price	Vol	Page	Seller	Valid Code
4/19/2018	\$1	35923	104	Bevilacqua, Richard P &	F. convenience, correcting deeds
1/10/2013	\$1	30902	590	Bevilacqua, Richard Patrick & Mary A	F. convenience, correcting deeds

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