

201901458



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
\$850.00
CK # 588

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: 29 McLean St.

What year was the structure built? 1890 Source of information: public 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: Lynette and Donald Banks Phone: 781 591 9279

Mailing Address: 29 McLean St. Wellesley, MA 02481

Email Address: Joy.banks@gmail.com

Application Authorization:

Signature of Property Owner: Lynette Banks Date: 2-20-22

For Town Use Only

Submission Date: 2/22/22 Received By: _____

Fee Paid: \$ 850.00 Case Number: DR 2022-10

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

Dear Mr. Arbeene, Mr. McCauley, and Ms. Schelling,

My name is Joy Mello, and I am the daughter of Lynette and Donald Banks who reside at 29 Mclean Street in Wellesley. I am writing to you because I wanted to provide some background information to the request for a historical release for my parent's home. They have lived at 29 Mclean St for over 40 years and raised myself along with my brother and sister there. My father also grew up in Wellesley. They last renovated this home in the 1980s when it needed to accommodate a growing family. Now that they are of a certain age, the house no longer provides what they need for safety and accessibility. Our family goal for my parents is to maintain their livelihood in this home as they age.

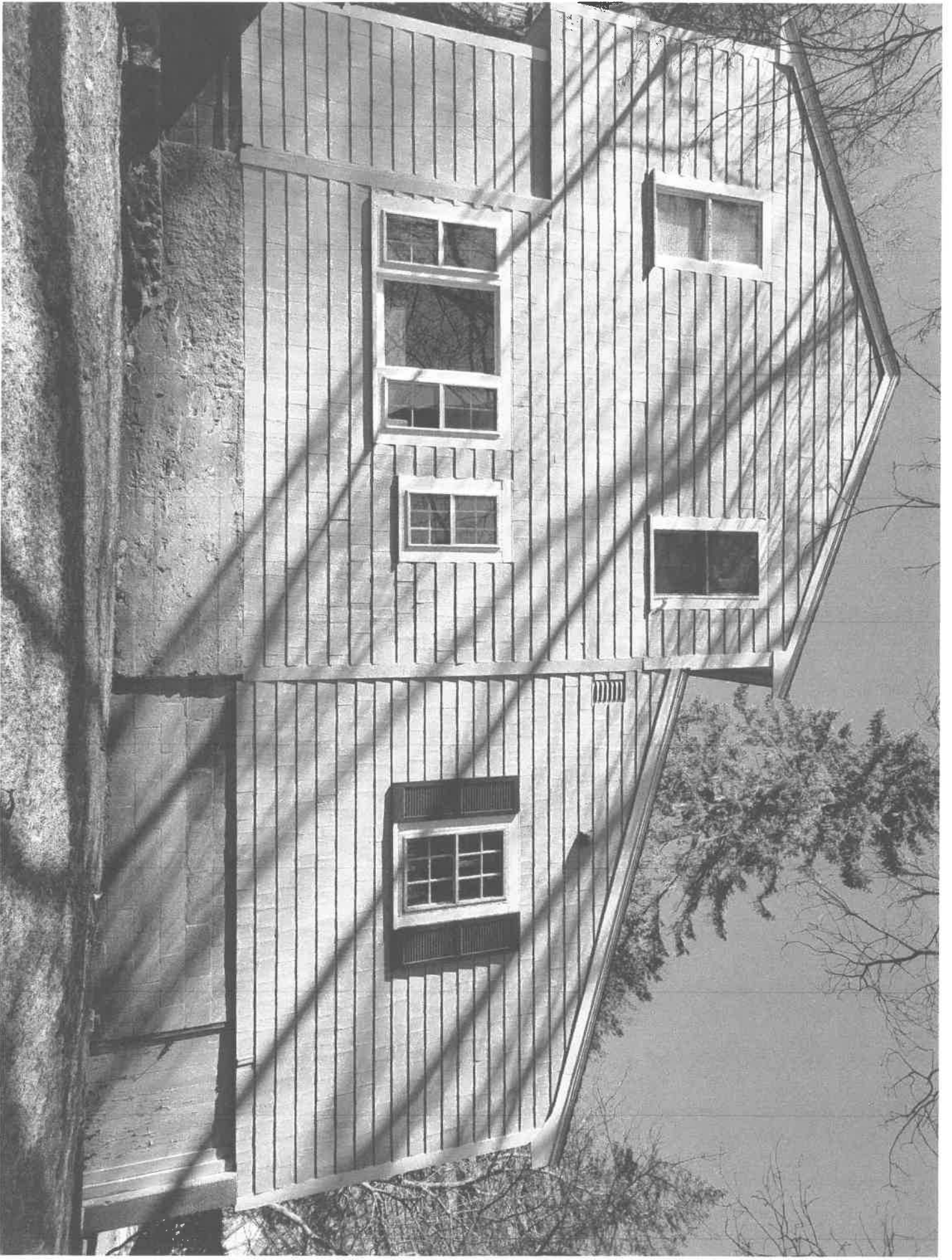
We are in the preliminary stages of redeveloping this property but immediately recognized that this house would be more expensive to attempt a renovation of what is existing versus a new build. We appreciate your consideration to support a family that has long been established in this town and would like to continue to be a part of Wellesley.

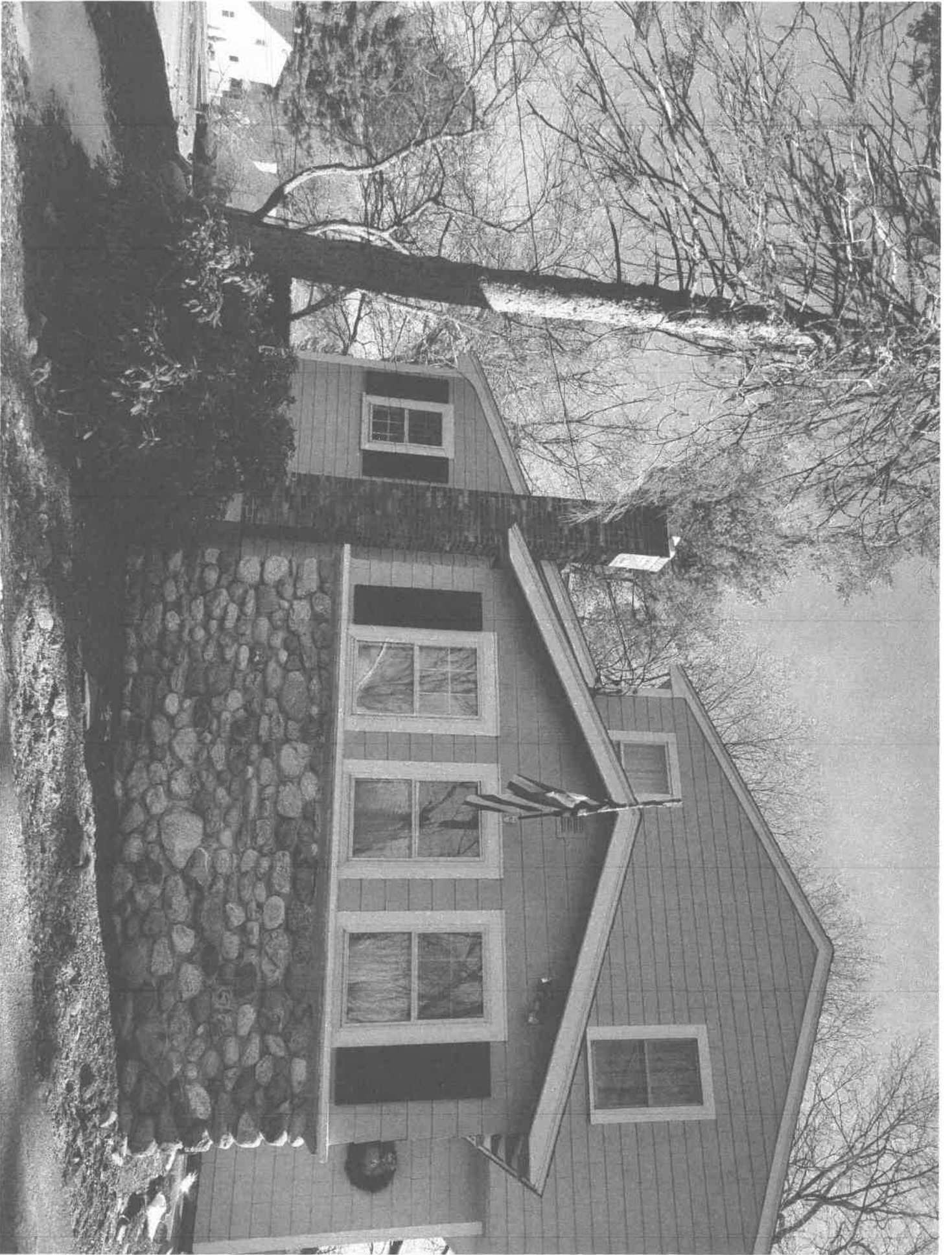
Thank You,

Joy Mello









Wellesley Property Viewer



2/20/2022, 10:19:53 PM

1:1,128



Assessor Parcels

[Print This Page](#)

Parcel Information:

Location: 29 McLean St.
 Parcel ID: 11-40--
 Class: 101 1-Family
 Type: Residential
 Lot Size: 20,276
 Census: 0
 Zoning: SR15-Single Residence
 Survey #: 0

Assessed Values

2022 Market Value	
Land	\$675,000
Building	\$62,000
Other	\$0
Total	\$737,000

Assessment History

Year	Total Value
2022	\$737,000
2021	\$699,000
2020	\$699,000
2019	\$662,000
2018	\$581,000
2017	\$580,000
2016	\$572,000
2015	\$573,000
2014	\$426,000
2013	\$436,000
2012	\$484,000
2011	\$394,000

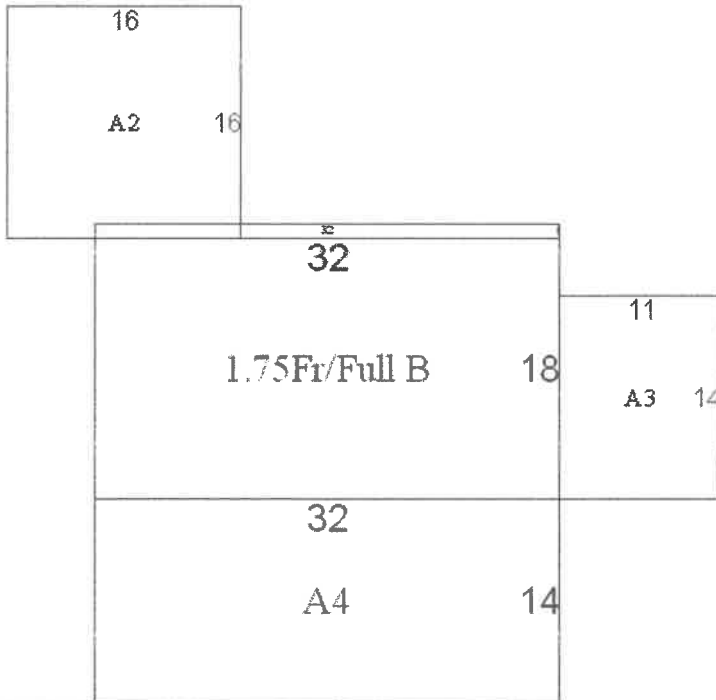
Owner Information

Name: Banks, Donald S, Jr &
 Banks, Lynette Christine

Address: 29 McLean Street Wellesley, MA 02481

Notes:

Building Information



Frame Style	Wood Old Style	Basement Heating	Full Basic
Stories	1.75	Heat Sys	Hot Water
Ext Walls	Frame	Fuel Type	Oil
Rooms	8	Attic	None
Beds	4	Condition	Below Average
Full Bath	2	Grade	C-
Half Bath		Traffic	L5
Extra Flx		Fireplaces	
Rec Room	none		
Fin Bsmt	none	Year Built	1890
Bsmt Gar	none	Year Remod	1965
Stacks	0	TLA	1,642

Area	Lower	First	Second	Third	Area
Main					576
A1			Frame Overhang		32
A2		Wood Deck			256
A3		1s Frame			154
A4	Bsmt Unfin	1s Frame			448

Other Improvements

Code	Type	Qty	Year	Length	Width	Grade	Condition	Adj
					none			

Notes:

Land Description

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

Market Type	Description	Zone	Nhbd	Area	Infl	Traffic
1	Primary Site	SR15-Single Residence	108	20276	1	L5

Sales Information Date	Price	Vol	Page	Seller	Valid Code
			none		

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