



**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: 115 Woodlawn Avenue

What year was the structure built? 1923 Source of information: Building Permit

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: 115 Woodlawn Ave Nominee Trst Phone: 617 584-0507  
*Patrick Ahearn, Trustee*

Mailing Address: 160 Commonwealth Ave Boston MA 02116

Email Address: PAhearn@PatrickAhearn.com

**Application Authorization:**

Signature of Property Owner: [Signature] Date: 3/29/2022

**For Town Use Only**

Submission Date: \_\_\_\_\_ Received By: \_\_\_\_\_

Fee Paid: \$ \_\_\_\_\_ Case Number: DR \_\_\_\_\_

**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: 115 Woodlawn Avenue Nominee Trust, Patrick Ahearn, Trustee

Signature of Property Owner: [Signature], Fasser Date: 3/29/2022

### 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.**

# Wellesley Property Viewer



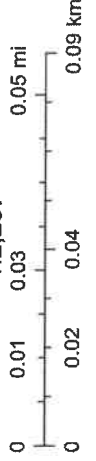
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Points of Interest  Assessor Parcels



Parking Lot

1:2,257



Physical Characteristics Date: July 1, 2021

[Print This Page](#)

FY2022 Tax Rate for Wellesley, MA \$11.68  
 Assessment Valuation Date: January 1, 2021

**Parcel Information:**

Location: 115 Woodlawn Ave.  
 Parcel ID: 72-40--  
 Class: 101 1-Family  
 Type: Residential  
 Lot Size: 35,333  
 Census: 0  
 Zoning: SR20-Single Residence  
 Survey #: 0

**Assessed Values**

2022 Market Value	
Land	\$1,189,000
Building	\$556,000
Other	\$0
<b>Total</b>	<b>\$1,745,000</b>

**Assessment History**

Year	Total Value
2022	\$1,745,000
2021	\$1,695,000
2020	\$1,695,000
2019	\$1,680,000
2018	\$1,500,000
2017	\$1,483,000
2016	\$1,448,000
2015	\$1,449,000
2014	\$1,448,000
2013	\$1,421,000
2012	\$1,421,000
2011	\$1,412,000

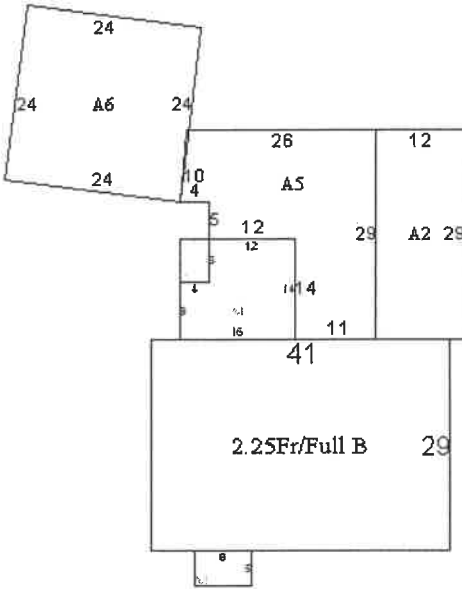
**Owner Information**

Name: Stalzer, Rudy P & Carol B

Address: 115 Woodlawn Avenue Wellesley, MA 02481

Notes:

**Building Information**



Frame	Wood	Basement	Full
Style	Colonial	Heating	Central Air
Stories	2.25	Heat Sys	Hot Water
Ext Walls	Frame	Fuel Type	Oil
Rooms	9	Attic	None
Beds	4	Condition	Above Average
Full Bath	2	Grade	A-
Half Bath	1	Traffic	L5
Extra Fix	4	Fireplaces	2
Rec Room	20 x10	Year Built	1928
Fin Bsmt	none	Year Remod	
Bsmt Gar	1 stalls	TLA	3,909
Stacks	0		

Area	Lower	First	Second	Third	Area
Main					1,189
A1		Open Frame Porch	3/4s Frame		24
A2		Wood Deck			348
A3		1s Frame			40
A4	Bsmt Unfin	1s Frame	3/4s Frame		200
A5	Bsmt Unfin	1s Frame			534
A6		Frame Garage	1/2s Frame		585

**Other Improvements**

Code	Type	Qty	Year	Length	Width	Grade	Condition	Adj
					none			

A/C in addition completed for FY05

Notes:

**Land Description**

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

**Market**

Type	Description	Zone	Nhbd	Area	Infl	Traffic
1	Primary Site	SR20-Single Residence	103	35333	1	L5

**Sales Information**

Date	Price	Vol	Page	Seller	Valid Code
4/1/1985		\$331,000			Valid
9/1/1982		\$220,000			Valid

Print This Page

Date Dec. 18, 1923

Street Woodlawn Avenue No. 115 Precinct 5 Permit No. 1431

Owner Theodore B. Parker Address Wellesley Hills

Architect Benj. Proctor Jr. Address " "

Builder E. T. Madden Address 18 Crescent St. Newton Lower Falls

Permit Granted Dec. 18, 1923 Area of Lot about 200 x 150

Dimensions Est. Cost \$12,000.00

Date of Inspections

Date of Inspections 850 2 Water Closets, 2 Wash Tubs, 2 Sinks, 2 Baths,

Plumbing, No. of Baths, etc. Yes 2 Wash Bowls. Natick Plumb. Co.

Heating Hot Water

Remarks Dwelling

## David Himmelberger

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**From:** Patrick Ahearn <PAhearn@PatrickAhearn.com>  
**Sent:** Tuesday, March 29, 2022 5:46 PM  
**To:** David Himmelberger  
**Subject:** 125 Woodlawn existing house















Sent from my iPhone

Property Address: 115 Woodlawn Avenue, Wellesley, MA

QUITCLAIM DEED

I, Rudy P. Stalzer, a single man of Wellesley, Massachusetts ("Grantor"), for consideration paid and in full consideration of Two Million Three Hundred Twenty-Five Thousand and 00/100 (\$2,325,000.00) Dollars, grant to Patrick Ahearn, Trustee of the 115 Woodlawn Avenue Nominee Trust u/d/t dated March 22, 2022 and recorded herewith, with a mailing address of 115 Woodlawn Avenue, Wellesley, Massachusetts ("Grantee"), with quitclaim covenants,

That certain parcel of land situate in Wellesley in the County of Norfolk and Commonwealth of Massachusetts, bounded and described as follows:

- SOUTHERLY: by Hundreds Road, two hundred eighteen and 76/100 (218.76) feet;
- SOUTHWESTERLY: by the junction of said Hundreds Road and Woodlawn Avenue, twenty-four and 27/100 (24.27) feet;
- WESTERLY: by said Woodlawn Avenue, one hundred thirty-five (135) feet;
- NORTHERLY: by land now or formerly of Elsa R. Proctor, two hundred forty-six and 75/100 (246.75) feet; and
- EASTERLY: by lot A, shown on the plan hereinafter referred to, one hundred forty-five and 16/100 (145.16) feet.

Said parcel is shown as lot B on a plan drawn by C. B. Humphrey, Surveyor for Court, dated Feb. 3, 1936, No. 13698<sup>B</sup>, and filed in Norfolk Registry District with Certificate No. 19549, Page 98.

Grantor hereby releases all rights of homestead in said premises and further states that there are no other persons entitled to any homestead rights in said premises.

Return To:

MASSACHUSETTS STATE EXCISE TAX  
Norfolk County Land Court  
Date: 03-29-2022 @ 12:50pm  
Ctl#: 355  
Fee: \$10,602.00 Cons: \$2,325,000.00

WILLIAM P. O'DONNELL ASSISTANT RECORDER  
NORFOLK COUNTY LAND COURT  
RECEIVED & RECORDED ELECTRONICALLY

Property Address: 115 Woodlawn Avenue, Wellesley, MA  
Page 2 of 3

Meaning and intending to convey and hereby conveying the premises conveyed to the Grantor by deed dated April 26, 1994 registered with the Norfolk County District of the Land Court on May 2, 1994 as Document No. 691312 noted on Certificate of Title No. 142014.

Carol L. Stalzer died on January 5, 2020. See death certificate filed as Document No. 1439012.

*-signature to follow-*

Property Address: 115 Woodlawn Avenue, Wellesley, MA  
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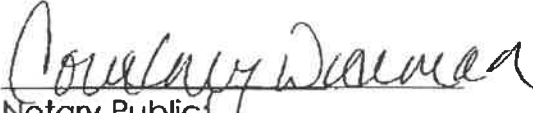
Signed this 18 day of March, 2022.

  
Rudy P. Stalzer

COMMONWEALTH OF MASSACHUSETTS

County of: Norfolk

On this 18 day of March, 2022, before me, the undersigned notary public, personally appeared Rudy P. Stalzer proved to me through satisfactory evidence of identification, which was a driver's license to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose.

  
Notary Public.  
My commission expires:

