



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: 2 Dale Street, Wellesley, MA

What year was the structure built? 1949 Source of information: Bldg 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.

Property Owner Name: Krassen Draganov Phone: 617.834.6202
2 Dale St Reality Trust

Mailing Address: 5 Walnut Place, Wellesley, MA 02481

Email Address: krassen@draganov.com

Application Authorization:

Signature of Property Owner: *Krassen Draganov* Date: 10/15/2022

Submission Date: 10/19/22 For Town Use Only Received By: *[Signature]*
 Fee Paid: \$ 850.00 Case Number: DR 2022-54

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: Krassen Draganov, 2 Dale St Reality Trust

X Signature of Property Owner: Krassen Draganov Date: 10/15/2022

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 Defermination (refer to issued Notice of Preservation Defermination):

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*

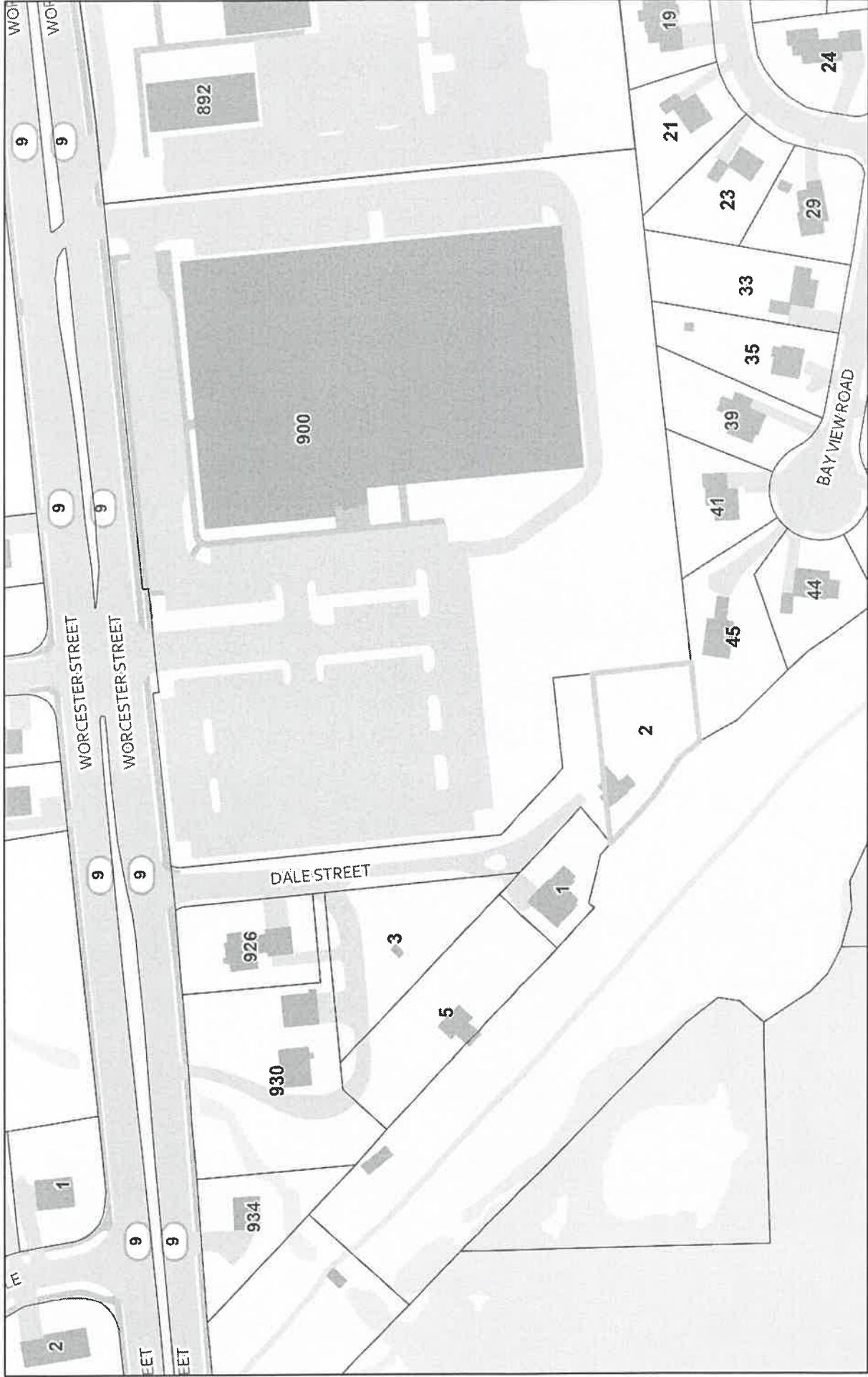
As Owner of the subject property identified on Side 1 of this form, the structure(s) located thereon determined to be an Eligible Building and Determined to be Preferably Preserved, I am requesting that the Wellesley Historical Commission make a determination as to whether or not to reduce or modify the Delay Period.

Property Owner Name: _____

Signature of Property Owner: _____ Date: _____

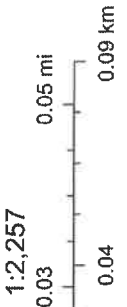
To accompany this request, the Owner should submit documentation evidencing any attempts to sell the property or plans and elevations for proposed construction to follow any Demolition.

Wellesley Property Viewer



10/18/2022, 1:32:20 PM

Assessor Parcels



Print This Page

Parcel Information:

Location: 2 Dale St.
Parcel ID: 192-11--
Class: 101 1-Family
Type: Residential
Lot Size: 12,391
Census: 0
Zoning: SR10-Single Residence
Survey #: 0

Assessed Values

2022 Market Value	
Land	\$714,000
Building	\$29,000
Other	\$0
Total	\$743,000

Assessment History

Year	Total Value
2022	\$743,000
2021	\$736,000
2020	\$736,000
2019	\$705,000
2018	\$661,000
2017	\$664,000
2016	\$652,000
2015	\$622,000
2014	\$572,000
2013	\$520,000
2012	\$520,000
2011	\$487,000

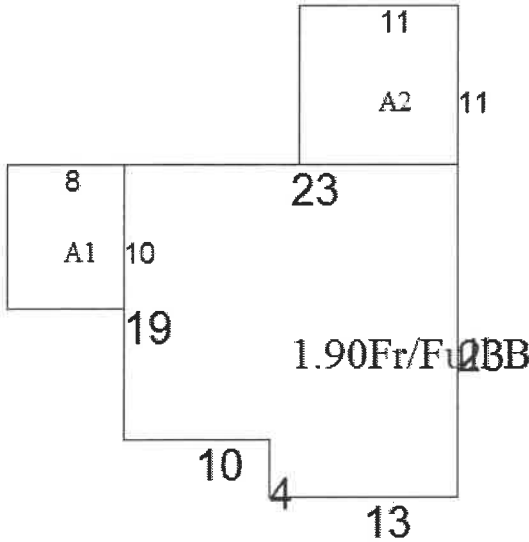
Owner Information

Name: Canoni, Gary R & Barbara P

Address: 1 Dale Street Wellesley, MA 02482

Notes: rental MLS#71212364 - Jly 2011 \$1,800 rental MLS#72230526 - Sep 2017 \$2,400 MLS#72887167 - Aug 2021 \$599,900;Sep \$549,900;under agreement

Building Information



Frame	Wood	Basement	Full
Style	Cottage	Heating	Basic
Stories	1.90	Heat Sys	Warm Air
Ext Walls	Stucco	Fuel Type	Oil
Rooms	5	Attic	None
Beds	2	Condition	Fair
Full Bath	1	Grade	D+
Half Bath		Traffic	L5
Extra Fix		Fireplaces	
Rec Room	none	Year Built	1949
Fin Bsmt	none	Year Remod	
Bsmt Gar	none	TLA	1,009
Stacks	0		

Area	Lower First	Second	Third	Area
Main				489
A1	1s Frame			80
A2	Encl. Frame Porch			121

Other Improvements

Code	Type	Qty	Year	Length	Width	Grade	Condition	Adj
						none		

orig.bl't as a cabin;no interior access to dirt fir bsmn't;per 09 rental MLS"whole house rental;fabulous location;very private;bckyrd is beautiful conservation land";per'17 rental"on Morse's Pond;LR;heated sunrm;wshr/dryer" **Notes:**

Land Description

Topography	Utilities	Street	Paved	Landlocked	No	View	Aqueduct
Above Street	Water	Road		Sidewalk	No	Landscaping	
				Gas	No		

Market

Type	Description	Zone	Nhbd	Area	Infl	Traffic
1	Primary Site	SR10-Single Residence	301	12391	1	L5

Sales Information

Date	Price	Vol	Page	Seller	Valid Code
3/9/1999	\$100	13286	067	Canoni, John Joseph	A. family
6/30/1998	\$100	12620	286	Mangini, Anthony, Trustee, Olga Canoni Trust	F. convenience, correcting deeds

Print This Page

Permit No. 10030

St. Dale No. 2 Lot

Date June 21, 19 49.

Owner Leonard H. Kelsey Address 2 Dale Rd.

has permission to ~~build~~ alter, ~~relocate~~

Type of Building Dwelling Dimensions 12 x 12 x 10

Description

Builder Jos. Lalonde

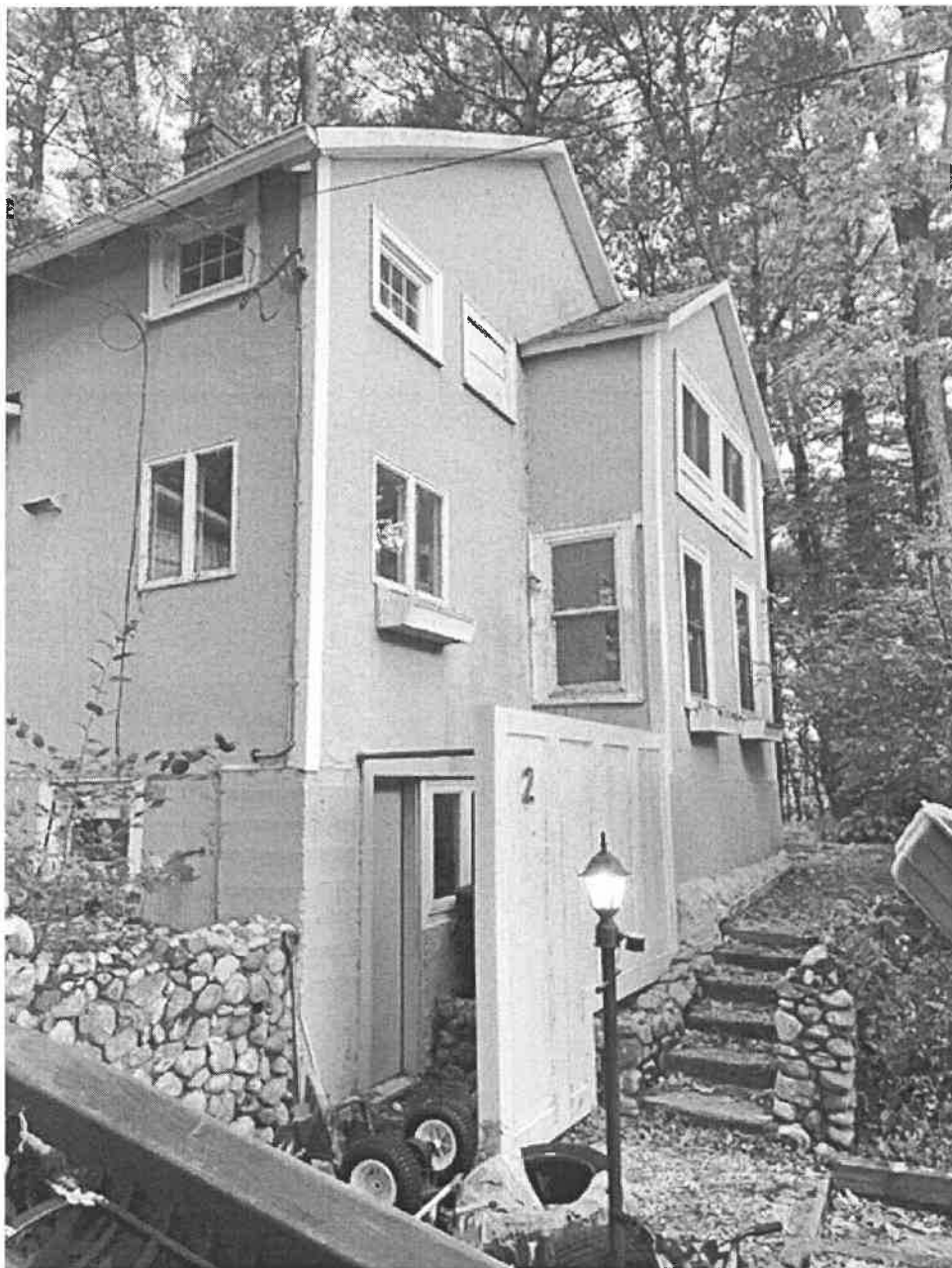
Architect

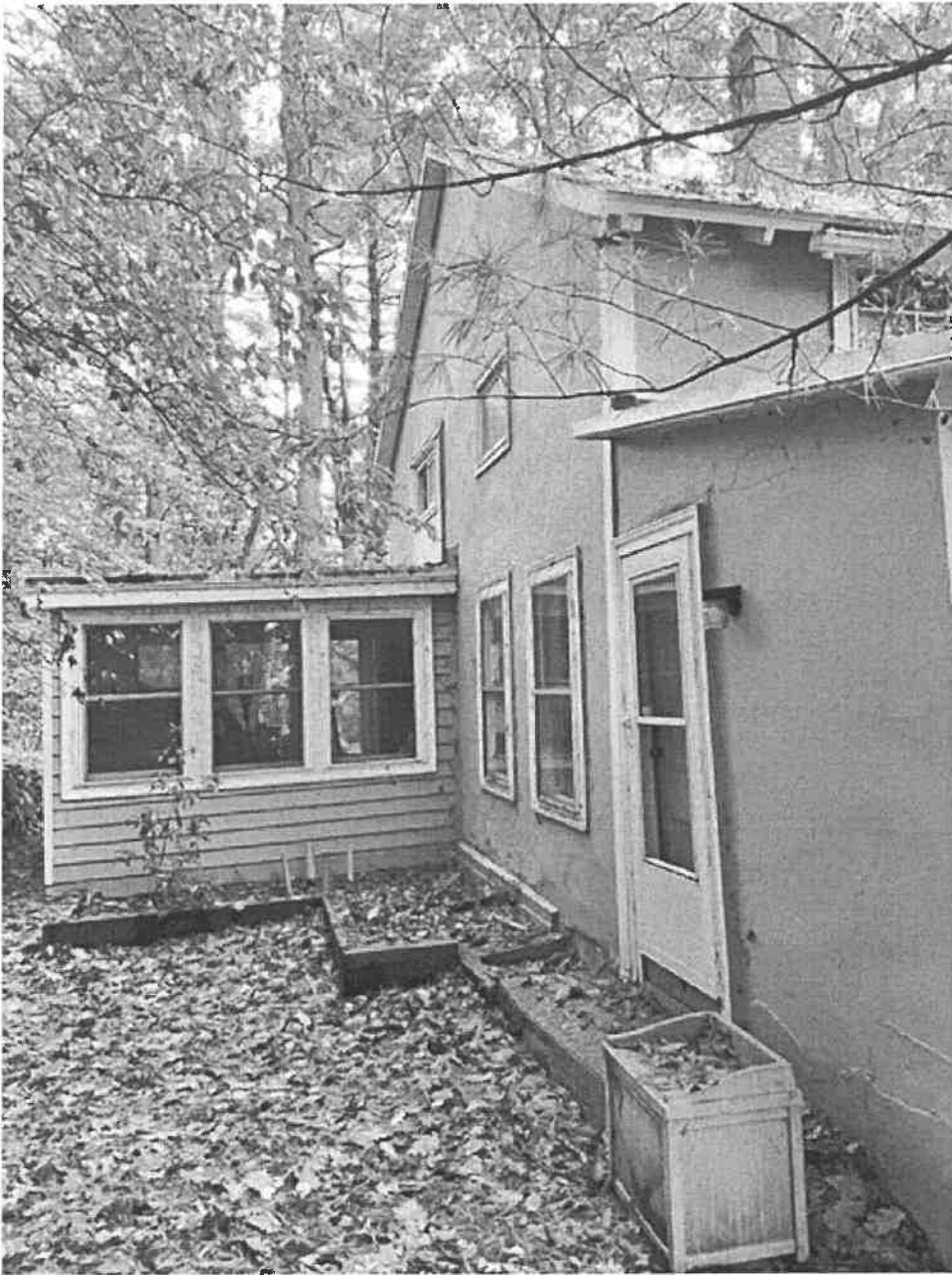
Estimated Cost \$.200.....

Fee Paid \$.... 3.00
1.00 for adv.

David Himmelberger

From: Krassen Draganov <krassen.draganov@gmail.com>
Sent: Tuesday, October 18, 2022 6:04 PM
To: David Himmelberger
Subject: Pictures of 2 Dale street









Krassen

NOT NOT
AN AN
OFFICIAL OFFICIAL
COPY QUITCLAIM DEED COPY

We, Gary R. Canoni and Barbara P. Canoni, a married couple, of 1 Dale Street, Wellesley, Massachusetts, for consideration paid and in full consideration of Five Hundred Fifty Thousand Dollars (\$550,000.00), grant to Krassen Draganov, Trustee of the 2 Dale Street Realty Trust U/D/T dated January 19, 2022, recorded herewith, of 5 Walnut Place, Wellesley, Massachusetts 02481,

WITH QUITCLAIM COVENANTS,

The land in said Wellesley, Norfolk County, Commonwealth of Massachusetts, with buildings thereon situate, bounded and described as follows:

Being Lots numbered 28 and 29 containing 9,864 square feet, more or less, as shown on a plan of Wellesley Heights owned by George B. Libby Estate, Wellesley, Mass., C. Edwin Dearborn, C.E., May, 1917, recorded with Norfolk Registry of Deeds at end of Book 1628, together being more particularly bounded and described as follows:

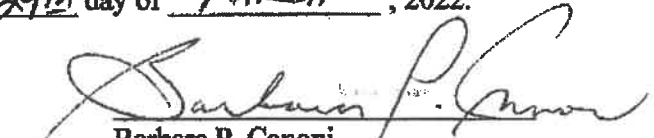
Beginning at the Northwesterly corner of the premises at land now or formerly of the Commonwealth of Massachusetts and C Street, now known as Dale Street; thence running Easterly by said C Street, now known as Dale Street, 173.1 feet to Lot numbered 27, as shown on said Plan; thence running S. 5° 51' 40" E by said Lot numbered 27, 100 feet; thence running S. 84° 08' 20" W. by land now or formerly of Hunnewell, 80.30 feet to a stone bound; thence running N. 34° 33' 45" W., 24 feet, N. 54° 34' 40" W., 49.64 feet, and N. 49° 37' 40" W., 63.21 feet, all by land of said Commonwealth of Massachusetts, to the point of beginning.

For reference to title, see deed to us by Deed of John Joseph Canoni, Peter Bruce Canoni, Gary Richard Canoni, Lisa Canoni Peters, Scott E. Canoni, Peter C. Canoni, and John C. Canoni, dated February 17, 1999, and recorded with the Norfolk County Registry of Deeds at Book 13286, Page 067.

The undersigned Grantors hereby release all rights of Homestead in said premises and further certify on oath that there is no other person or persons entitled to claim an estate of homestead in said premises.

WITNESS our hands and seals this 29th day of MARCH, 2022.


Gary R. Canoni


Barbara P. Canoni

Address: 2 Dale Street, Wellesley, MA

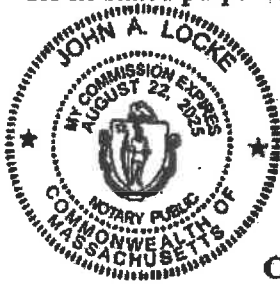
MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 03-29-2022 @ 03:26pm
Ctl#: 639 Doc#: 27685
Fee: \$2,508.00 Cons: \$550,000.00

WILLIAM P. O'DONNELL, REGISTER
NORFOLK COUNTY REGISTRY OF DEEDS
RECEIVED & RECORDED ELECTRONICALLY

NOT AN OFFICIAL COPY
COMMONWEALTH OF MASSACHUSETTS
NOT AN OFFICIAL COPY

NORFOLK, ss.

On this 29th day of March, 2022, before me, the undersigned notary public, personally appeared Gary R. Canoni, and proved to me through satisfactory evidence of identification, personal knowledge of identity to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

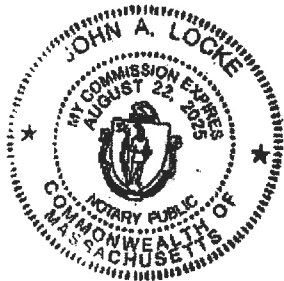


[Signature]
Notary Public
My commission expires: 8/22/25

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, ss.

On this 29th day of March, 2022, before me, the undersigned notary public, personally appeared Barbara P. Canoni, and proved to me through satisfactory evidence of identification, personal knowledge of identity to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.



[Signature]
Notary Public
My commission expires: 8/22/25

LAW OFFICE OF DAVID J. HIMMELBERGER

One Hollis Street, Suite 400
Wellesley, Massachusetts 02482

Fax: (781) 235-8242
Telephone: (781) 237-8180

David J. Himmelberger

Email: david@himmelbergerlaw.com

October 18, 2022

Emmalin Coates, Planner
Town of Wellesley Planning Department
525 Washington Street
Wellesley, MA 02482

RE: Historic Preservation Demolition Review, 2 Dale Street, Wellesley

Dear Ms. Coates:

Please find attached an Application for Eligibility Notice and Preservation Determination.

Please also find the following documents:

1. Assessor's Map showing the property location
2. Copies of the Assessor's record for the property
3. Copy of a building permit for dwelling in 1949
4. Photos of the house
5. A copy of the current and recent Deed to the property
6. A check payable to the Town of Wellesley in the amount of \$850.

I look forward to receiving your Staff Report once completed, and to appearing before the Historical Commission at its November 14, 2022 meeting.

Thank you for your attention to this matter.

Very truly yours,



David J. Himmelberger

Enclosures