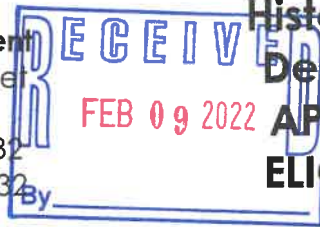


# 201901607



Town of Wellesley  
Planning Department  
888 Worcester Street  
Suite 160  
Wellesley, MA 02482  
(781) 431-1019 x2232



Historic Preservation  
Demolition Review  
APPLICATION FOR  
ELIGIBILITY NOTICE

REC'D  
850.00  
CK#19229

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: 38 Woodcliff Rd.

Check One:  Full/Complete Demolition     Partial Demolition/Envelopment (50% or more)

What year was the structure built? 1939    Source of information: Town records

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: 781 237-0009

Mailing Address: 13 Eaton Court, Wellesley, MA 02481

Email Address: paulbevecomcast.net

**Application Authorization:**

Signature of Property Owner: [Signature]    Date: 2/8/23

**For Town Use Only**

Submission Date: 2/9/23    Received By: (19)

Fee Paid: \$ 850.00    Case Number: DR 2023-03

**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: BTE Development, LLC

Signature of Property Owner: [Signature] Date: 2/8/23

## 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, 2022

FY2023 Tax Rate for Wellesley, MA \$11.45

[Print This Page](#)

Assessment Valuation Date: January 1, 2022

**Parcel Information:**

**Location:** 38 Woodcliff Rd  
**Parcel ID:** 107-33--  
**Class:** 101 1-Family  
**Type:** Residential  
**Lot Size:** 24,020  
**Census:** 0  
**Zoning:** SR20-Single Residence  
**Survey #:** 0

**Assessed Values**

| 2023 Market Value |                    |
|-------------------|--------------------|
| Land              | \$1,093,000        |
| Building          | \$420,000          |
| Other             | \$0                |
| <b>Total</b>      | <b>\$1,513,000</b> |

**Assessment History**

| Year | Total Value |
|------|-------------|
| 2023 | \$1,513,000 |
| 2022 | \$1,531,000 |
| 2021 | \$1,490,000 |
| 2020 | \$1,490,000 |
| 2019 | \$1,490,000 |
| 2018 | \$1,504,000 |
| 2017 | \$1,505,000 |
| 2016 | \$1,478,000 |
| 2015 | \$1,479,000 |
| 2014 | \$1,445,000 |
| 2013 | \$1,386,000 |
| 2012 | \$1,386,000 |
| 2011 | \$1,362,000 |
| 2010 | \$1,410,000 |
| 2009 | \$1,628,000 |
| 2008 | \$1,677,000 |
| 2007 | \$1,677,000 |
| 2006 | \$1,677,000 |
| 2005 | \$1,624,000 |
| 2004 | \$1,626,000 |
| 2003 | \$1,626,000 |
| 2002 | \$1,482,000 |
| 2001 | \$1,135,000 |
| 2000 | \$1,015,000 |
| 1999 | \$962,000   |
| 1998 | \$923,000   |
| 1997 | \$873,000   |
| 1996 | \$706,000   |

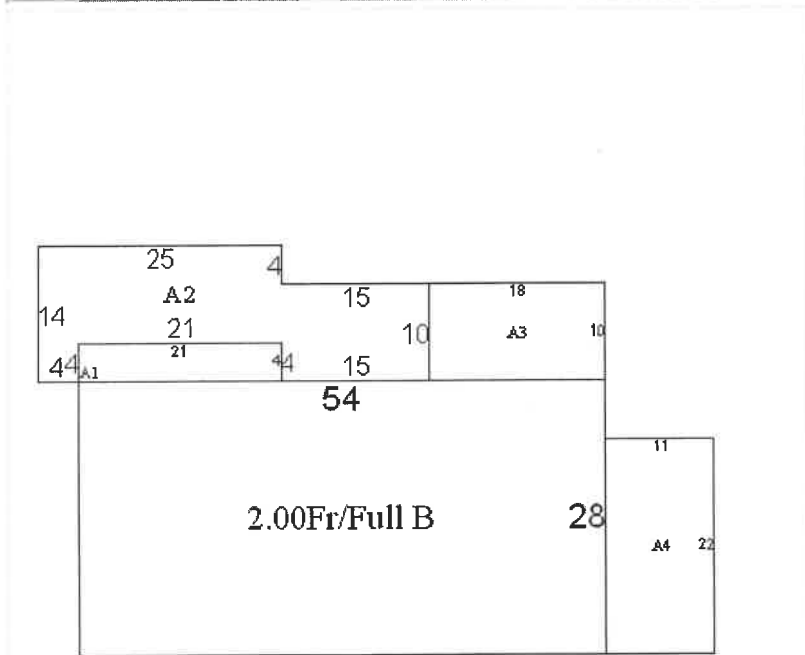
**Owner Information**

**Name:** Walsh, Thomas H, Jr &  
Walsh, Charlotte W

**Address:** 38 Woodcliff Road  
Wellesley, MA 02481

**Notes:**

**Building Information**



|           |          |            |         |
|-----------|----------|------------|---------|
| Frame     | Wood     | Basement   | Full    |
| Style     | Colonial | Heating    | Basic   |
| Stories   | 2.00     | Heat Sys   | Steam   |
| Ext Walls | Frame    | Fuel Type  | Oil     |
| Rooms     | 9        | Attic      | None    |
| Beds      | 4        | Condition  | Average |
| Full Bath | 2        | Grade      | A+      |
| Half Bath | 1        | Traffic    | L5      |
| Extra Fix |          | Fireplaces | 3       |
| Rec Room  | 17 x20   |            |         |
| Fin Bsmt  | none     | Year Built | 1939    |
| Bsmt Gar  | 2 stalls | Year Remod |         |
| Stacks    | 0        | TLA        | 3,589   |

| Area | Lower | First | Second | Third | Area  |
|------|-------|-------|--------|-------|-------|
| Main |       |       |        |       | 1,512 |
| A1   | 1s    | Frame |        |       | 84    |
| A2   | Wood  | Deck  |        |       | 416   |
| A3   | 1s    | Frame | 1s     | Frame | 180   |
| A4   | Encl. | Frame | 1/2s   | Frame | 242   |

**Other Improvements**

| Code | Type | Qty | Year | Length | Width | Grade | Condition | Adj |
|------|------|-----|------|--------|-------|-------|-----------|-----|
|      |      |     |      |        | none  |       |           |     |

8x8 shed no value

Notes:

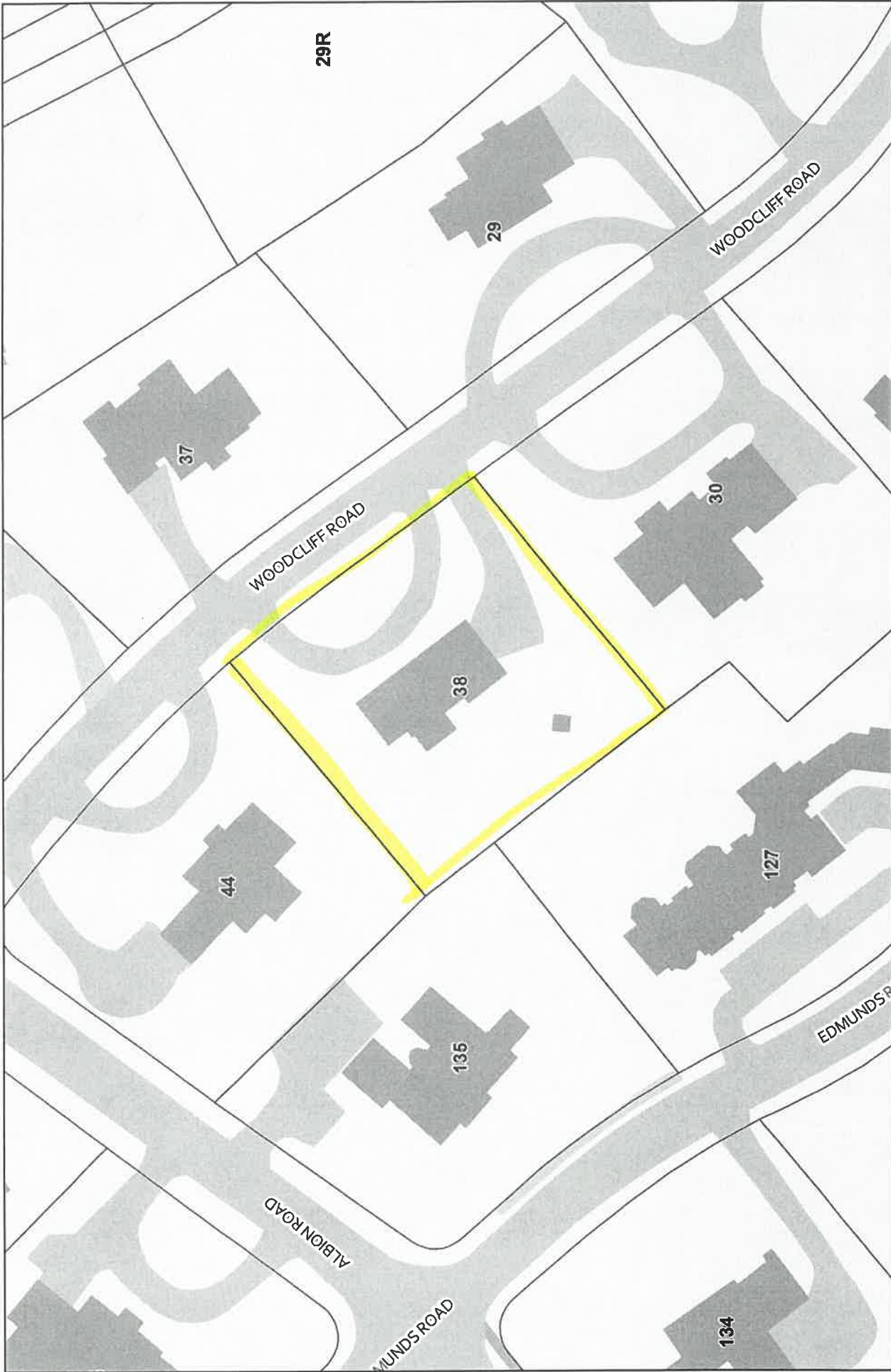
**Land Description**

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

| Market |              |                       |      |       |      |         |
|--------|--------------|-----------------------|------|-------|------|---------|
| Type   | Description  | Zone                  | Nhbd | Area  | Infl | Traffic |
| 1      | Primary Site | SR20-Single Residence | 103  | 24020 | 1    | L5      |

| Sales Information |           |       |      |                                  |                                  |  |
|-------------------|-----------|-------|------|----------------------------------|----------------------------------|--|
| Date              | Price     | Vol   | Page | Seller                           | Valid Code                       |  |
| 5/5/2014          | \$10      | 32221 | 423  | Walsh, Charlotte W, Trustee      | F. convenience, correcting deeds |  |
| 11/24/2009        | \$10      | 27246 | 90   | Walsh, Thomas H Jr & Charlotte W | F. convenience, correcting deeds |  |
| 5/1/1990          | \$806,000 | 8645  | 74   |                                  | N. other                         |  |

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1:1,128

Assessor Parcels



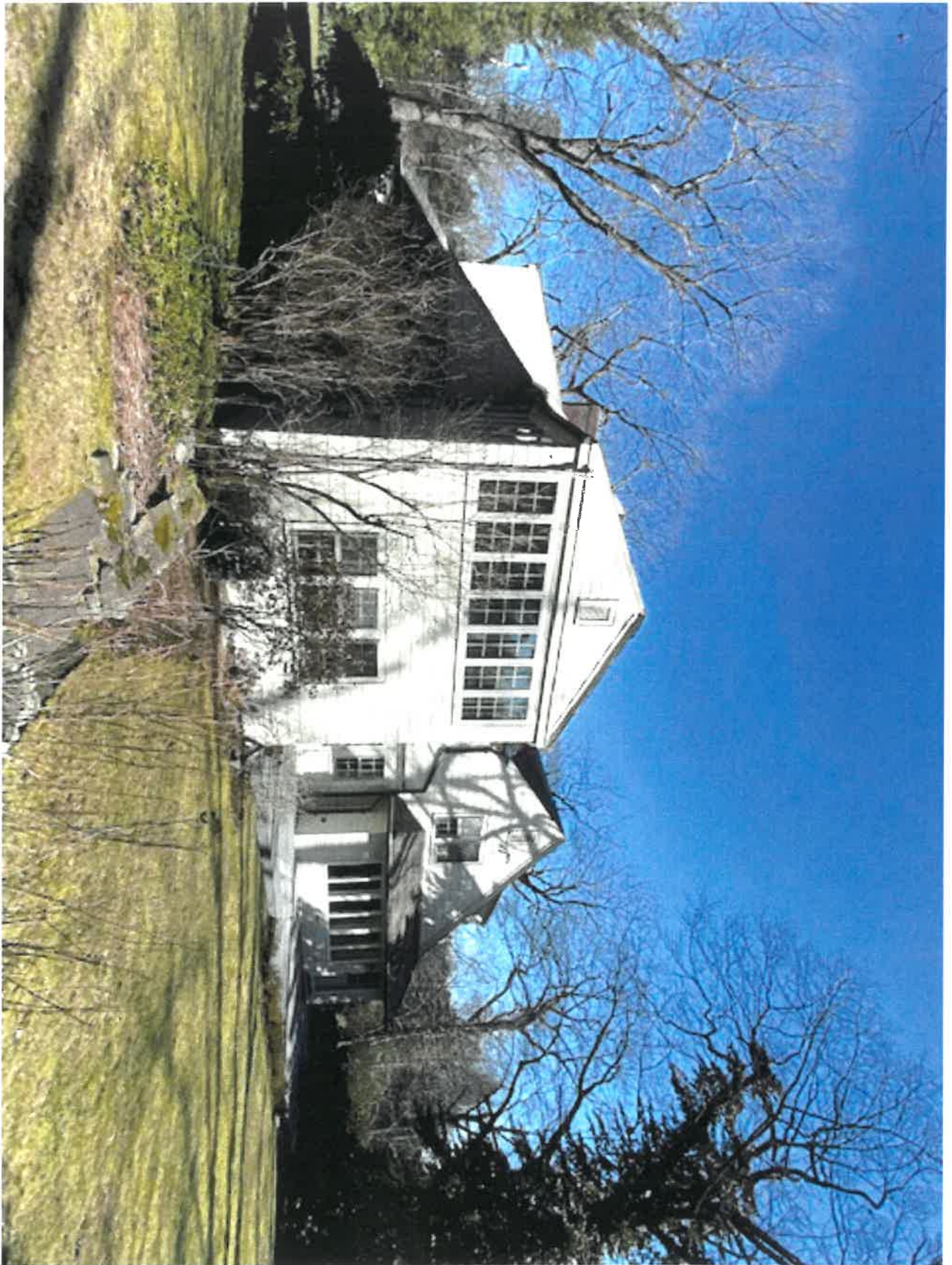
MapWellesley  
My Map

2/8/2023





Front

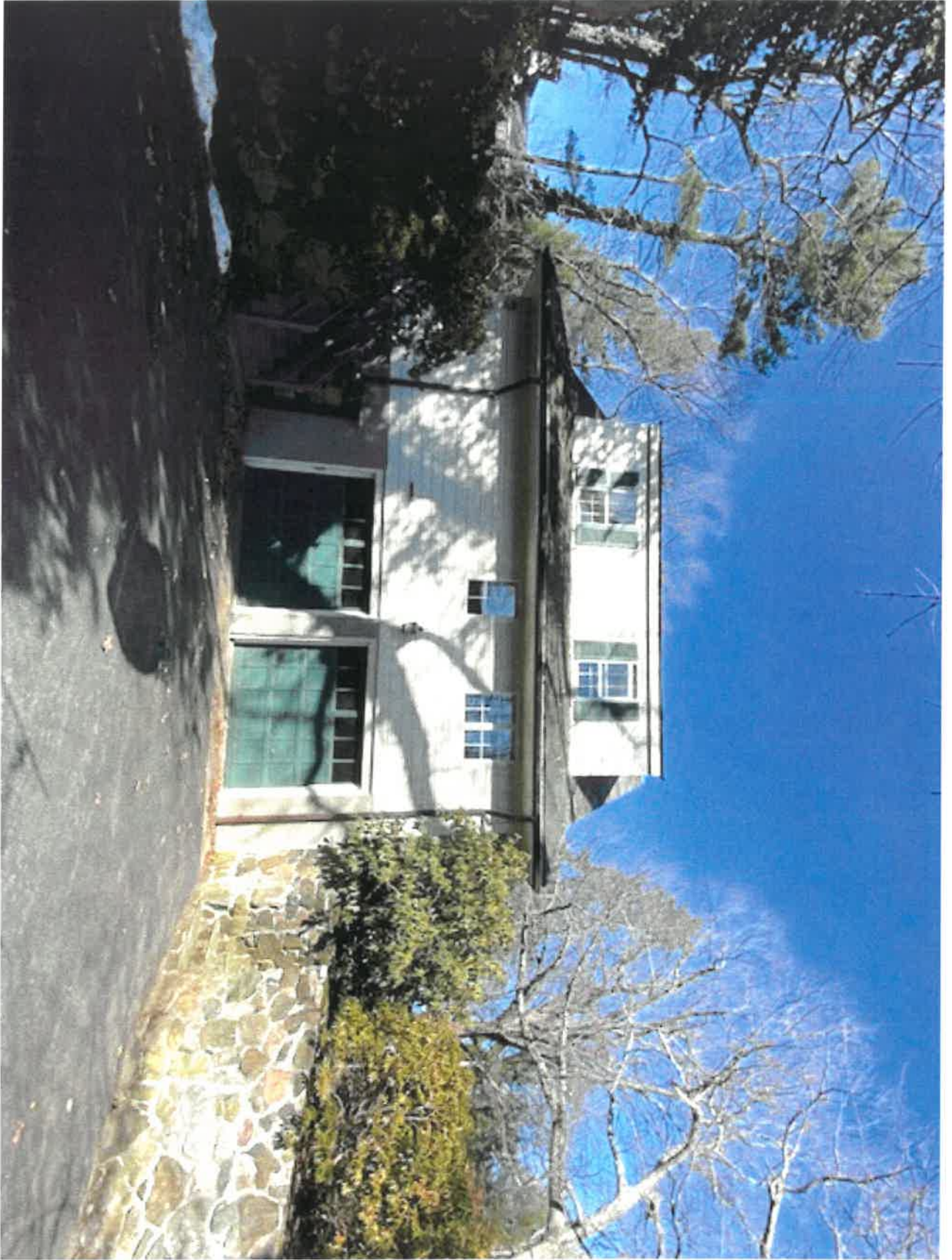


Rear



RT side





*Left side*