

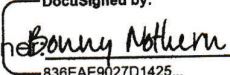
Application for Preservation Determination

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: Bonny Nothern

Signature of Property Owner:  Date: 8/28/2025

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):	
<input type="checkbox"/> Not Preferably Preserved	Date Issued: _____
<input type="checkbox"/> 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: 25 Sheridan Road LLC

Signature of Property Owner:  Date: 1/12/2026

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.

SIDE 2

25 Sheridan Road Architecture Narrative

Throughout this process our goal has been to design a charming, Colonial Revival house which compliments the surrounding neighborhood in style, scale and materials. A lot of time and effort has gone into developing a home that meets all the needs of today's families and does so while being sensitive and considerate of their new neighborhood. The neighborhood and its architectural character informed every decision made during the design process from the siting of the home, its massing, roof lines, height, materials, windows, details, etc. A Colonial Revival style design was used for its proportion, materials, and details and context within the neighborhood.

Most of the homes on the street and in the surrounding neighborhood are various forms of Colonial architecture. There are Center Entrance Colonials, Garrison Colonials, Colonial Revivals with varying rooflines, Capes and all with different levels of exterior detailing. Some are very simple and others are more ornate. Our house was designed to visually have less impact on the street than some of these homes, an important consideration given our larger massing and height, and articulate the style through the exterior details.

When siting the home on the lot, we intentionally did not maximize the width of the house between the side yard setbacks. This provides relief to the neighboring lots and is also more consistent with the width of the current home. The garage was placed at the rear of the house and the driveway was maintained along the left side of the lot so there is no change in how the vehicles enter and leave the site or how the cars will impact the neighbors. The garage is connected to the house via a single-story mudroom connector with a porch.

Careful consideration was given to the massing of the house to reduce its impact and not impose upon the fabric of the street. The main front gable is a pitched roof which is set atop 7'-0" walls to provide a lower ridgeline and overall appearance. The ridge height for the home is 30'-6" from the top of foundation and keeping the home well below the maximum allowable ridge height. The overall massing of the home along the front elevation is broken into 3 sections with the middle 2 story, main gable being flanked by roofs which come down close to the top of the first-floor walls. The left side roof has a simple shed gable, and the right-side roof has a gabled dormer and shed roof. This visually draws the eye towards the right side which is where the front door is located.

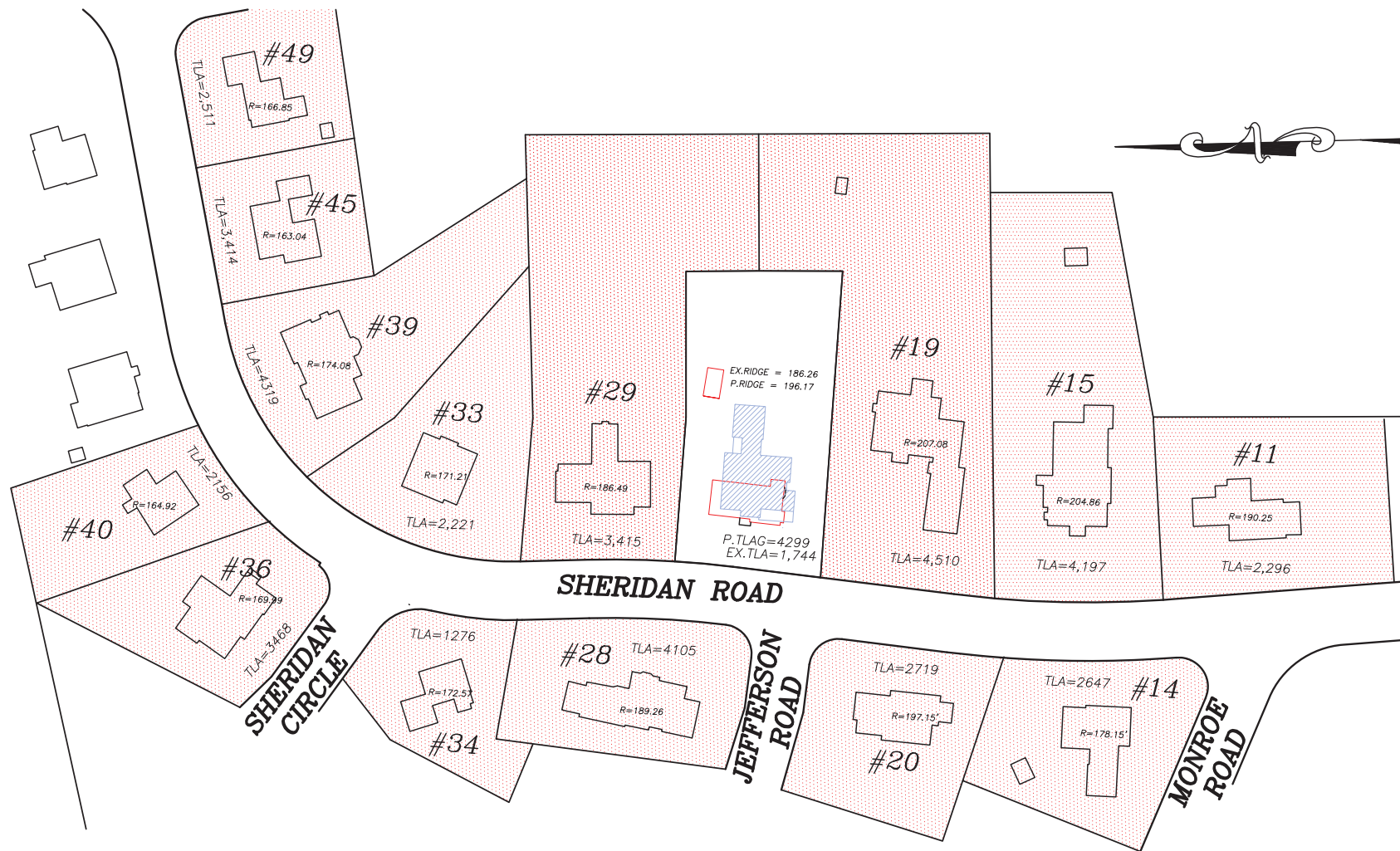
The stone front porch is recessed back from the main gable to provide scale, and depth to the elevation. This provides a subtle but welcoming arrival to the home. The front porch is covered by the right-side roof, nesting it into the mass of the home for simplicity. The front porch is an important design element to compliment the neighborly feel of the street.

The left elevation is simple with the main roof creating the main mass of the home which then leads to the mudroom connector and single-story garage with two garage doors. The right-side gable of the main roof gable leads to a small saltbox roof at the front of the house and a rear facing gable where the master bedroom is located.

Traditional exterior trim details have been utilized along with a "Poor Man's Return" at the gable ends of the eaves. Louvered window shutters, corbels, traditional 6 over 1 windows, window casing with backbands and historic sills, window caps, corner boards and a traditional watertable are all details utilized for the design and character of the home.

Very close attention to the style, massing and details went into the design of this home. We sought out to create a charming home with character, detail and at an appropriate scale for

the lot and street, which would be seen as a welcome addition to the neighborhood, and we hope the board agrees that we have succeeded.



**HISTORIC PRESERVATION
DEMOLITION REVIEW
NEIGHBORHOOD PLAN
25 SHERIDAN ROAD
WELLESLEY, MASS.**

Field Resources, Inc.
LAND SURVEYORS

JOB NO. 076-25

JANUARY 7, 2026
P.O. BOX 324
AUBURN, MA
281 CHESTNUT ST.
NEEDHAM, MA.
781 444 5936
office@fieldresources.net

SCALE 1"=50'

076-25

ZONING INFORMATION: SINGLE RESIDENCE 15 (SR15)

25 SHERIDAN ROAD NEIGHBORHOOD



Left Neighbor:



25 Sheridan Rd:



Right Neighbor:





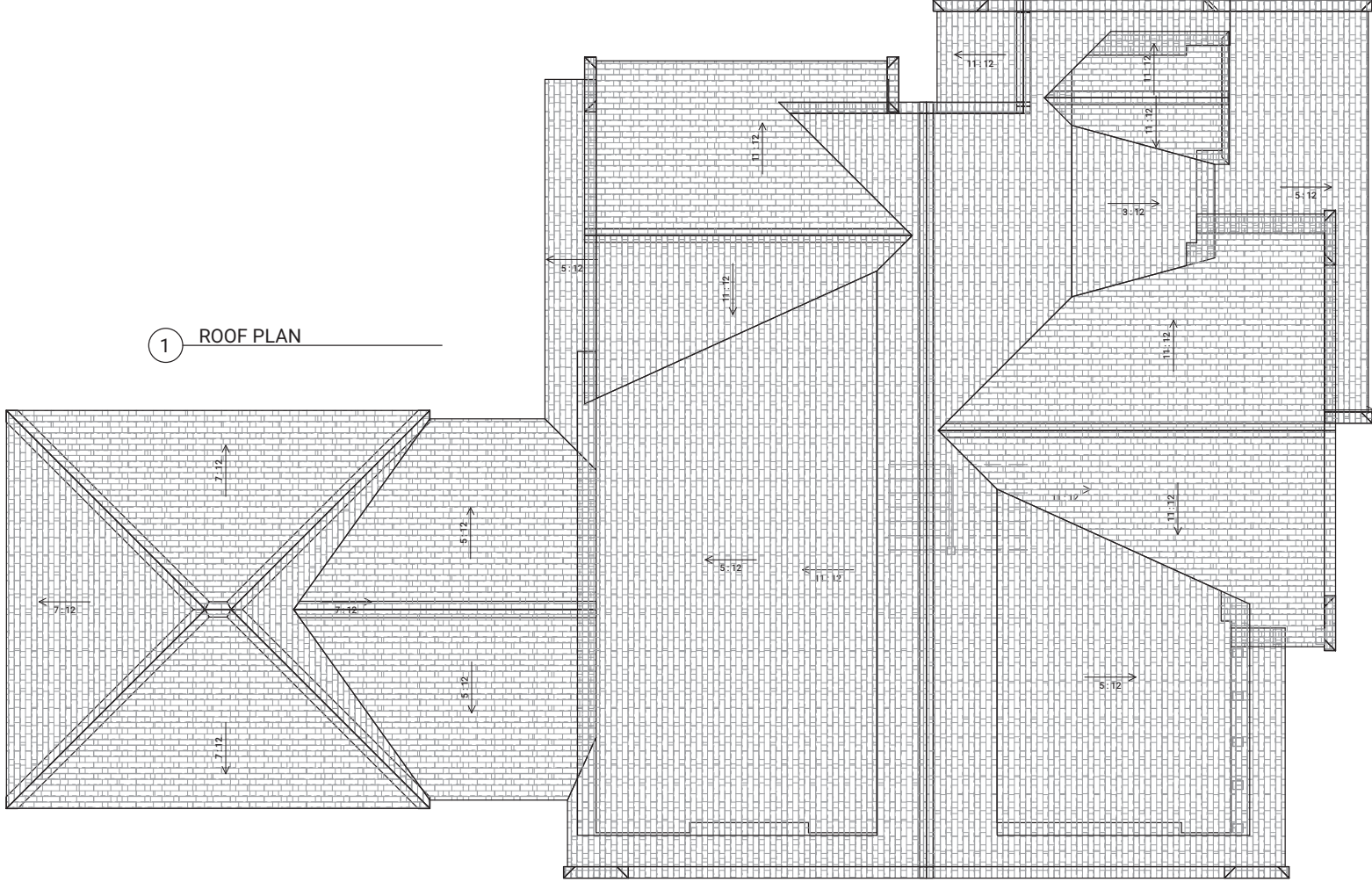
Across the street:







① FIRST FLOOR PLAN



1 ROOF PLAN

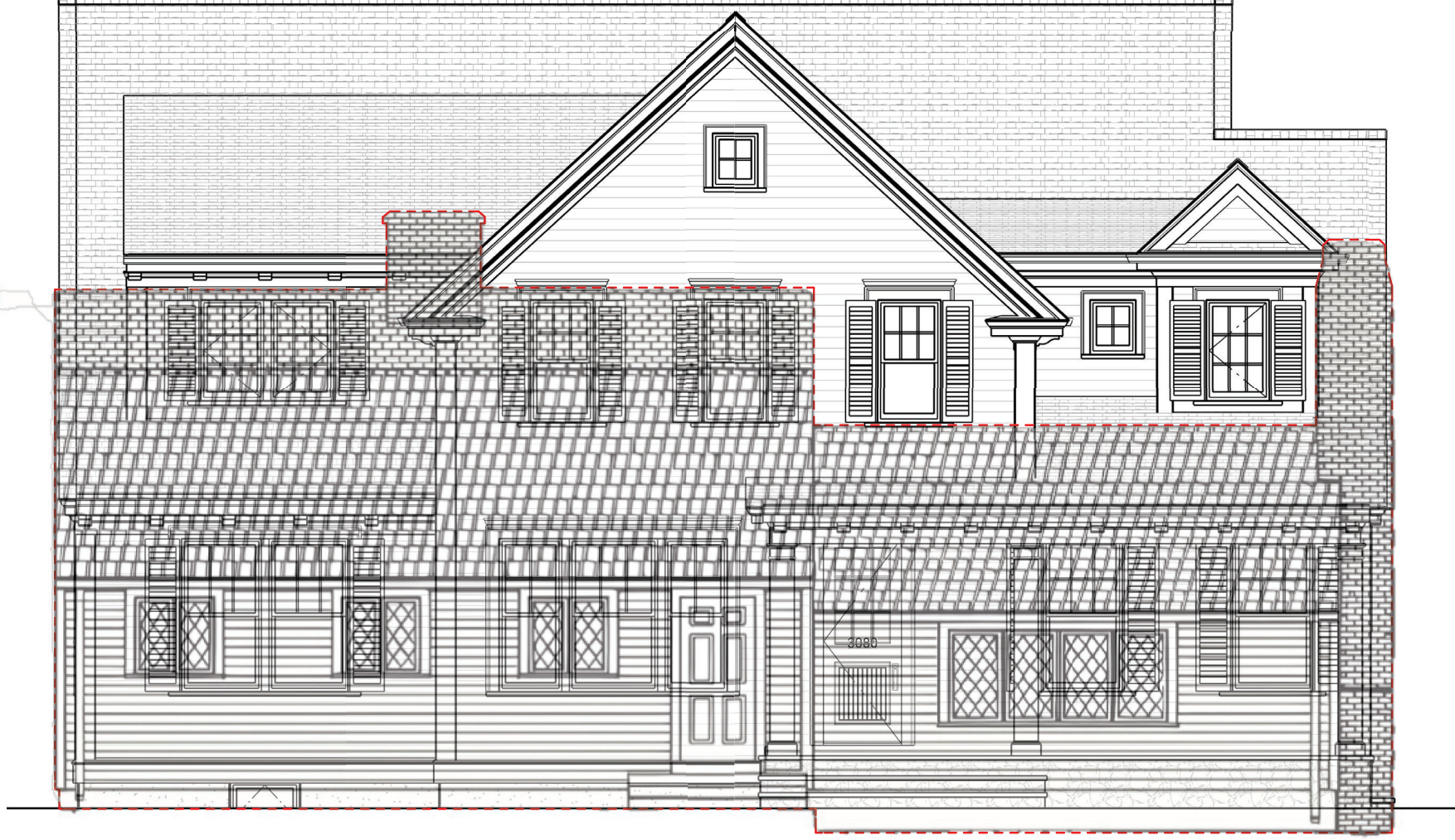
DATE: 1/14/2026
SCALE: 5/32"=1'-0"
REV:

#25 SHERIDAN RD.
WELLESLEY, MA

DUSTIN NOLIN R.A.
1 HUNTINGTON AVE.
BOSTON, MA 02116
781.718.8009
dustin@dna-architecture.com

DNA
ARCHITECTURE

A5



① EXISTING/PROPOSED FRONT
ELEVATION COMPARISON

DATE: 1/14/2026
SCALE: 1/4"=1'-0"

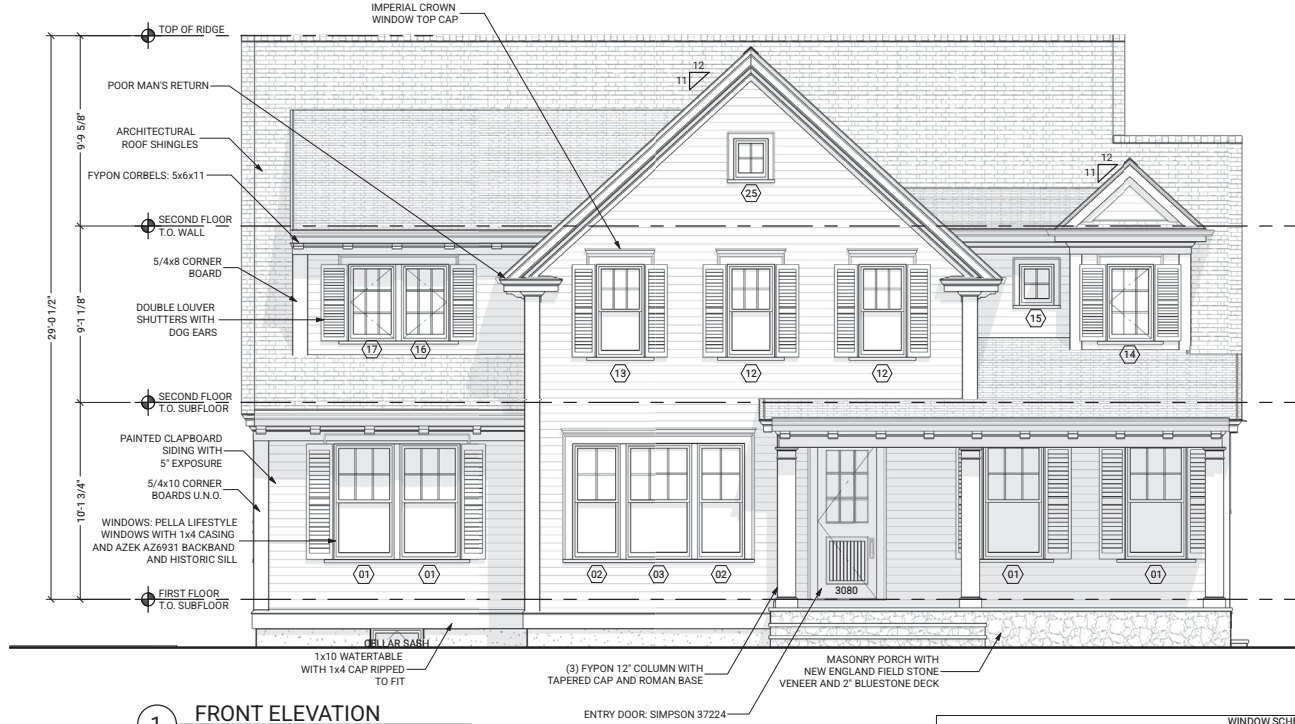
REV:

#25 SHERIDAN RD.
WELLESLEY, MA

DUSTIN NOLIN R.A.
1 HUNTINGTON AVE.
BOSTON, MA 02116
781.718.8009
dustin@dna-architecture.com

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ARCHITECTURE

A6



1 FRONT ELEVATION

WINDOW SCHEDULE										
NUMBER	FLOOR	LABEL	QTY	WIDTH	HEIGHT	DESCRIPTION	TEMPERED	DIVIDED LITES	MANUFACTURER	COMMENTS
01	1	3771	8	37"	71"	DOUBLE HUNG		3x2 / 1	PELLA LIFESTYLE SERIES	
02	1	2971	4	29"	71"	DOUBLE HUNG		2x2 / 1	PELLA LIFESTYLE SERIES	
03	1	4171	2	41"	71"	DOUBLE HUNG		3x2 / 1	PELLA LIFESTYLE SERIES	
04	1	2947	2	29"	47"	DOUBLE HUNG		3x2 / 1	PELLA LIFESTYLE SERIES	
05	1	2553	1	25"	53"	SINGLE CASEMENT-HL		2x4	PELLA LIFESTYLE SERIES	
06	1	2553	1	25"	53"	SINGLE CASEMENT-HR		2x4	PELLA LIFESTYLE SERIES	
07	1	3359	4	33"	59"	DOUBLE HUNG		2x2 / 1	PELLA LIFESTYLE SERIES	
08	1	2541	1	25"	41"	SINGLE CASEMENT-HR	YES	2x3	PELLA LIFESTYLE SERIES	
09	1	2541	1	25"	41"	SINGLE CASEMENT-HL	YES	2x3	PELLA LIFESTYLE SERIES	
10	1	2541	1	25"	41"	SINGLE CASEMENT-HR		2x3	PELLA LIFESTYLE SERIES	
11	1	2541	2	25"	41"	SINGLE CASEMENT-HL		2x3	PELLA LIFESTYLE SERIES	
12	2	2957	2	29"	57"	DOUBLE HUNG		3x2 / 1	PELLA LIFESTYLE SERIES	
13	2	2957	1	29"	57"	DOUBLE HUNG	YES	3x2 / 1	PELLA LIFESTYLE SERIES	
14	2	2947	1	29"	47"	SINGLE CASEMENT-HL	YES	3x3	PELLA LIFESTYLE SERIES	
15	2	2125	1	21"	25"	FIXED GLASS		2x2	PELLA LIFESTYLE SERIES	
16	2	2947	2	29"	47"	SINGLE CASEMENT-HR		3x3	PELLA LIFESTYLE SERIES	
17	2	2947	1	29"	47"	SINGLE CASEMENT-HL		3x3	PELLA LIFESTYLE SERIES	
18	2	3359	3	33"	59"	DOUBLE HUNG		3x2 / 1	PELLA LIFESTYLE SERIES	
19	2	2541	3	25"	41"	SINGLE CASEMENT-HR		2x3	PELLA LIFESTYLE SERIES	
20	2	2541	1	25"	41"	SINGLE CASEMENT-HL	YES	2x3	PELLA LIFESTYLE SERIES	
21	2	2941	1	25"	41"	SINGLE CASEMENT-HL		2x3	PELLA LIFESTYLE SERIES	
22	2	2529	2	25"	29"	SINGLE CASEMENT-HL		2x2	PELLA LIFESTYLE SERIES	
23	2	2957	3	33"	59"	DOUBLE HUNG		3x2 / 1	PELLA LIFESTYLE SERIES	
24	0	3359	2	33"	59"	DOUBLE HUNG		3x2 / 1	PELLA LIFESTYLE SERIES	
25	3	2125	1	21"	25"	FIXED GLASS		2x2	PELLA LIFESTYLE SERIES	



1

LEFT ELEVATION

(2) GHQ NEWPORT SERIES
NE106 GARAGE DOORS
8'-0"x9'-0"

MUDROOM DOOR: SIMPSON 37222

MASONRY PORCH WITH
NEW ENGLAND FIELD STONE
VENEER AND 2" BLUESTONE DECK

WINDOW SCHEDULE										
NUMBER	FLOOR	LABEL	QTY	WIDTH	HEIGHT	DESCRIPTION	TEMPERED	DIVIDED LITES	MANUFACTURER	COMMENTS
01	1	3771	8	37"	71"	DOUBLE HUNG		3X2 / 1	PELLA LIFESTYLE SERIES	
02	1	2971	4	29"	71"	DOUBLE HUNG		2X2 / 1	PELLA LIFESTYLE SERIES	
03	1	4171	2	41"	71"	DOUBLE HUNG		3X2 / 1	PELLA LIFESTYLE SERIES	
04	1	2947	2	29"	47"	DOUBLE HUNG		3X2 / 1	PELLA LIFESTYLE SERIES	
05	1	2553	1	25"	53"	SINGLE CASEMENT-HL		2X4	PELLA LIFESTYLE SERIES	
06	1	2553	1	25"	53"	SINGLE CASEMENT-HR		2X4	PELLA LIFESTYLE SERIES	
07	1	3359	4	33"	59"	DOUBLE HUNG		2X2 / 1	PELLA LIFESTYLE SERIES	
08	1	2541	1	25"	41"	SINGLE CASEMENT-HR YES		2X3	PELLA LIFESTYLE SERIES	
09	1	2541	1	25"	41"	SINGLE CASEMENT-HL YES		2X3	PELLA LIFESTYLE SERIES	
10	1	2541	1	25"	41"	SINGLE CASEMENT-HR		2X3	PELLA LIFESTYLE SERIES	
11	1	2541	2	25"	41"	SINGLE CASEMENT-HL		2X3	PELLA LIFESTYLE SERIES	
12	2	2957	2	29"	57"	DOUBLE HUNG		3X2 / 1	PELLA LIFESTYLE SERIES	
13	2	2957	1	29"	57"	DOUBLE HUNG	YES	3X2 / 1	PELLA LIFESTYLE SERIES	
14	2	2947	1	29"	47"	SINGLE CASEMENT-HL YES		3X3	PELLA LIFESTYLE SERIES	
15	2	2125	1	21"	25"	FIXED GLASS		2X2	PELLA LIFESTYLE SERIES	
16	2	2947	2	29"	47"	SINGLE CASEMENT-HR		3X3	PELLA LIFESTYLE SERIES	
17	2	2947	1	29"	47"	SINGLE CASEMENT-HL		3X3	PELLA LIFESTYLE SERIES	
18	2	3359	3	33"	59"	DOUBLE HUNG		3X2 / 1	PELLA LIFESTYLE SERIES	
19	2	2541	3	25"	41"	SINGLE CASEMENT-HR		2X3	PELLA LIFESTYLE SERIES	
20	2	2541	1	25"	41"	SINGLE CASEMENT-HL YES		2X3	PELLA LIFESTYLE SERIES	
21	2	2941	1	25"	41"	SINGLE CASEMENT-HL		2X3	PELLA LIFESTYLE SERIES	
22	2	2529	2	25"	29"	SINGLE CASEMENT-HL		2X2	PELLA LIFESTYLE SERIES	
23	2	2957	3	33"	59"	DOUBLE HUNG		3X2 / 1	PELLA LIFESTYLE SERIES	
24	0	3359	2	33"	59"	DOUBLE HUNG		3X2 / 1	PELLA LIFESTYLE SERIES	
25	3	2125	1	21"	25"	FIXED GLASS		2X2	PELLA LIFESTYLE SERIES	



1 REAR ELEVATION

WINDOW SCHEDULE										
NUMBER	FLOOR	LABEL	QTY	WIDTH	HEIGHT	DESCRIPTION	TEMPERED	DIVIDED LITES	MANUFACTURER	COMMENTS
01	1	3771	8	37"	71"	DOUBLE HUNG		3x2 / 1	PELLA LIFESTYLE SERIES	
02	1	2971	4	29"	71"	DOUBLE HUNG		2x2 / 1	PELLA LIFESTYLE SERIES	
03	1	4171	2	41"	71"	DOUBLE HUNG		3x2 / 1	PELLA LIFESTYLE SERIES	
04	1	2947	2	29"	47"	DOUBLE HUNG		3x2 / 1	PELLA LIFESTYLE SERIES	
05	1	2553	1	25"	53"	SINGLE CASEMENT-HL		2x4	PELLA LIFESTYLE SERIES	
06	1	2553	1	25"	53"	SINGLE CASEMENT-HR		2x4	PELLA LIFESTYLE SERIES	
07	1	3359	4	33"	59"	DOUBLE HUNG		2x2 / 1	PELLA LIFESTYLE SERIES	
08	1	2541	1	25"	41"	SINGLE CASEMENT-HR YES		2x3	PELLA LIFESTYLE SERIES	
09	1	2541	1	25"	41"	SINGLE CASEMENT-HL YES		2x3	PELLA LIFESTYLE SERIES	
10	1	2541	1	25"	41"	SINGLE CASEMENT-HR		2x3	PELLA LIFESTYLE SERIES	
11	1	2541	2	25"	41"	SINGLE CASEMENT-HL		2x3	PELLA LIFESTYLE SERIES	
12	2	2957	2	29"	57"	DOUBLE HUNG		3x2 / 1	PELLA LIFESTYLE SERIES	
13	2	2957	1	29"	57"	DOUBLE HUNG	YES	3x2 / 1	PELLA LIFESTYLE SERIES	
14	2	2947	1	29"	47"	SINGLE CASEMENT-HL YES		3x3	PELLA LIFESTYLE SERIES	
15	2	2125	1	21"	25"	FIXED GLASS		2x2	PELLA LIFESTYLE SERIES	
16	2	2947	2	29"	47"	SINGLE CASEMENT-HR		3x3	PELLA LIFESTYLE SERIES	
17	2	2947	1	29"	47"	SINGLE CASEMENT-HL		3x3	PELLA LIFESTYLE SERIES	
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23	2	2957	3	33"	59"	DOUBLE HUNG		3x2 / 1	PELLA LIFESTYLE SERIES	
24	0	3359	2	33"	59"	DOUBLE HUNG		3x2 / 1	PELLA LIFESTYLE SERIES	
25	3	2125	1	21"	25"	FIXED GLASS		2x2	PELLA LIFESTYLE SERIES	



1 RIGHT ELEVATION

BRACKET: SPECTIS BL2728

WINDOW SCHEDULE										
NUMBER	FLOOR	LABEL	QTY	WIDTH	HEIGHT	DESCRIPTION	TEMPERED	DIVIDED LITES	MANUFACTURER	COMMENTS
01	1	3771	8	37"	71"	DOUBLE HUNG		3X2 / 1	PELLA LIFESTYLE SERIES	
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09	1	2541	1	25"	41"	SINGLE CASEMENT-HL YES		2X3	PELLA LIFESTYLE SERIES	
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13	2	2957	1	29"	57"	DOUBLE HUNG	YES	3X2 / 1	PELLA LIFESTYLE SERIES	
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22	2	2529	2	25"	29"	SINGLE CASEMENT-HL		2X2	PELLA LIFESTYLE SERIES	
23	2	2957	3	33"	59"	DOUBLE HUNG		3X2 / 1	PELLA LIFESTYLE SERIES	
24	0	3359	2	33"	59"	DOUBLE HUNG		3X2 / 1	PELLA LIFESTYLE SERIES	
25	3	2125	1	21"	25"	FIXED GLASS		2X2	PELLA LIFESTYLE SERIES	



1 FRONT PERSPECTIVE

DATE: 1/14/2026
SCALE:
REV:

#25 SHERIDAN RD.
WELLESLEY, MA

DUSTIN NOLIN R.A.
1 HUNTINGTON AVE.
BOSTON, MA 02116
781.718.8009
dustin@dna-architecture.com

DNA
ARCHITECTURE

A11



1 FRONT LEFT

DATE: 1/14/2026
SCALE:
REV:

#25 SHERIDAN RD.
WELLESLEY, MA

DUSTIN NOLIN R.A.
1 HUNTINGTON AVE.
BOSTON, MA 02116
781.718.8009
dustin@dha-architecture.com

DNA
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A12



1 LEFT PERSPECTIVE



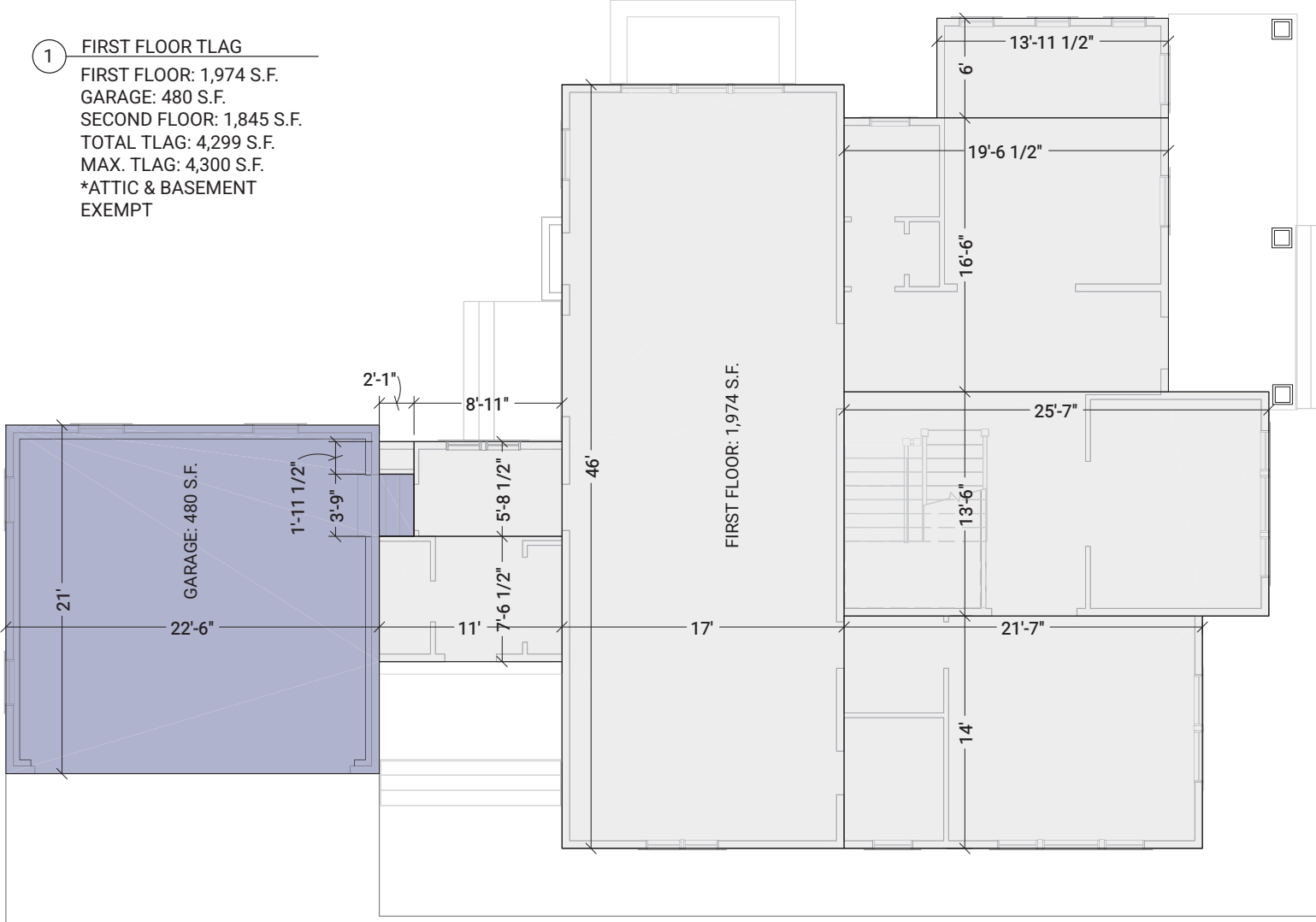
1 REAR PERSPECTIVE

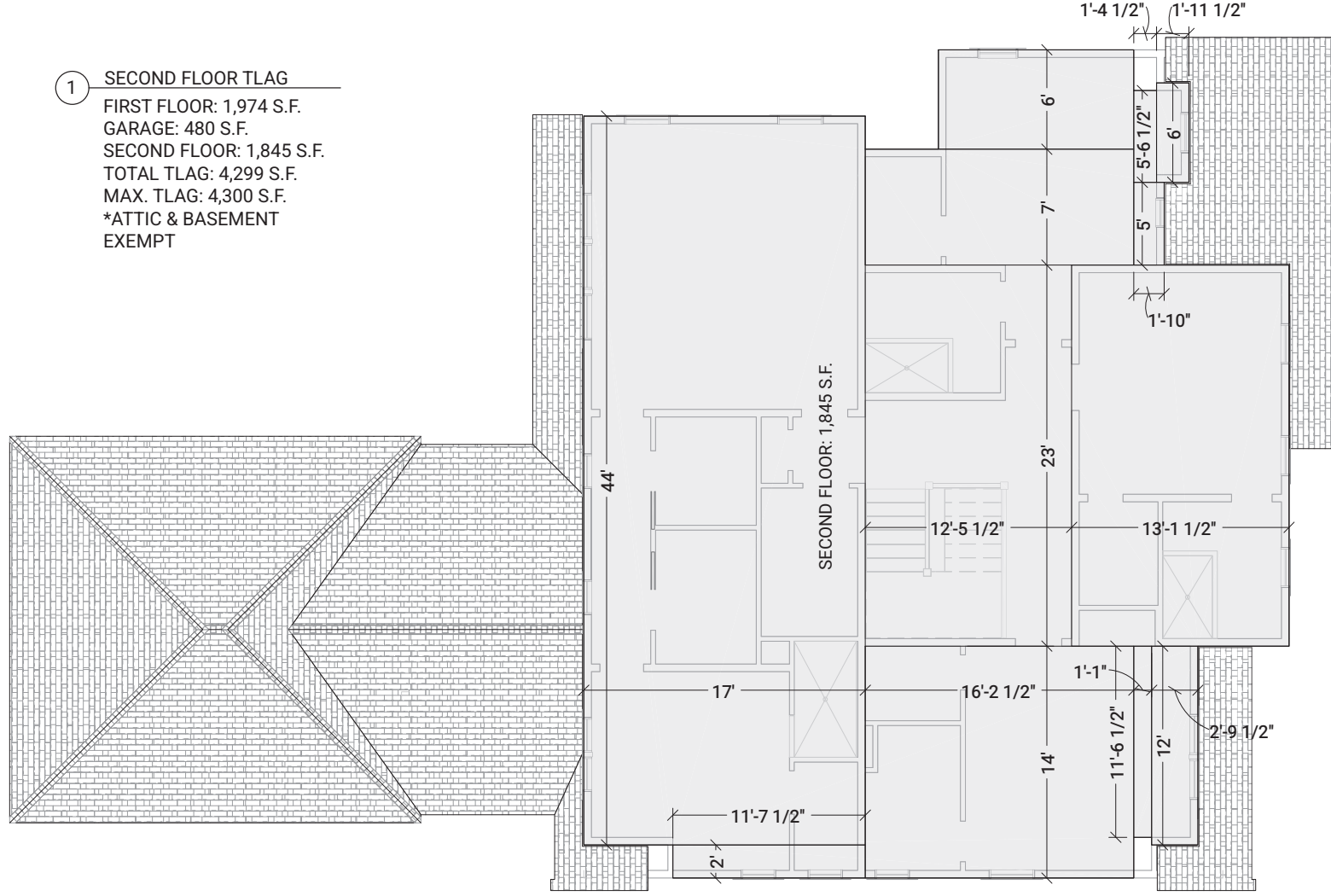


1 RIGHT PERSPECTIVE



1 FRONT RIGHT PERSPECTIVE





- 1 SECOND FLOOR TLAG
 FIRST FLOOR: 1,974 S.F.
 GARAGE: 480 S.F.
 SECOND FLOOR: 1,845 S.F.
 TOTAL TLAG: 4,299 S.F.
 MAX. TLAG: 4,300 S.F.
 *ATTIC & BASEMENT
 EXEMPT

