

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

— DocuSigned by:

Signature of Property Owner: Bonny Nothern

836EAE9027D1425...

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):

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: 25 Sheridan Road LLC

Signed by:

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

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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.

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.

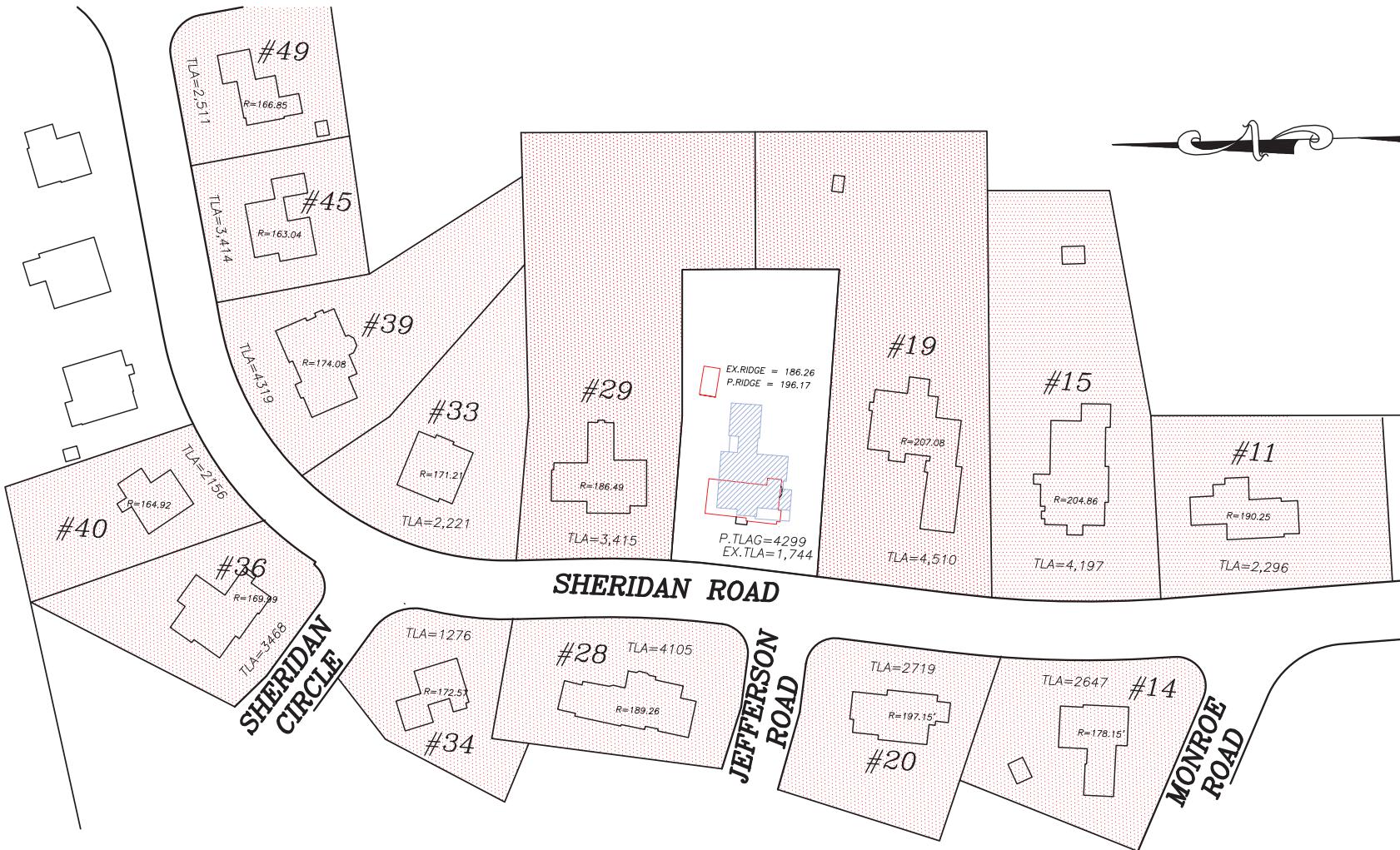
The stone front porch is recessed back from the main gable to provide scale, and depth to the elevation. This provides a subtle but welcoming arrival to the home. The front porch is covered by the right-side roof, nesting it into the mass of the home for simplicity. The front porch is an important design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

SCALE 1"=50'

P.O. BOX 324
AUBURN, MA

281 CHESTNUT ST.
NEEDHAM, MA.
781 444 5936

office@fieldresources.net

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25 SHERIDAN ROAD NEIGHBORHOOD

Left Neighbor:



25 Sheridan Rd:



Right Neighbor:





Across the street:





1 FIRST FLOOR PLAN

DNA
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1 HUNTINGTON AVE.
BOSTON, MA 02116
781.718.8009
dustin@dna-architecture.com

#25 SHERIDAN RD.
WELLESLEY, MA

DATE: 1/14/2026
SCALE:
REV:

A1

1 FIRST FLOOR PLAN

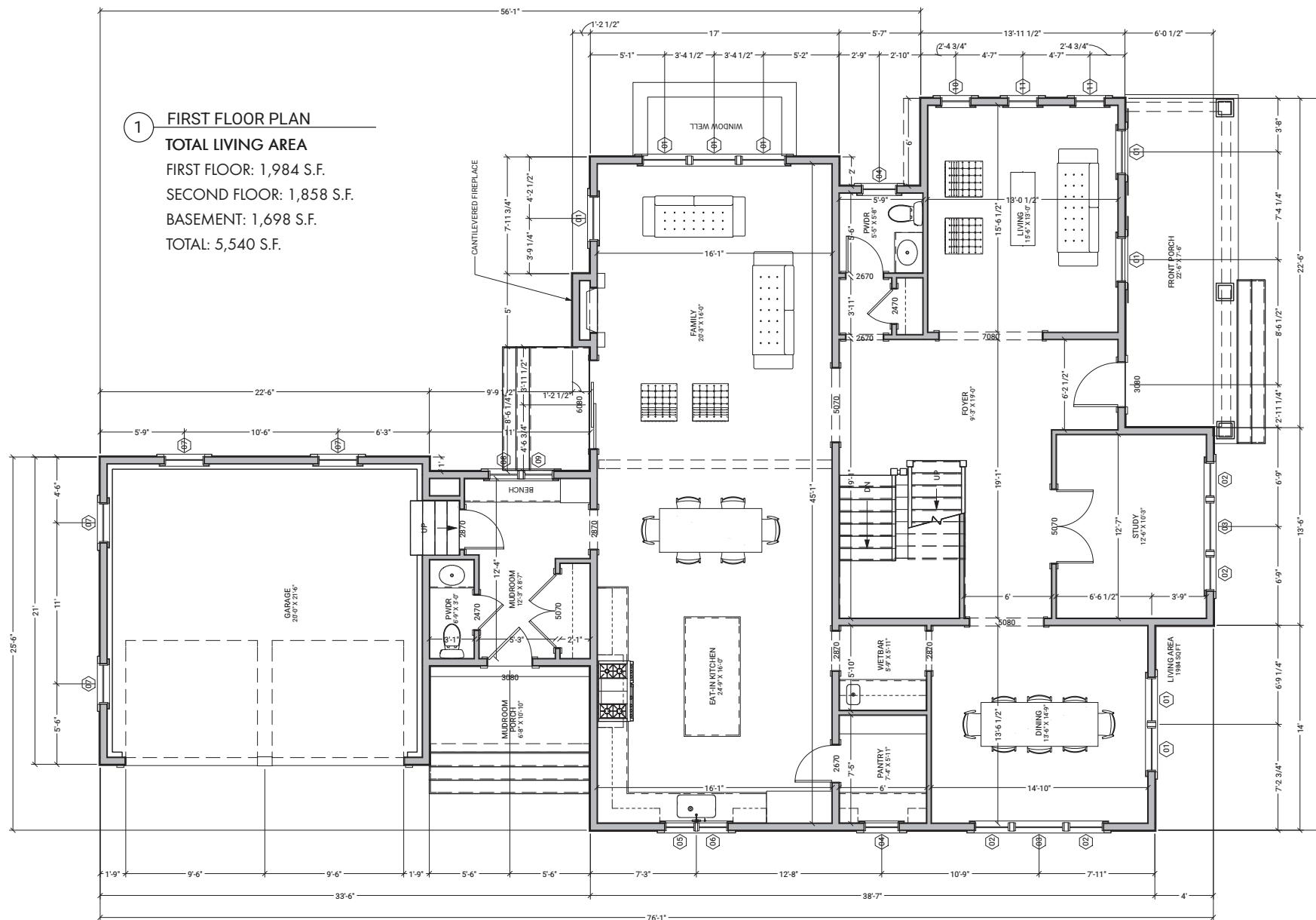
TOTAL LIVING AREA

FIRST FLOOR: 1,984 S.F.

SECOND FLOOR: 1,858 S.F.

BASEMENT: 1,698 S.F.

TOTAL: 5,540 S.F.



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

#25 SHERIDAN RD.
WELLESLEY, MA

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11 HUNTINGTON AV
BOSTON, MA 02111
781.718.8009
dustin@dna-architects.com

DNA ARCHITECTURE

A2

1 SECOND FLOOR PLAN

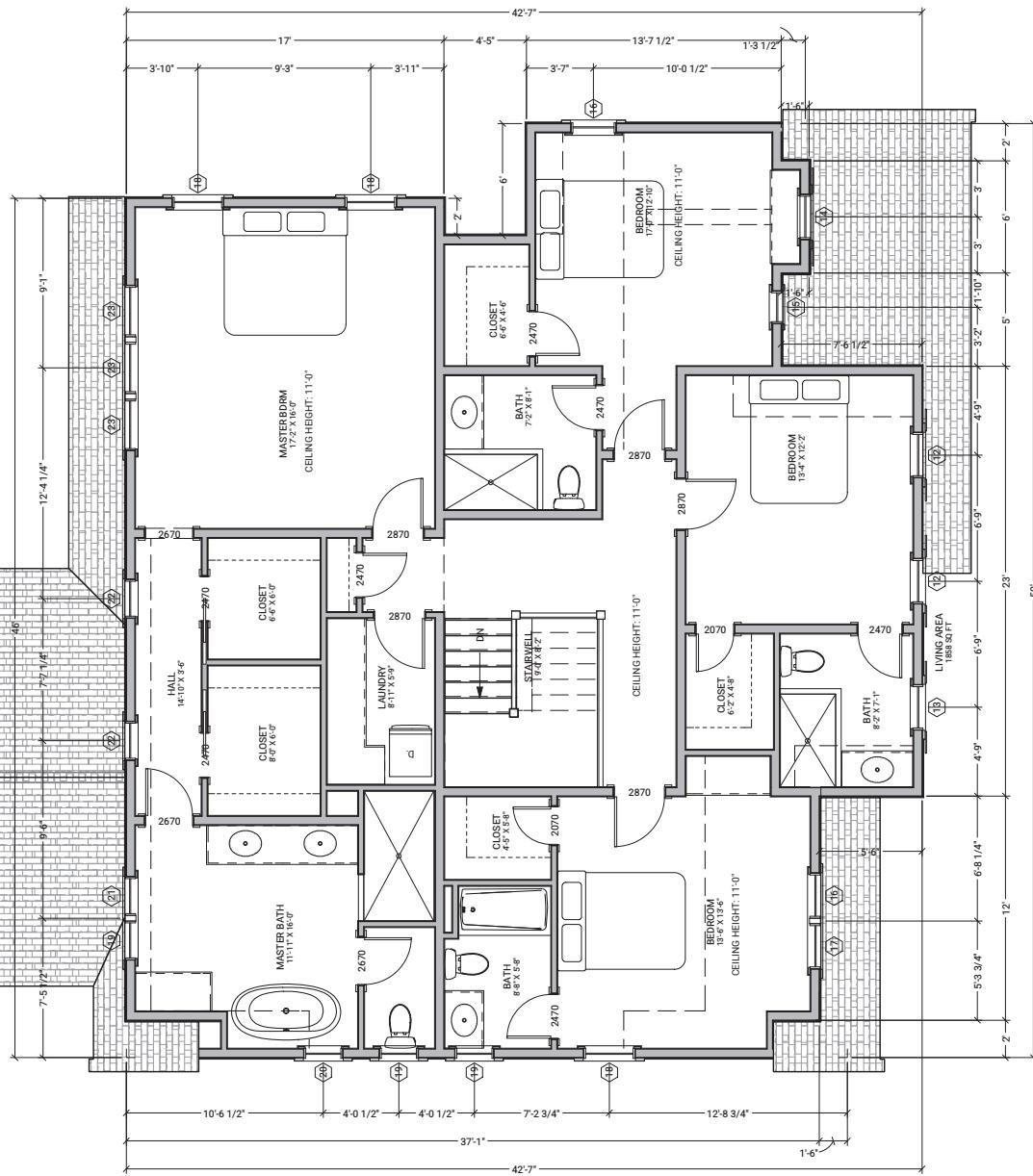
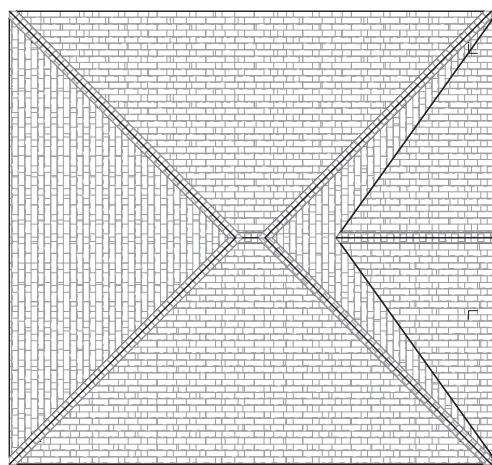
TOTAL LIVING AREA

FIRST FLOOR: 1,984 S.F.

SECOND FLOOR: 1,858 S.F.

BASEMENT: 1,698 S.F.

TOTAL: 5,540 S.F.



1 BASEMENT FLOOR PLAN

TOTAL LIVING AREA

FIRST FLOOR: 1,984 S.F.

SECOND FLOOR: 1,858 S.F.

BASEMENT: 1,698 S.F.

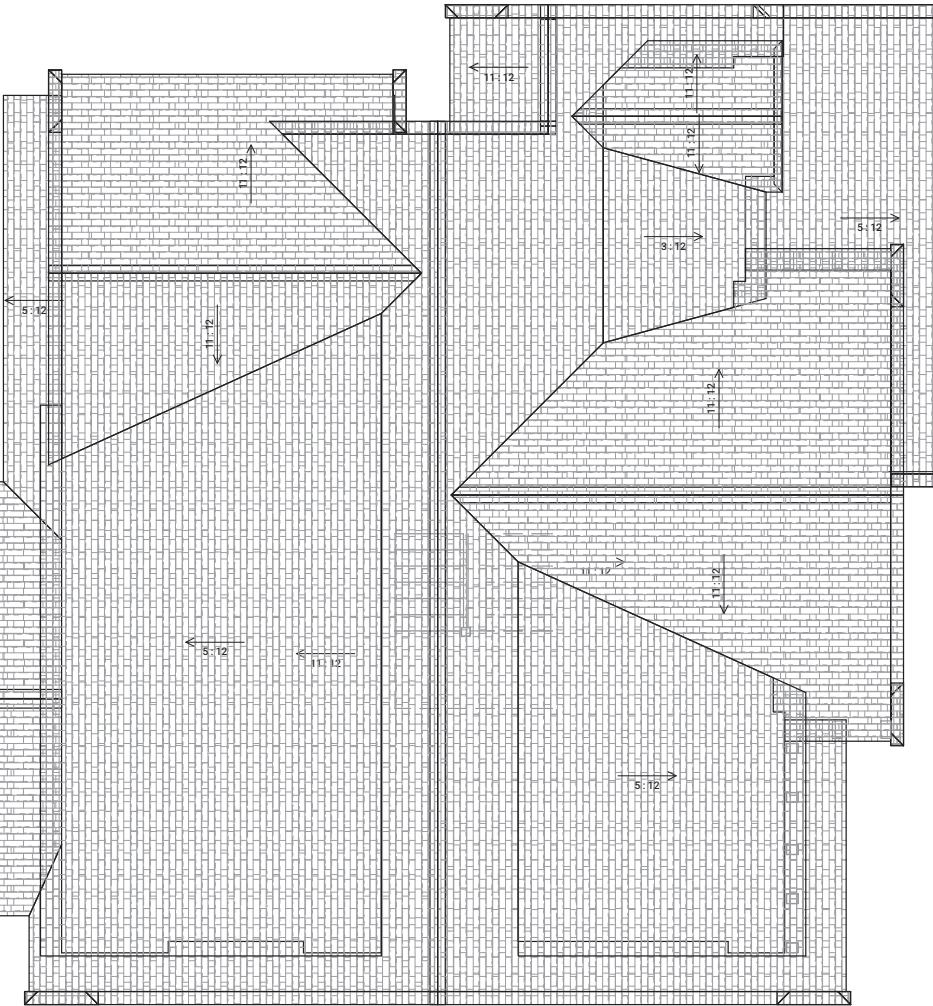
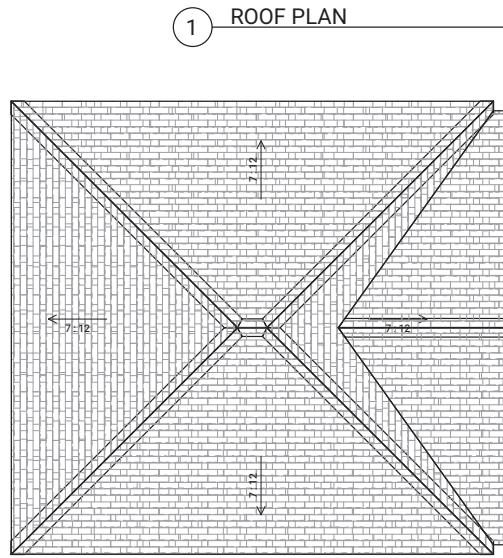
TOTAL: 5,540 S.F.

GARAGE
4" CONCRETE SLAB (3500 PSI. MIN.)
W/ 6 x 6 W 1 4 x W 1 4 @ MID-HEIGHT.
PLACE SLAB OVER 2" LAYER OF SAND.
OVER 6' MILL. VAPOR BARRIER.
OVER 6" WELL COMPACTED GRAVEL.

DATE: 1/14/2026	SCALE: 5/32"=1
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#25 SHERIDAN RD.
WELLESLEY, MA

DUSTIN NOLIN R.A.
1 HUNTINGTON AV
BOSTON, MA 02111
781.718.8009
dustin@dma-architec



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

#25 SHERIDAN RD.
WELLESLEY, MA

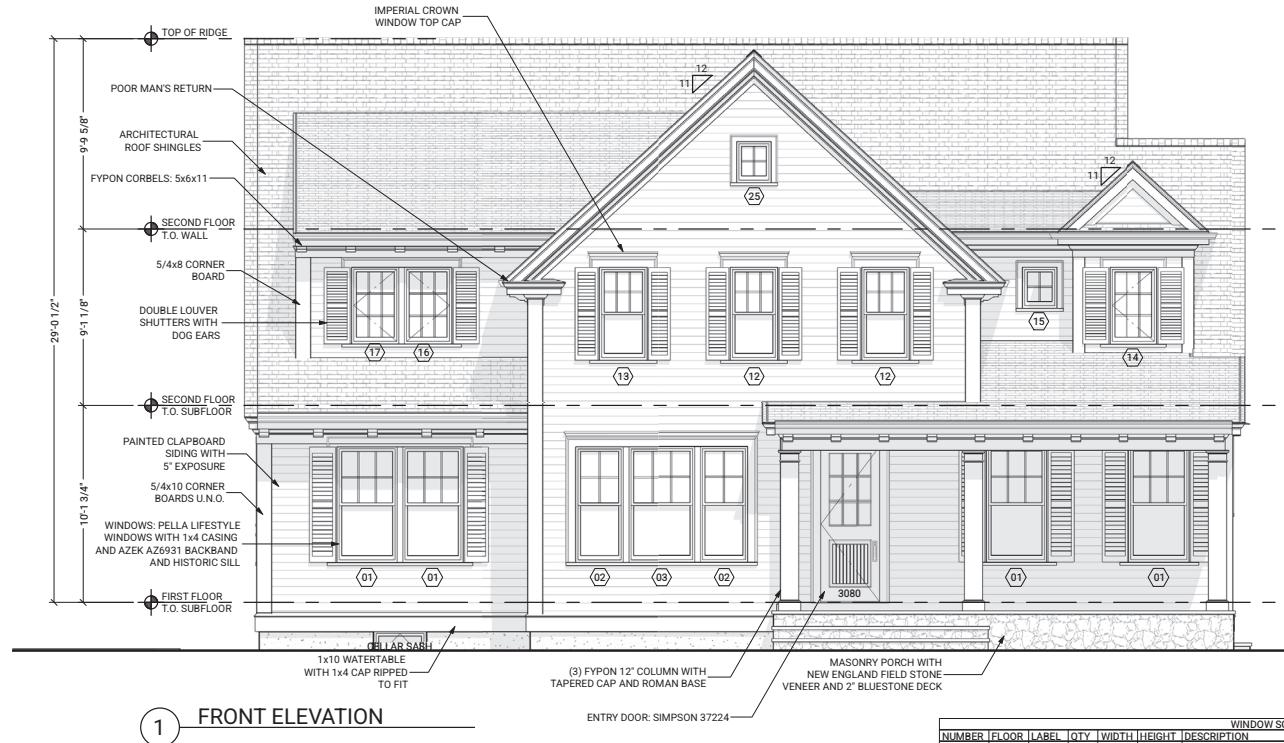
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A5



① EXISTING/PROPOSED FRONT
ELEVATION COMPARISON





NUMBER	FLOOR	LABEL	QTY	WIDTH	HEIGHT	DESCRIPTION	TEMPERED	DIVIDED LITES	MANUFACTURER	WINDOW SCHEDULE	
										W	H
01	1	3771	8	37"	71"	DOUBLE HUNG	3X2 / 1		PELLA LIFESTYLE SERIES	25"	47"
02	1	2971	4	29"	71"	DOUBLE HUNG	2X2 / 1		PELLA LIFESTYLE SERIES	25"	47"
03	1	4101	3	41"	41"	DOUBLE HUNG	3X2 / 1		PELLA LIFESTYLE SERIES	25"	47"
04	1	2947	2	29"	47"	DOUBLE HUNG	3X2 / 1		PELLA LIFESTYLE SERIES	25"	47"
05	1	2553	1	25"	63"	SINGLE CASEMENT-HL	2X4		PELLA LIFESTYLE SERIES	25"	63"
06	1	2553	1	25"	53"	SINGLE CASEMENT-HR	2X4		PELLA LIFESTYLE SERIES	25"	53"
07	1	3359	4	33"	59"	DOUBLE HUNG	2X2 / 1		PELLA LIFESTYLE SERIES	25"	59"
08	1	2541	2	25"	41"	SINGLE CASEMENT-HR	YES		PELLA LIFESTYLE SERIES	25"	41"
09	1	2541	1	25"	41"	SINGLE CASEMENT-HR	YES		PELLA LIFESTYLE SERIES	25"	41"
10	1	2541	1	25"	41"	SINGLE CASEMENT-HL	2X3		PELLA LIFESTYLE SERIES	25"	41"
11	1	2541	2	25"	41"	SINGLE CASEMENT-HL	2X3		PELLA LIFESTYLE SERIES	25"	41"
12	2	2957	2	29"	57"	DOUBLE HUNG	3X2 / 1		PELLA LIFESTYLE SERIES	25"	57"
13	2	2947	1	29"	57"	DOUBLE HUNG	3X2 / 1		PELLA LIFESTYLE SERIES	25"	57"
14	2	2947	1	29"	47"	SINGLE CASEMENT-HL	YES		PELLA LIFESTYLE SERIES	25"	47"
15	2	2125	1	21"	25"	FIXED GLASS	2X2		PELLA LIFESTYLE SERIES	21"	25"
16	2	2947	2	29"	47"	SINGLE CASEMENT-HR	3X3		PELLA LIFESTYLE SERIES	29"	47"
17	2	2947	1	29"	47"	SINGLE CASEMENT-HL	3X3		PELLA LIFESTYLE SERIES	29"	47"
18	2	3283	2	32"	59"	DOUBLE HUNG	3X2 / 1		PELLA LIFESTYLE SERIES	32"	59"
19	2	2541	3	25"	41"	SINGLE CASEMENT-HR	2X3		PELLA LIFESTYLE SERIES	25"	41"
20	2	2541	1	25"	41"	SINGLE CASEMENT-HL	YES		PELLA LIFESTYLE SERIES	25"	41"
21	2	2941	1	25"	41"	SINGLE CASEMENT-HL	2X3		PELLA LIFESTYLE SERIES	25"	41"
22	2	2529	2	25"	29"	SINGLE CASEMENT-HL	2X2		PELLA LIFESTYLE SERIES	25"	29"
23	2	2957	3	33"	59"	DOUBLE HUNG	3X2 / 1		PELLA LIFESTYLE SERIES	33"	59"
24	0	3363	2	33"	59"	DOUBLE HUNG	3X2 / 1		PELLA LIFESTYLE SERIES	33"	59"
25	3	2125	1	21"	25"	FIXED GLASS	2X2		PELLA LIFESTYLE SERIES	21"	25"



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									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	3	41"	41"	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"	63"	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		PELLA LIFESTYLE SERIES	
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10	1	2541	1	25"	41"	SINGLE CASEMENT-HL	2X3		PELLA LIFESTYLE SERIES	
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14	2	2947	1	29"	47"	SINGLE CASEMENT-HL	YES		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	3293	3	32"	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		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	2953	3	33"	59"	DOUBLE HUNG	3X2 / 1		PELLA LIFESTYLE SERIES	
24	0	3363	2	33"	59"	DOUBLE HUNG	3X2 / 1		PELLA LIFESTYLE SERIES	
25	3	2125	1	21"	25"	FIXED GLASS	2X2		PELLA LIFESTYLE SERIES	



NUMBER	FLOOR	LABEL	QTY	WIDTH	HEIGHT	DESCRIPTION	TEMPERED	DIVIDED LITES	WINDOW SCHEDULE	
									MANUFACTURER	COMMENTS
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03	1	4121	3	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"	63"	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		PELLA LIFESTYLE SERIES	
09	1	2541	1	25"	41"	SINGLE CASEMENT-HR	YES		PELLA LIFESTYLE SERIES	
10	1	2541	1	25"	41"	SINGLE CASEMENT-HL		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	2	29"	57"	DOUBLE HUNG	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	3241	3	32"	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	2953	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	

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

A10



A11

DATE: 1/14/2026
SCALE: _____
REV: _____

#25 SHERIDAN RD.
WELLESLEY, MA

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781.718.8009
dustin@dna-architecture.com

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A12

DATE: 1/14/2026
SCALE:
REV:

#25 SHERIDAN RD.
WELLESLEY, MA

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1 LEFT PERSPECTIVE

DATE: 1/14/2026
SCALE:
REV:

A13

#25 SHERIDAN RD.
WELLESLEY, MA

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1

REAR PERSPECTIVE



1 RIGHT PERSPECTIVE

DATE: 1/14/2026
SCALE: _____
REV: _____

A15

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#25 SHERIDAN RD.
WELLESLEY, MA

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1 FRONT RIGHT PERSPECTIVE

A16

DATE: 1/14/2026
SCALE: _____
REV: _____

#25 SHERIDAN RD.
WELLESLEY, MA

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1 FIRST FLOOR TLAG

FIRST FLOOR: 1,974 S.F.

GARAGE: 480 S.F.

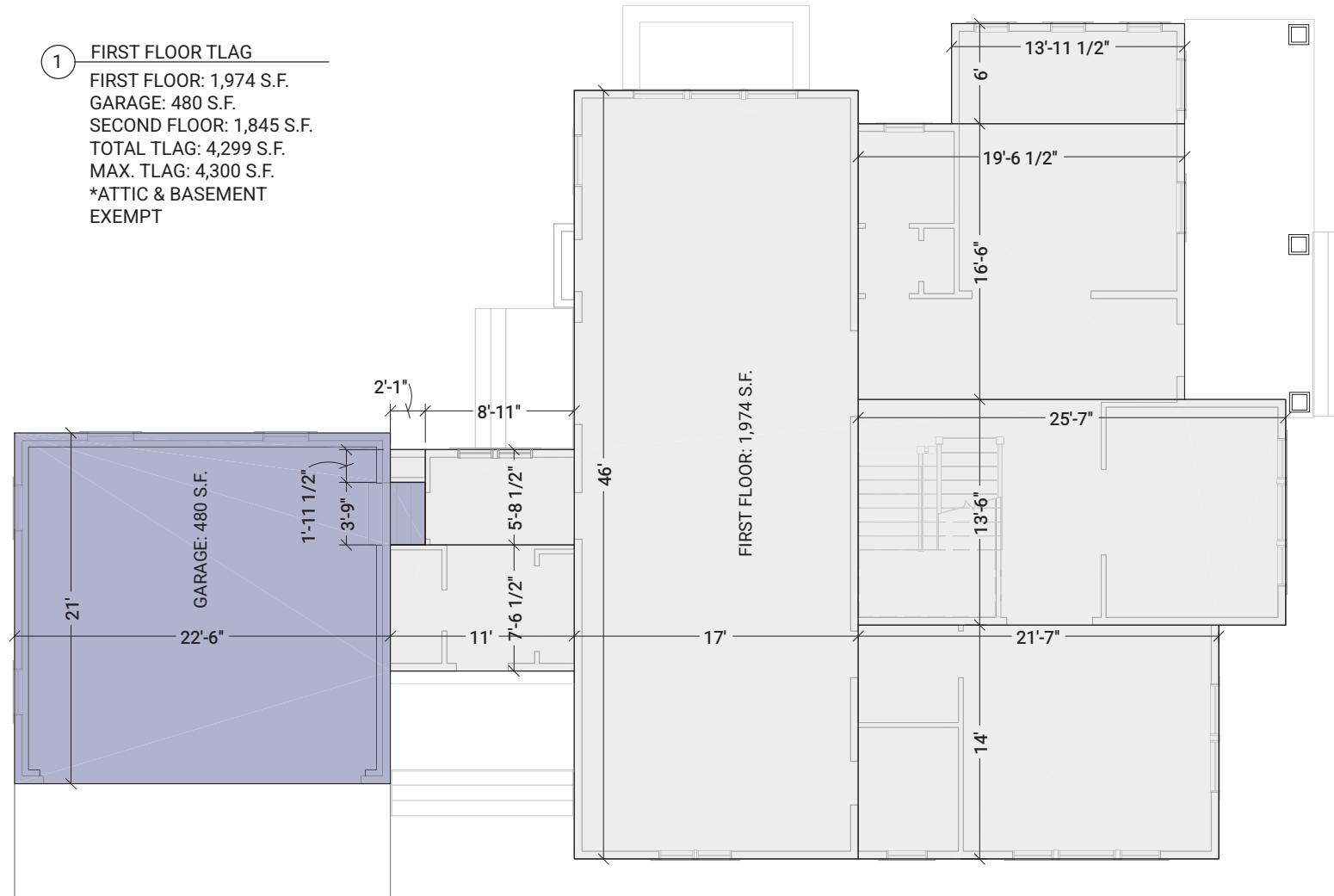
SECOND FLOOR: 1,845 S.F.

TOTAL TLAG: 4,299 S.F.

MAX. TLAG: 4,300 S.F.

*ATTIC & BASEMENT

EXEMPT



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

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WELLESLEY, MA

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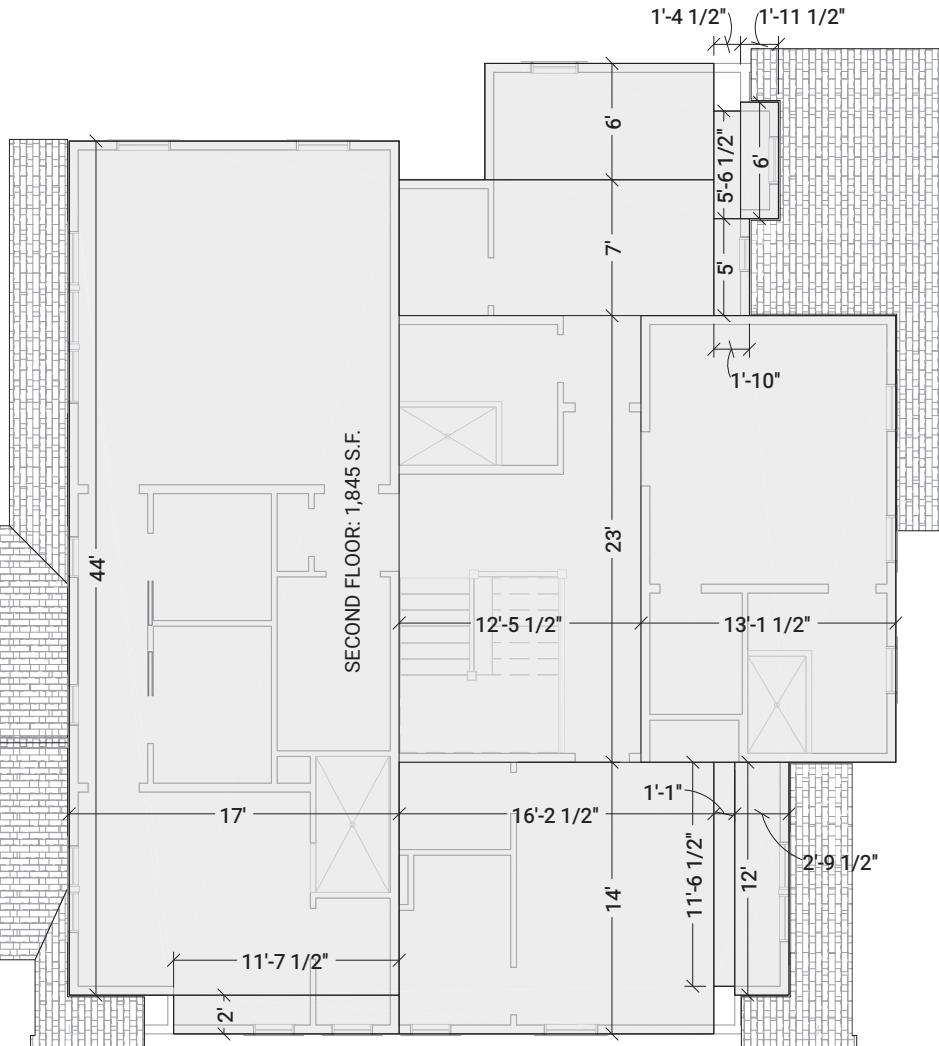
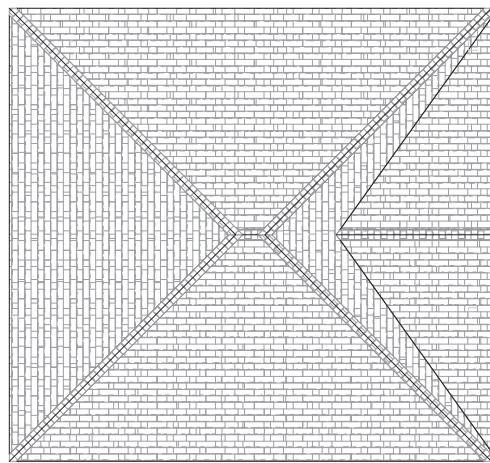
DNA
ARCHITECTURE

A17

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



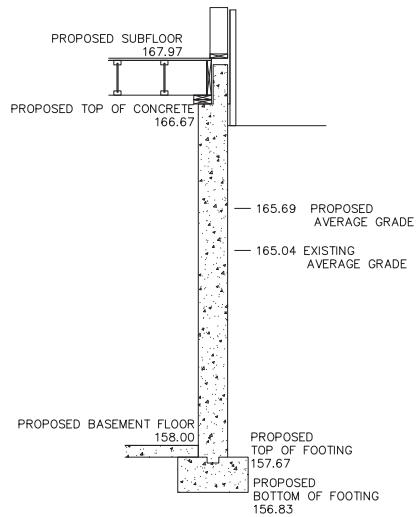
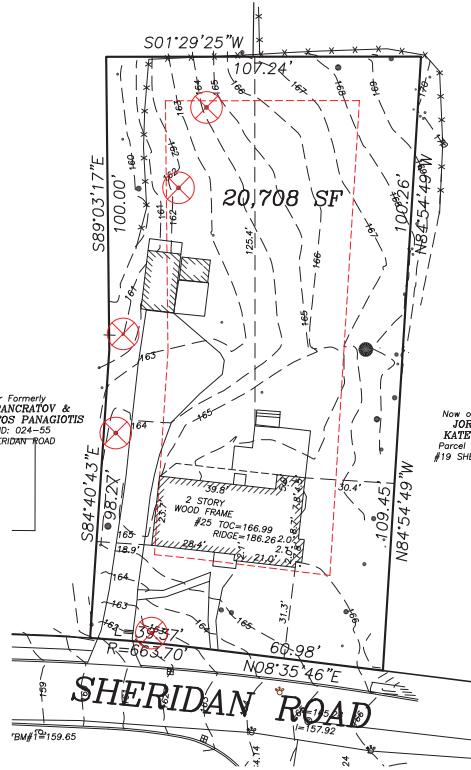
DATE: 1/14/2026 | SCALE: 5/32"=1'-0" | REV:

#25 SHERIDAN RD.
WELLESLEY, MA

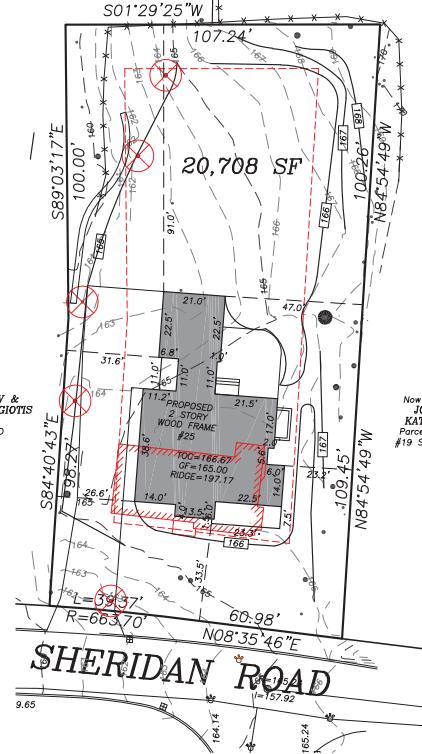
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A18



FOUNDATION WALL SECTION
NOT TO SCALE



NOTES:

- 1) BENCHMARK INFORMATION:
TEMPORARY BENCHMARKS SET:
#1) SPIKE SET IN UTILITY POLE #14 ON THE
WESTERLY SIDE OF SHERIDAN ROAD.
ELEVATION = 159.65
- 2) ELEVATIONS REFER TO TOWN OF WELLESLEY DATUM
- 3) CONTOUR INTERVAL EQUALS ONE (1) FOOT.
- 4) UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD
SURVEY AND THE LATEST PLANS OF RECORD. THE LOCATIONS
OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN
DETERMINED FROM THE AFOREMENTIONED RECORD PLANS AND
ARE APPROXIMATE ONLY. BEFORE PLANNING FUTURE
CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT
SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF
SUB-SURFACE STRUCTURES SHOULD BE DETERMINED
THROUGH A CALL TO THE DIG-SAFE CALL CENTER
AT 1-888-344-7233 (1-888-DIG-SAFE) SEVENTY-TWO
HOURS PRIOR TO EXCAVATION.

ZONING INFORMATION: SINGLE RESIDENCE 15 (SR15)

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	15,000 SF	20,708 SF	20,708 SF
MINIMUM LOT FRONTAGE	60 FEET	100.35 FEET	100.35 FEET
MINIMUM FRONT SETBACK	30.5 FEET*	31.3 FEET	33.5 FEET
MINIMUM SIDE YARD	20 FEET	18.9 FEET	26.6 FEET
MINIMUM REAR YARD	15 FEET	12.4 FEET	9.1 FEET
MAXIMUM BUILDING COVERAGE	6000 SF	8,128 (1673 SF)	9,084 (3044 SF)
MAXIMUM BUILDING HEIGHT	36 FEET**	20.54 FEET	32.17 FEET
MAXIMUM BUILDING HEIGHT.....2 1/2 STORIES.....	1 1/2 STORIES.....	2 STORIES	

*FRONT SETBACK DETERMINED BY THE 500 FOOT RULE TO BE 30.0 FEET AS HOUSE #39
SHERIDAN IS AT 29.9 FEET FROM SHERIDAN ROAD

** HEIGHT DETERMINED FROM AVERAGE GRADE PLANE PER ZONING BYLAW SECTION 5.4

I CERTIFY THAT THE PARCEL SHOWN HEREON LIES WITHIN A
ZONE "X", AREAS OUTSIDE THE 0.2% ANNUAL CHANCE
FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP
FOR THE TOWN OF WELLESLEY, MASSACHUSETTS, COMMUNITY
PANEL NO. 250255 0036 F MAP NUMBER 25021C 0036 F
EFFECTIVE DATE: JULY 8, 2025.

THIS PLAN IS FOR THE EXPRESS AND SOLE
PURPOSE OF ACQUIRING A WAIVER OF THE HISTORIC
PRESERVATION DEMOLITION DELAY.
ANY ATTEMPT TO ALTER OR MODIFY THIS PLAN
MAKES THE DOCUMENT AND ITS CERTIFICATION NULL
AND VOID.

TOWN OF WELLESLEY
MAP 17 PARCEL 11
NORFOLK COUNTY
REGISTRY OF DEEDS
BOOK 4272 PAGE 239
PLAN 4200 2258 PAGE 108 &
IN BOOK 3002 PAGE 559
OWNER/APPLICANT:
25 SHERIDAN ROAD, LLC
310 WASHINGTON ST, SUITE 201
WELLESLEY, MA
JOB NO. 076-25

HISTORIC COMMISSION REVIEW
PLAN OF LAND
25 SHERIDAN ROAD
WELLESLEY, MASS.

Field Resources, Inc.
LAND SURVEYORS

JANUARY 7, 2026
SCALE 1"=20'
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781 444 5936
office@fieldresources.net

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