



**Town of Wellesley - Planning Department  
Historic District Commission  
APPLICATION FOR CERTIFICATE**

**I. Application (See back for Application Materials & Guidelines)**

*The undersigned hereby applies to the Wellesley Historic District Commission for a (check one box)*

I consent that the application involves exterior architectural features which are subject to approval of the HDC and would like to waive the determination and move immediately to hearing for a Certificate of Appropriateness.

Determination of whether the application involves any exterior architectural features which are subject to approval. If the board finds that the application *does* involve any exterior architectural features which are subject to approval by the Commission, then I would like to apply for the certificate listed below:

Certificate applied for (check one box):

Appropriateness

Non-Applicability

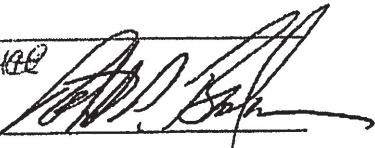
Hardship

Property Address: 58 Cottage St

*Robert Bedavas, Trustee*

OWNER

Name: Kallipe D Bedavas Trust, 2007

Signature: 

Address: 58 Cottage St

Phone #: 617 872 2995

Wellesley MA 02432

Email: bbedavas@icloud.com

APPLICANT (fill out only if applicant is not the owner)

Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Address: \_\_\_\_\_

Phone #: \_\_\_\_\_

Architect (not required)  
Name: Charles Kravas

Email: CKravas@Krensub.com  
Phone #: 781 431-7400

**TO BE COMPLETED BY WELLESLEY PLANNING DEPARTMENT**

Date of application: \_\_\_\_\_ Planning Department Staff: \_\_\_\_\_

Date of public hearing: \_\_\_\_\_ Date public notice sent: \_\_\_\_\_ HDC#: \_\_\_\_\_

Commission Actions: Approved \_\_\_\_\_ Disapproved \_\_\_\_\_

Determined Not to Affect Exterior Architectural Features: \_\_\_\_\_

Certificate awarded: Appropriateness \_\_\_\_\_ Non-Applicability \_\_\_\_\_ Hardship \_\_\_\_\_

Signature of Chair or Planning Staff & Date of Decision: \_\_\_\_\_

Certificates of Appropriateness shall expire twelve (12) months from the time of issuance unless otherwise extended by the Wellesley Historic District Commission

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## **II. Application Materials & Guidelines**

*This application must be submitted with a \$25 filing fee and 8 sets\* of the following materials before any necessary meeting or public hearing date is set. Lack of proper/complete documentation or application materials may result in delayed action. An Additional \$50 Advertising Fee will be required for any application which requires a public hearing. Checks are payable to "The Town of Wellesley."*

*Applicants are encouraged to consult with Planning Department Staff ahead of submitting any application. The Historic Preservation Design Guidelines (available on Town website) may be a useful resource in preparing an application.*

1. Scaled drawings, including at minimum, plot plan(s), site plans, floor plans, elevations, and details of significant features and proposed modifications.
2. Photographs of all buildings or structures viewable from a public street, way, park, or body of water.
3. Description and/or samples of the materials to be used for any alteration or construction.
4. Written narrative or description of the project, addressing the following:
  - a. Describe the scope of the proposed work to be performed.
  - b. Describe the general design arrangement, texture, and material of the features involved, and the relation of such features to similar features of buildings and structures in the surrounding area.
  - c. In the case of new construction or additions to existing buildings or structures, include or reference a plot plan that describes the appropriateness of the size and shape of the building or structure, both in relation to the land upon which the building or structure is situated and to the buildings and structures in the vicinity. Plot and/or site plans should include all buildings and structures above ground on the property to support the narrative description.
  - d. Describe how the proposed project is consistent with to the historic aspects or the architectural characteristics of the surroundings and of the Historic District.

### **Submit Application to:**

**Town of Wellesley - Planning Department  
Lower Level - Town Hall  
525 Washington Street**

**Phone: 781-431-1019 x 2232, 2234, 2237**

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\* Multiple copies are not required for submissions during the COVID-19 Pandemic or any declared State of Emergency.



2026 February 2

### **SCOPE OF PROPOSED WORK:**

The proposed project consists of the demolition of an existing one-story detached one-car garage to be replaced with a new detached two-car garage with an accessory dwelling unit above. The new garage shall have doors facing Wildwood Circle as well, to eliminate the need for additional asphalt for a turnaround at the Cottage Street facing doors.

The project also includes expansion of the existing asphalt driveway to accommodate the two-car garage.

### **DESCRIPTION OF GENERAL DESIGN:**

The proposed design is consistent with many properties in the neighborhood with detached two-car garages sited in the rear corner of those properties. Design inspiration was taken from a nearby property at 39R Cottage Street, which is a two-car garage and cabana, approved by the HDC on April 4, 2010.

### **DESCRIPTION OF MATERIALS TO BE USED:**

The proposed exterior materials of the new structure are as follows:

- Exterior Trim: Wood or wood alternative, such as Boral TruExterior or Acre trim. Painted white to match main house.
- Siding: Wood clapboards with corner boards on the first floor and gable walls. Wood shingles with weaved corners on the upper level dormer walls. Vertical tongue & groove siding at area below exterior stair. All siding painted yellow to match main house.
- Exterior Stair: Timbertech Dark Hickory Vintage decking and black aluminum railings.
- Roofing: Architectural asphalt shingles in charcoal or moire black.
- Windows: Marvin Elevate or similar wood windows with black fiberglass or aluminum exterior and 6/6 simulated divided light grille pattern.
- Exterior Doors: JeldWen or equal wood-look fiberglass door in a craftsman style with two-long panels and 3 or 4 light glass panel. Coordinating transom above doors. Doors & transoms to be painted black to match windows.
- Garage Doors: CHI Overhead Door garage doors – Stamped steel carriage house style, with glass panels in top row, painted black to match windows/doors.
- Shutters: Timberlane fixed louver shutters in wood or pvc, sized appropriately to match ½ size of window, painted black to match windows. Hinges and tiebacks in black.



66 CENTRAL STREET STE. 2  
WELLESLEY, MA 02482  
(781)431-7400  
WWW.KRAUSAB.COM

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SITE AND NOTIFY ARCHITECT OF ANY  
DISCREPANCIES.

DATE	REVISIONS

PROJECT NAME:  
BADAVAS RESIDENCE  
A.D.U.

58 COTTAGE ST  
WELLESLEY, MA

DRAWING NAME:  
EXISTING  
HOUSE/GARAGE  
PHOTOS

DATE: \_\_\_\_\_  
PROJECT NO.: 25031  
SCALE: 1/8"=1'-0"  
DRAWN BY: DT/CK  
DRAWING NO. \_\_\_\_\_

EC1.1



VIEWS FROM COTTAGE STREET



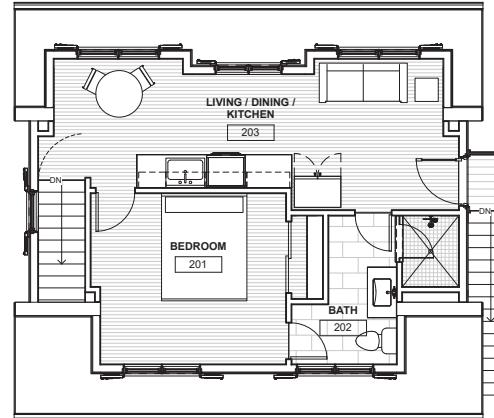
VIEWS FROM WILDWOOD CIRCLE



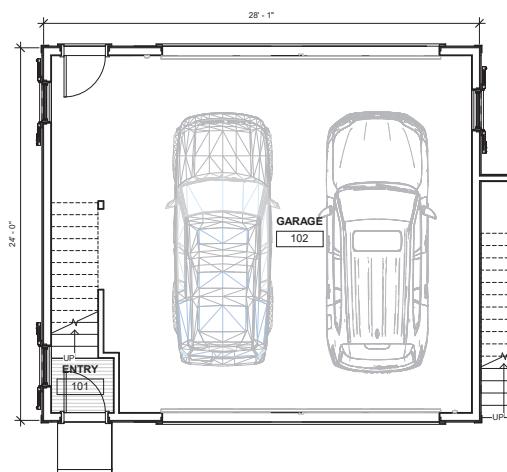
① BACK RIGHT VIEW  
12" = 1'-0"



③ FRONT LEFT VIEW  
12" = 1'-0"



② SECOND FLOOR  
1/4" = 1'-0"



4 FIRST FLOOR



KRAUS ASSOCIATES

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PROJECT NAME:

58 COTTAGE ST,  
WELLESLEY, MA 02482

DRAWING NAME: **FLOOR PLANS & VIEWS**

DATE:	12.10.25
PROJECT NO.:	25036
SCALE:	As indicated

PRINTED BY: EB/CK

A1.1



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PROJECT NAME:

58 COTTAGE ST,  
WELLESLEY, MA 02482

DRAWING NAME: **EXTERIOR ELEVATIONS**

DATE:	12.10.25
PROJECT NO.:	25036
SCALE:	1/4" = 1'-0"
DRAWN & CHECKED BY:	EB/CK

A2.0

An architectural rendering of a modern two-story townhouse. The top floor features a long, dark grey facade with a series of large, multi-paned windows, each flanked by light-colored vertical shutters. The windows are arranged in a staggered pattern. The bottom floor has a different facade, with a large central garage door on the left and a white-painted section on the right containing a single-story entrance with a glass door and a small porch. The entire building is set against a plain white background.

1 NORTH ELEVATION  
1/4" = 1'-0"



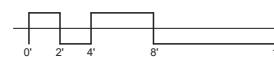
② WEST ELEVATION  
1/4" = 1'-0"

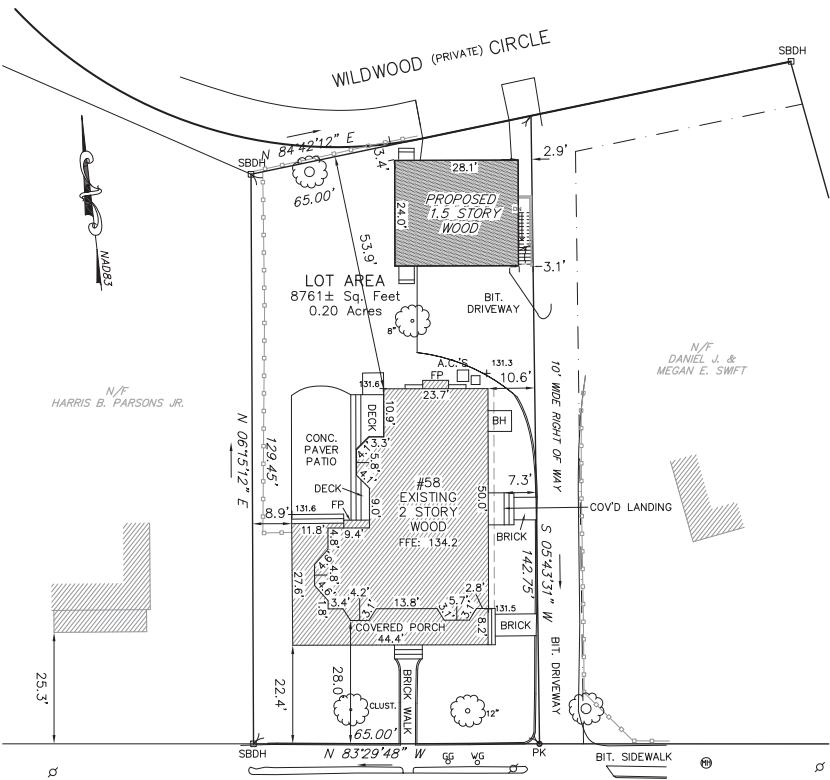
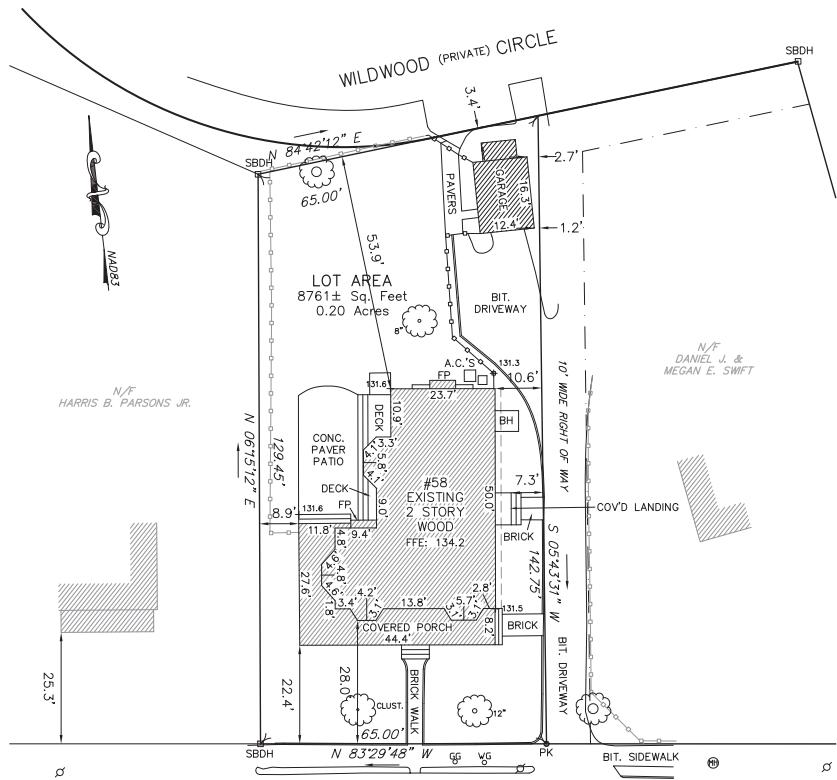


③ EAST ELEVATION

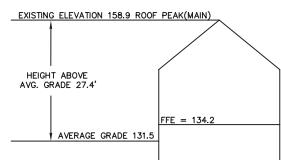


④ SOUTH ELEVATION  
1/4" = 1'-0"





EXISTING



ZONING DISTRICT

SR-10

REQUIREMENTS:	UNITS	REQUIRED	CURRENT	PROPOSED
MINIMUM LOT AREA	S.F.	10,000	8,761±	8,761±
MINIMUM LOT FRONTAGE	FT.	60.0	65.0	65.0
FRONT SETBACK (COTTAGE)	FT.	30.0 (AVG.)	22.4	22.4
FRONT SETBACK (WILDWOOD)	FT.	30.0 (AVG.)	3.4	3.4
SIDE SETBACK	FT.	20.0	7.3 (LND.)	7.3 (LND.)
SIDE SETBACK	FT.	20.0	1.2	2.9
REAR SETBACK	FT.	10.0	53.9	53.9
BUILDING HEIGHT	FT.	36.0	27.4	27.4
LOT COVERAGE	FT.	20.0	26.9	31.9

NOTES:

- ZONING CLASSIFICATION - SR-10 (HISTORIC OVERLAY DISTRICT)
- LOCUS DEED: NORFOLK COUNTY REGISTRY OF DEEDS BOOK 42482 PAGE 190
- PLAN REFERENCES: NORFOLK COUNTY REGISTRY OF DEEDS 1458 PAGE 305
- ASSESSORS PARCEL ID: 113-24



PREPARED FOR:  
ROBERT P. & KALLIOPE D. BADAVAS  
58 COTTAGE STREET  
WELLESLEY, MA. 02482

PLOT PLAN  
FOR  
58 COTTAGE STREET  
IN

WELLESLEY, MA.

SCALE: 1"=20' AUGUST 19, 2025

C & G SURVEY COMPANY  
37 JACKSON ROAD  
SCITUATE, MA. 02066  
1-877-302-8440

PROPOSED ADDED 1-22-26

