



STAFF REPORT

Town of Wellesley - Planning Department

Application: DR-18-32– 24 Avon Road - Waiver/Reduction of Delay Period
Subject Property: 24 Avon Road (Assessor's Parcel ID # 149-25)
Applicant: Stephanie Richardson
Property Owner: Stephanie Richardson
Date: Report 8/1/2018 for 8/13/2018 Historical Commission Meeting
Staff Contact: Claudia Zarazua, Planner

APPLICATION OVERVIEW

Applications for Eligibility Notice and Preservation Determination were submitted on June 15, 2018 indicating the intent to demolish, in its entirety, a building located on the property and used as a dwelling. An Eligibility Notice was issued on June 19, 2018 determining the subject building to be an Eligible Building. A public hearing before the Historical Commission was scheduled for July 9, 2018. *Staff understands the current owner intended to build an addition and previously met with the architect and current owner.*

On July 9, 2018, following a public hearing on an application for a Preservation Determination for the building located at 24 Avon Road, the Historical Commission voted 7-0 to determine that the building be Preferably Preserved, thereby imposing a delay on the issuance of a permit to demolish the building for 12 months. On July 19, 2018, pursuant to part D.(4) of the Historic Preservation Demolition Review Bylaw, the Owner applied to the Commission for a reduction of the imposed Delay Period ("Waiver").

COMMISSION CONSIDERATION AND APPLICANT REQUEST

Pursuant to the Bylaw, "the Commission may consider whether the Owner has:

- i. made a bona fide, reasonable and unsuccessful effort to locate a purchaser for the Building who is willing to preserve, rehabilitate or restore the Building; or
- ii. agreed to accept a Demolition Permit on specified conditions approved by the Commission. If the specified conditions involve approved plans and elevations, then no Demolition Permit shall be issued by the Inspector of Buildings unless the Owner provides to the Inspector of Buildings a complete set of plans and elevation drawings which have been signed and stamped by the Commission, provided, however, that if such plans and elevations are subsequently modified, no copy signed and stamped by the Commission shall be required if such modifications do not substantially alter the plans and elevations previously approved by the Commission."

Consistent with these standards, the Owner submitted plans and elevations for the proposed house to replace the existing house, if demolished. The proposed house is a two-story hipped roof with a front porch design in a Colonial Revival style. The building is larger than the existing dwelling and sited similarly to the existing dwelling. The attached two-car garage is located on the rear of the property. The proposed design has borrowed some architectural elements from the existing dwelling such as the proposed hipped roof, eaves, brackets and hipped dormers. However, some of the most characteristic and historically significant features, such as the asymmetrical porch and overall scale and proportion of the front façade, of the existing house are no longer present. (The Commission may recall that the existing house is a two-story American Foursquare style home).

Given that this lot is nonconforming, any proposed design requires a Special Permit and review by the Zoning Board of Appeals (ZBA). The proposed design is responsive to previous comments by the ZBA and has not been reviewed by them.

PROCEDURAL CONSIDERATIONS AND STAFF RECOMMENDATIONS

Within fifteen (15) days after the Commission has closed the public hearing on the Waiver, the Commission shall provide to the Owner written notice of its determination or a summary of the Owner and the Commission's agreed-upon plans with respect to the Delay Period and the Building.

In the event that the Commission is considering granting the waiver request based on submitted plans, Staff would recommend that the Commission do so contingent on the Owner's execution of an agreement specifying the following:

1. Issuance of a Demolition Permit for the dwelling is contingent on subsequent construction based on submitted/approved plans
2. Obligation for the Owner to provide the Planning Director with written notice of all building permit applications concerning the property at the same time as it is filed with the Building Department.
3. Obligation that the Owner not apply for any building permit concerning the property that does not conform to the Approved Plans, and that all construction on the property that does not conform to the Approved Plans is prohibited.
4. Authorization for the Planning Director to determine plans submitted for a Building Permit are consistent with the plans approved by the Commission, and authorization for the Planning Director to confirm compliance of the project prior to the issuance of a Certificate of Occupancy.
5. That the agreement run with the land and be binding on Owner's successors and assigns.
6. That the Historical Commission has the right to enforce all terms of this agreement.

Staff recommends Commission continue the public hearing to allow for potential revisions that may result from other reviews.