



STAFF REPORT

Town of Wellesley - Planning Department

Application: DR-19-06 – 183 Walnut Street - Waiver/Reduction of Delay Period
Subject Property: 183 Walnut Street (Assessor's Parcel ID # 28-21)
Applicant: Fardad Farahmand
Property Owner: Fardad Farahmand
Date: Report 5/7/2019 for 5/15/2019 Historical Commission Meeting
Staff Contact: Claudia Zarazua, Planner

APPLICATION OVERVIEW

On March 11, 2019, following a public hearing on an application for a Preservation Determination for the building located at 183 Walnut Street, the Historical Commission voted unanimously 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 April 15, 2019, 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 a proposed addition. The proposed addition is a three-story contemporary building in contrast to the existing Colonial Revival home.

The Commission may recall that the existing house is a two-story American Foursquare house with overhanging hipped roof. Remnants of the typical wrap around porch are still visible although it is now completely enclosed. Staff believes the original architecture of

the house is best characterized as part of the Colonial Revival family with minimal modifications. The siding is perceived to be stucco and has a concrete foundation.

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.

Based upon the scope of the proposed work, Staff is of the opinion that the partial demolition would not be detrimental to the historical and architectural integrity of the existing house.