



STAFF REPORT

Town of Wellesley - Planning Department

Application: DR-17-11 - 11 Pleasant Street - Preservation Determination
Subject Property: 11 Pleasant Street (Assessor's Parcel ID # 123-23)
Applicant: Brossi Brothers Limited Partnership, David and Joseph Brossi
Property Owner: Brossi Brothers Limited Partnership, David and Joseph Brossi
Date: Report prepared 10/10/2017 for 10/11/2017 Historical Commission Meeting
Staff Contact: Michael Zehner, Planning Director
Staff Recommendation: **Deemed Preferably Preserved**

APPLICATION OVERVIEW

Applications for Eligibility Notice and Preservation Determination were submitted on August 29, 2017 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 September 12, 2017 determining the subject building to be an Eligible Building. A public hearing before the Historical Commission was scheduled for October 11, 2017.

DESCRIPTION

In consideration of the application for Eligibility Notice, it was determined that the dwelling was originally constructed in 1908 (the Applicant/Owner indicated the construction date to be 1917, relying on the Assessors Property Record Card) primarily relying on research and a profile prepared for the Historical Commission's Plaque Program (attached). According to the profile, the September 4, 1908 issue of the Wellesley Townsman reported that "The new house being built by John T. Ryan off Pine Street is nearly completed and will be occupied by Mr. T.H. Fairbanks, American Express agent, when done."

The dwelling is a 1-story with gable roof and front and rear dormers. The architecture of the house is best characterized as American national folk, of the massed-plan/side-gabled subtype. Based on permit records, the rear shed dormer was added in 1958.

PRESERVATION DETERMINATION STANDARDS

In consideration of a Preservation Determination for the building, the Historical Commission is to determine whether or not the building should be Preferably Preserved, a term defined as a building "the demolition of which that is proposed...would be detrimental to the historical or architectural heritage of the Town because such Building is (i) importantly associated with one or more historic persons or events, or with the architectural, cultural, political, economic or social history of the Town, the Commonwealth of Massachusetts or the United States of America, (ii) historically or architecturally important by reason of period, style, method of building construction or

association with a particular architect or builder, either by itself or in the context of a group of Buildings, or (iii) located within one hundred fifty (150) feet of the boundary line of any federal or local historic district and contextually similar to the Buildings located in the adjacent federal or local historic district.”

If the Commission determines that the Building should be Preferably Preserved, then no Demolition Permit with respect to such Building shall be issued until twelve (12) months after the date of the Preservation Determination.

STAFF RECOMMENDATION

Staff is of the opinion that the subject building **is not** (i) associated with one or more historic persons or events, or with the architectural, cultural, political, economic or social history of the Town, the Commonwealth of Massachusetts or the United States of America, or (iii) located within one hundred fifty (150) feet of the boundary line of any federal or local historic district and contextually similar to the Buildings located in the adjacent federal or local historic district, but that the subject building **is** (ii) historically or architecturally important by reason of period, style, method of building construction or association with a particular architect or builder, either by itself or in the context of a group of Buildings.

With respect to standard (ii), Staff is of the opinion that the house is architecturally important by reason of period and style in the context of buildings of a similar period and style along Pleasant Street, especially along the same side of Pleasant Street.

Therefore, based upon the above, **Staff is of the opinion that demolition of the subject building would be detrimental to the historical or architectural heritage of the Town and recommends that the Historical Commission determine that the building should be deemed Preferably Preserved and impose a 12-month delay on the building's demolition.**

11 PLEASANT STREET

Year Built: 1908

Area of Lot: 9967 sq. ft.



List of Owners (with dates)		Certificate #
12/17/2001	Joseph S. Brossi, David A. Brossi & Theresa J. Clarcia (Trustees of The William Brossi Family Trust and The Jennie M. Brossi Family Trust) to Brossi Brothers Limited Partnership	161939
01/28/1982	Jennie M. Brossi to Jennie M. Brossi & David A. Brossi (Trustees of The Jennie M. Brossi Family Trust) (1/2 interest)	114041
01/28/1982	William Brossi to William Brossi & David A. Brossi (Trustees of The William Brossi Family Trust) (1/2 interest)	114041
01/28/1982	William Brossi & Jennie M. Brossi (as tenants by the entirety) to William Brossi & Jennie M. Brossi (as tenants in common)	114040
07/18/1958	Burton H. Chapman & Helen D. Chapman to William Brossi & Jennie M. Brossi	61305
07/25/1946	Denison C. Chapman to Burton H. Chapman & Helen D. Chapman	33473
04/24/1946	Roy H. Proctor, Ruth P. Proctor & Priscilla May Purcell to Denison C. Chapman	32853
04/24/1946	Upon death of Olivia N. Proctor, Land Court confirms title for Roy H. Proctor, Ruth P. Proctor & Priscilla May Purcell (southern half of lot)	32852
03/20/1937	Olivia N. Proctor to Ruth P. Proctor (northern half of lot)	20711
07/18/1922	Land Court confirms title for Olivia N. Proctor	6000
02/01/1916	Fred O. Johnson to Olivia F. Proctor (a.k.a. Olivia N. Proctor)	Book/Page 1359/55
<i>Includes 11 Pleasant Street and sites of 15 & 16 Pleasant Street (including the part of the Pleasant Street roadway that currently separates 11,12,15,16 Pleasant Street) totaling 34,000 sq. ft.</i>		
07/26/1909	John T. Ryan to Fred O. Johnson	1117/404
<i>Includes sites of 11,12,15,16 Pleasant Street (including the part of the Pleasant Street roadway that currently separates them) totaling 42,000 sq. ft.</i>		
12/14/1907	Augustine L. Ballou to John T. Ryan	1071/247
12/14/1907	Caroline L. Flagg & Martha L. Flagg to Augustine L. Ballou	1070/539
<u>Additional Information:</u>		
<ul style="list-style-type: none"> • 1908 Annual Town Report: John T. Ryan lives at 24 Church Street and owns 42,000 sq. ft. of land on Pine Street [<i>now Pleasant Street</i>] (Lot 56, \$425), and 18,000 sq. ft. of land on Hillside Road (Lot 46, Farmer, \$1050). • 1909 Annual Town Report: John T. Ryan lives at 24 Church Street and owns a dwelling on Westerly [<i>sic</i>] Street (\$1800), 42,000 sq. ft. of land on Westerly [<i>sic</i>] Street (Lot 56, \$425), and 18,000 sq. ft. of land on Hillside Road (Lot 46, Farmer, \$1050). • Mortgage for \$2000 given by John T. Ryan to James Clark on August 18, 1908. • “The new house being built by John T. Ryan off Pine Street is nearly completed and will be occupied by Mr. T.H. Fairbanks, American Express agent, when done.” – Wellesley Townsman: September 4, 1908 		