



STAFF REPORT

Town of Wellesley - Planning Department

Application: DR-17-12 - 21 Pleasant Street - Preservation Determination
Subject Property: 21 Pleasant Street (Assessor's Parcel ID # 135-44)
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 1929 (the Applicant/Owner indicated the construction date to be 1935, relying on the Assessors Property Record Card) based on a Building Permit issued to William Brossi on November 30, 1929 (identified as owner and architect); the home's builder was identified as William Hewett.

The dwelling is a two-story with gambrel roof. The architecture of the house is best characterized as Colonial Revival, Gambrel Roof sub-type, or Dutch Colonial. Based on permit records, perhaps the only alteration to the existing structure was made in 1932 when the pantry was expanded; however, this may have only been an interior change.

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, by itself and within the context of a group of buildings. Respectively, Staff is of the opinion that the house is an important example of Dutch Colonial architecture within the Town, and 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.**