



## STAFF REPORT

### Town of Wellesley - Planning Department

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Application: DR-17-11 – 11 Pleasant Street - Waiver/Reduction of Delay Period  
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 2/6/2018 for 2/12/2018 Historical Commission Meeting  
Staff Contact: Claudia Zarazua, Planner; Michael Zehner, Planning Director

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#### APPLICATION OVERVIEW

On October 11, 2017, following a public hearing on an application for a Preservation Determination for the building (dwelling) located at 11 Pleasant Street, 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 October 23, 2017 pursuant to part D.(4) of the Historic Preservation Demolition Review Bylaw, the Applicant and Owner applied to the Commission for a reduction of the imposed Delay Period ("Waiver"). A public hearing before the Historical Commission was scheduled for December 11, 2017 to allow the Commission to make a determination as to whether or not to reduce or modify the Delay Period.

**At the December 11, 2017 meeting, the Applicant presented the proposed plans for the new house to replace existing dwelling. The Commission provided the following feedback on the design of the project for consideration by the Applicant:**

- 1. Reconsider palladium window**
- 2. Refine size and location of shutters**
- 3. Refine size proportion of dormer over garage**
- 4. Refine roof line**
- 5. Reconsider size of windows in proportion to elevation height**
- 6. Reconsider need of chimney if not functional**
- 7. Change roof from Gable to Hip**
- 8. Reconsider size of posts of porch**
- 9. Match window sizes all around**
- 10. Improve garage doors**
- 11. Provide more information about materials**

**Following a discussion, the Commission continued the matter to the meeting on January 9, 2018.**

**At the January 9, 2018 meeting, the Applicant proposed the revised plans. The Commission provided the following recommendations:**

1. **Consider breaking the massing of the garage by shifting the entrance to the front**
2. **Add another dormer to break the massing**
3. **Consider adding more windows to break the amount of clapboard**
4. **Lower roof 2'**
5. **Consider adding an eave at 10"-12"**

**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 Applicant submitted plans for the house proposed to replace the existing house, if demolished. Please note, the proposed design introduces new elements not characteristic to the Cape Cod Cottage Colonial Revival of the original dwelling. ~~The existing building is a modestly sized 2-story residence built in 1907, while the massing of proposed building is significantly more than the existing dwelling and garage combined. The proposed Palladian window central to front façade of new house is disproportional in size to colonial revival style. Siding material is not specified in the latest elevations. Right and Left elevations show continuous siding without visual breaks or horizontal bands as characteristic of the original architecture.~~

**The Applicant submitted revised plans on February 2, 2018. Staff acknowledges that the revised plans address many of the Commission’s comments.**

**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.