

# TOWN OF BROOKLINE

Massachusetts

## PRESERVATION COMMISSION APPLICATION FOR DEMOLITION CERTIFICATE

Application Number: \_\_\_\_\_

Date Received: \_\_\_\_\_

Hearing Date: \_\_\_\_\_

I. PROPERTY ADDRESS 484 - 490 Heath  
Town of Brookline  
II. OWNER C/O Public Schools of Brookline PHONE 617-264-6449  
Ray Masak Project Manager  
ADDRESS 333 Washington St., Bldg Dept ZIP CODE 02445  
E-MAIL ADDRESS rmasak@brookline.ma.gov

III. BUILDING TYPE OR SECTION TO BE DEMOLISHED

Town owned school building (Balden School)

### FEE SCHEDULE FOR DEMOLITION CERTIFICATES

Please make out two checks payable to the Town of Brookline in the amount of \$100 and \$200.

If the building is determined Non-Significant, the \$200 check will be returned to you.

\$200.00 Certificate of Significance  
\$100.00 Certificate of Non-Significance

RECEIVED Waived

\*\*COLOR PHOTOGRAPHS OF EACH ELEVATION (SIDE) OF THE BUILDING(S)  
MUST BE INCLUDED.

#### TIME SCHEDULE

Within ten (10) business days of receipt of a COMPLETED application, the staff shall make an initial determination of Significance or Non-Significance and will notify the owner, the Building Commissioner, the Town Clerk, and the Planning Director. Within twenty (20) business days of an initial determination, if the building is found significant, the Commission shall review the application at a Public Hearing. Failure to complete this form accurately will require a new application.

#### V. SIGNATURES:

OWNER OF RECORD \_\_\_\_\_ DATE \_\_\_\_\_

School Committee Signature  
Page Attached

School Committee Signature Page for Preservation Commission Application for Demolition Certificate

**School Committee**

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July 15, 2014

## **FREQUENTLY ASKED QUESTIONS ABOUT DEMOLITION IN BROOKLINE**

### **What buildings in Brookline are subject to review for demolition delay?**

All buildings in Brookline are potentially subject to a demolition delay. If a proposal for work on a building meets the definition of complete or partial demolition, then the building will be reviewed for its historical and architectural significance.

### **What qualifies a project as partial demolition?**

For the most part, demolition includes removing 25% or more of the square footage of a building's exterior sides and roof, removing one side of a building, removing the roof, or significantly altering the shape of the roof. Please see the attached illustrative drawings for examples of how partial demolition is determined, and see below for demolition of buildings designated as historic.

### **Who reviews a building for its historical and architectural significance?**

If proposed work qualifies a building for demolition delay review, the Preservation Commission staff, with the oversight of the Brookline Preservation Commission, makes an initial determination of historical and architectural significance within 10 business days after a completed application form has been submitted.

### **What happens when a building is assigned an initial determination of significance?**

The Preservation Commission will hold a public hearing to determine whether it will uphold the initial determination of significance. If upheld, the Commission will impose a demolition delay on the building for a period of up to 12 months, or 18 months for a National or State Register property.

### **How do I know if a National or State Register listed building requires demolition review?**

The definition of demolition is broader for buildings that have local, state or federal historic designations. Demolition of buildings listed, eligible for listing, or with a preliminary determination of eligibility for listing in the State or National Registers of Historic Places or located within State or National Register districts are automatically determined to be initially significant. Generally, proposed work that includes the systematic removal, effacement or destruction of the exterior architectural elements which define or contribute to the historic character of a building might qualify the project for review. This might include, but is not limited to removing or altering windows, siding, chimneys and decorative elements.

### **What if my building is located in a Local Historic District?**

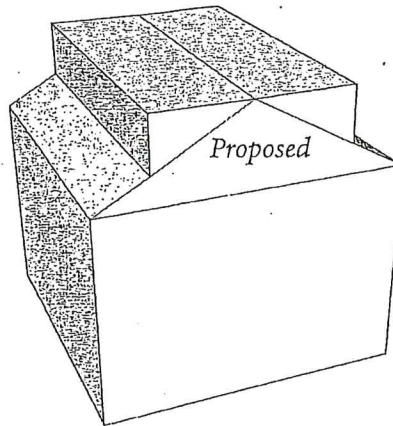
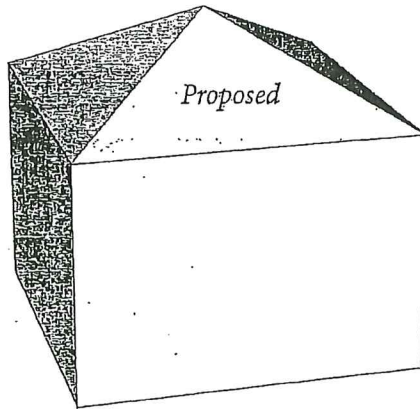
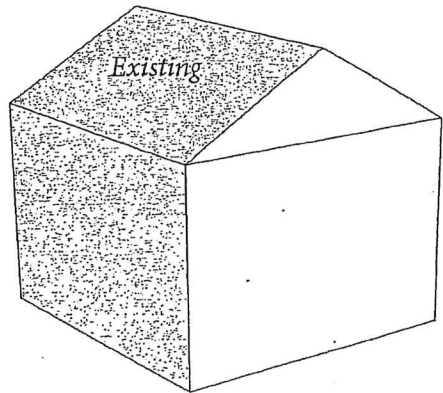
If a building is located in a Local Historic District, regulations and guidelines for work in local historic districts take precedence for review of any changes to structures. In almost all cases, the Commission does not approve demolition of buildings in local historic districts.

For further information or questions, please contact the Department of Planning and Community Development at (617) 730-2130 or the Building Department at (617) 730-2100.

*The information above is general in nature. For more specific information, please refer to the Demolition Delay By-Law, Article 5.3 of the General By-Laws of the Town of Brookline*



## Altering the shape or silhouette of a roof



A project shall be considered for demolition review if the shape or silhouette of a roof is altered.

### Please note:

For the addition of dormers to an existing roof, if there is an indentation of at least one foot from both edges of a roof as well as at least one foot below the ridge and one foot above the eave of the roof, then the project may not be subject to review; or, if there is an indentation of at least three feet from the side edges of the roof and at least one foot above the eave of the roof, then the dormer may extend to the ridge of the roof without the project being subject to review.

