

## **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 demolition?**

For the most part, demolition includes removing or covering 25% or more of the square footage of the building's exterior sides and roof, removing or covering 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 complete 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 more inclusive 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 may include, but is not limited to removing or altering windows, siding, chimneys and decorative elements.

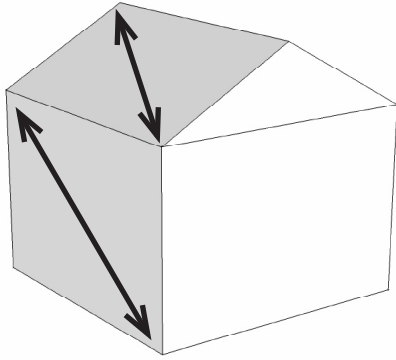
### **What if my building is located in a Local Historic District?**

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 preservation commission will 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.*

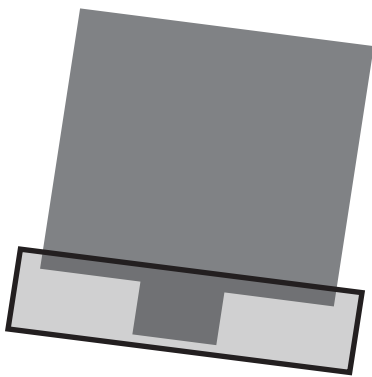
**Covering or removing 25% or more of the square footage of a building's exterior sides**



A project shall be considered for demolition review if 25% or more of the building's surface area (exterior sides and roof) is covered or removed.

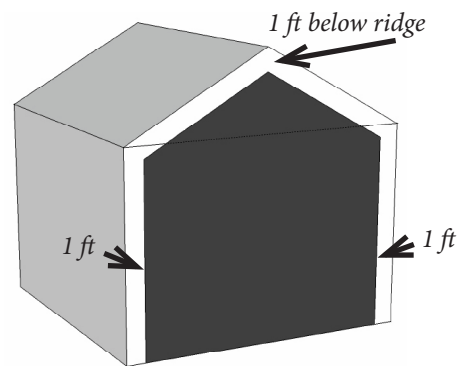
The gray area in the drawing to the left shows one example of this.

**Covering or removing one side of a building**



A project shall be considered for demolition review if one side is removed or covered.

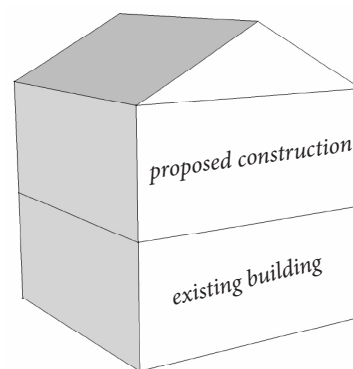
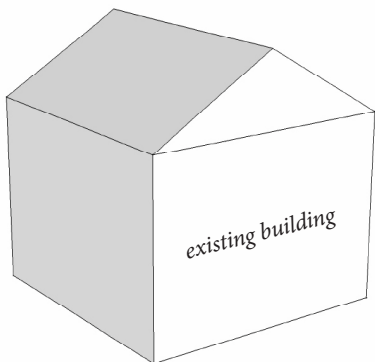
In the plan shown above, for example, the lighter gray area represents one side of the building, which would qualify the project for demolition review.



Please note: If there is an indentation of at least one foot on each side of an addition and one foot below the roof, a project may not be subject to demolition review.

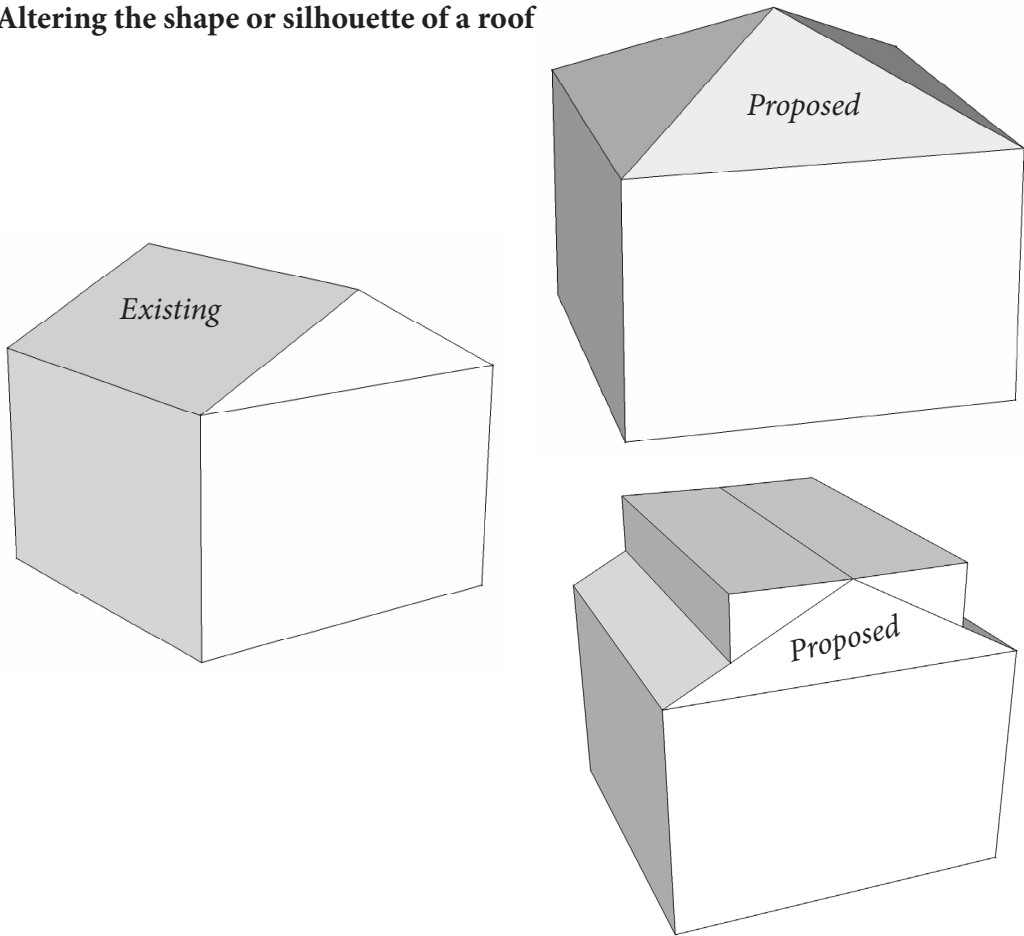
This kind of design distinguishes the mass and the materials of the historic building from new construction.

**Removing or covering a roof of a building**



A project shall be considered for demolition review if a roof is removed or covered. The drawings shown above are an example of this.

## 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 demolition review.

