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CITY OF NEWTON

Planning and Development Board

08/10/2023

To: Mr. Doug Cornelius, Chair
Newton Historical Commission
City of Newton
1000 Commonwealth Avenue
Newton, MA 02459

Subject: Planning & Development Board Recommendation on the Proposed
Landmark Designation for 2-12 Windsor Road

CC: Honorable Newton City Councilors
Mollie Hutchings, Chief Preservation Planner
Planning & Development Board

Dear Mr. Cornelius,

The Planning and Development Board is authorized under Newton's Landmark Ordinance (Sec 22-64 (d)) to make recommendations to the Newton Historical Commission regarding properties that have been nominated for landmark designation. The role of the Board in making such a recommendation is to evaluate "the relationship of the proposed designation to the City's adopted policies and plans and the effect of the proposed designation on the surrounding area." In addition, the Board "shall also make recommendations regarding any other planning considerations relevant to the proposed designation."

At its regular monthly meeting held on Monday, August 8th the Planning & Development Board reviewed the nomination materials and property owner's response as well as a summary staff memorandum prepared by Chief Preservation Planner Hutchings. In addition, several members of the Board visited the property to understand the building and surrounding context.

Mr. McCormick moved, seconded by Ms. Buddharaju, the following: The Planning & Development Board recommends that the Newton Historical Commission landmark the property at 2-12 Windsor Rd. However, the site is proposed to be included in the Village Center Overlay District and the Board advises that the landmark designation acknowledge the opportunity for commercial and residential development on the site.

In particular, it was the view of the Board that the entire parking lot and the section of the multi-building property at 10 Windsor did not appear to be contributing to the historic character of the site. The Board would urge that the NHC to review proposals for alterations, additions or new buildings on the site a focus on the key historic qualities of the site that ought to be preserved and with greater flexibility in considering the non-contributing portions of the site noted above.

City of Newton Planning and Development Board

The motion was approved 6-0-1 (Director Heath abstaining).

Sincerely,

Kelley Brown

Kelley Brown, Chair