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**MINUTES OF PUBLIC MEETING AND PUBLIC HEARINGS  
NEWTON HISTORICAL COMMISSION**

**DATE:** 12/28/2023

**PLACE/TIME:** Via Zoom

**ATTENDING:** Doug Cornelius, Chair  
Nancy Grissom, Member  
Harvey Schorr, Member  
Katie Kubie, Member  
Anne Marie Stein, Member  
David Lewis, Staff

The meeting was called to order via Zoom at 7:00 p.m. with Doug Cornelius serving as Chair. Voting permanent members were Nancy Grissom, Katie Kubie, Harvey Schorr, and Anne Marie Stein. David Lewis acted as Zoom host and the meeting was digitally recorded on the Zoom device.

- 1. 122-124 Cabot Street – Request for Demolition**  
Request for total demolition of house.

Staff reported that this home is part of an in-tact 1925 development.

The applicant, Omar Youseff, was present to represent the application. Mr. Youseff requested that the full staff memo description be read. Staff reported that : This 1925 home was built in a vernacular Colonial Revival style by owner and builder S.T. Seamans and architect John J. Smith. Seamans and Smith developed much of this section of Cabot Street, working together on 128-130 and 142 Cabot. Smith also designed 146-148 and 152-154 Cabot. All were built in 1925 in similar styles. 122-124 Cabot features an enclosed entryway that is offset to the right of the front elevation. The home is shingle-sided, and features a centrally-located brick chimney. Alterations include raising the roof line on the rear of the house to allow for interior remodeling in 1994, and reconstruction of the front stairs in 2003. This home is inventoried on MACRIS as part of the Towle Estate Residential District, a subdivision of homes laid out from the former estate of businessman Loren Towle. The area was developed in two parts, first around 1925 as a series of two-family homes, and later with single-family homes in the 1940s and 50s. Mr. Youseff presented photos of the neighborhood and surrounding houses, showing a mix of architectural styles. A member of the public asked why 128-130 Cabot Street was not shown, Mr. Cornelius clarifies that he must wait for the public comment period. Mr. Youseff agrees that 128-130 Cabot is similar to 122-124. Mr. Youseff questioned the staff memo description, stating that the home is

not mentioned in the MACRIS form, and suggesting that the developer does not add to historical significance. Mr. Cornelius asked staff to respond, staff clarifies that geographic boundaries on MACRIS maps are used when drafting staff memos, and that developers are considered for neighborhood context. Mr. Cornelius suggests that the property is a non-contributing resource to the district.

Ms. Stein comments that historically, development was done more in groups or whole neighborhoods by a single developer, and now it seems to be individual homes built by developers. Ms. Stein says that this changes the visual experience of the neighborhoods in Newton. Ms. Kubie says that in 10-15 years we'll be able to tell a time period by white homes with black windows, and echoes Ms. Stein's comment that neighborhoods are being lost.

Mr. Cornelius opened the meeting for public comment. Mr. Cornelius states that staff received an email relating to flood issues at the property, and that those are beyond the scope of NHC review. Paolo Della Roca, homeowner of 128-130 Cabot, comments that his house is exactly the same as 122-124, and that there are other houses on the street not shown by Mr. Youseff that are also the same. Derek Brantley, resident of 130 Cabot Street, comments that he would like more communication to abutters about what is being constructed, and echoes concerns received via email about drainage in the neighborhood. Mr. Cornelius clarifies scope of NHC meeting. Christopher Toole, who lives at 114 Cabot, explains that modifications have changed the neighborhood, but that to demolish 122-124 Cabot and build a new home would really not be in the character of the neighborhood. Echoes that 128-130 Cabot is a mirror image of 122-124, and that the homes share a driveway. Says that there are other similar homes on the street that were not shown. Suggests that losing this style of two family homes would affect the neighborhood. Mr. Toole echoes concerns of flooding, Mr. Youseff says that he spoke with Jennifer Steele about flood zones, and that new construction will be reviewed for flooding. Mr. Cornelius confirms that flooding is outside of NHC purview.

Mr. Schorr says that he lives nearby, and that this end of Cabot Street is remarkably intact, that many of the homes are from a similar period, and that there are a good number of two-family homes in the area. He continues that there is a lot to be said about houses being picked off, and urges that the home be found preferably preserved to preserve a neighborhood that is consistent in terms of timeframe and style.

Mr. Schorr made a motion to find the house preferably preserved. The motion was seconded by Ms. Grissom.

At a scheduled meeting and public hearing on December 28, 2023, the Newton Historical Commission, by vote of 5-0:

RESOLVED to preferably preserve the house and garage at 122-124 Cabot Street.

Voting in the Affirmative:                      Voting in the Negative:                      Recusal:

Doug Cornelius, Chair  
Anne Marie Stein, Member  
Nancy Grissom, Member  
Harvey Schorr, Member  
Katie Kubie, Member

2. **50 Middlesex Road – Request for Demolition**

Request for total demolition of school gymnasium.

Staff reported that this 1968 gymnasium is a unique example of Modern style architecture.

Frank Stearns is present to represent the application. Stearns is a land use attorney, there with representatives of the school and the architectural firm. He mentions zoning that the school falls

under, that city departments would have input on new design through administrative site plan review. Explains that they want to use this presentation to show why they cannot keep the existing building. Mr. Cornelius clarifies the process and scope of the NHC. Eileen Gainfort, architect with Sasaki, gives a presentation using share screen. Ms. Gainfort shows a Brimmer and May campus map, with dates and styles of architecture. She describes existing gymnasium, explains that there is little room for movement on the site. Ms. Gainfort explains that basketball court no longer meets competition size, and addresses safety concerns. She says that the structure of the building does not allow for reuse. Ms. Gainfort says that the building is not a particularly spectacular example of modern architecture and that the building did not win any awards or recognition at the time of construction. She provides further information on the architect, Daniel Tully. Shows photographs of building elevations and interior. Ms. Gainfort shows photographs of the neighborhood for context, explaining that the gymnasium is architecturally unique in its surroundings, and concludes that there is no room for expanding the existing gym. Julian Hickman, CFO of Brimmer and May comments, echoing comments of lack of space, room for spectators, and safety. Says the school has 10 basketball teams and that they rely on rentals from outside facilities for athletic space. Mr. Hickman further says that the parking lot next to the gymnasium is vital for Brimmer and May operations, and they would need to lose parking to allow for expansion of this building.

Mr. Schorr comments that he understands the point made by those representing the school regarding overrun space, and that he would like to see what the current required space for overrun is, and that it would be helpful to see it overlaid on the current building footprint. Ms. Gainfort presents a drawing with this information. Commissioners see that the issue seems to be with the corners of the footprint. Mr. Schorr asks if spectator seating could be put where current training room is, and could training room be moved elsewhere. Mr. Hickman responded that they don't have much space as is on the campus, and would struggle to find room to put the training room. Ms. Kubie asks if there is a way to think of other uses for the space, and put basketball elsewhere. Mr. Hickman says they don't own any other land to build upon, and reiterates that they are currently renting space at other schools. Mr. Hickman clarifies what is in other buildings on campus. Ms. Stein comments that she would ask a similar question to Ms. Kubie, and whether they could still use the space in another way. Mr. Hickman says that the school has looked into other uses for the building, but they have struggled to find other uses. He says that the only alternative would be finding other real estate off campus.

Mr. Cornelius opens the meeting for public comment. Christopher Toole suggests raising the roof. Ms. Gainfort says that lifting the roof would not change footprint of building, which is the main issue of the building.

Mr. Cornelius says that the building does not seem to meet modern needs, but that it is one of a few interesting modern buildings in Newton. Ms. Kubie agrees on the point that the building is an interesting example of modern architecture in town.

Ms. Kubie made a motion to find the building preferably preserved. The motion was seconded by Ms. Grissom.

At a scheduled meeting and public hearing on December 28, 2023, the Newton Historical Commission, by vote of 3-1:

RESOLVED to preferably preserve the building at 50 Middlesex Road.

Voting in the Affirmative:

Anne Marie Stein, Member

Nancy Grissom, Member

Katie Kubie, Member

Voting in the Negative:

Doug Cornelius, Chair

Abstained:

Harvey Schorr, Member

**20 Wachusett Road – Request for Demolition**

Request for partial demolition of carriage house.

Staff reported that this is a well-preserved early 20th century carriage house.

Andrew Jonic, architect, is present to represent the application. Mr. Cornelius explains the process of partial demolition votes. Mr. Jonic opts to allow for a preferably preserved vote immediately so that plans can be reviewed.

At a scheduled meeting and public hearing on December 28, 2023, the Newton Historical Commission, by vote of 5-0:

RESOLVED to preferably preserve the carriage house at 20 Wachusett Road.

Voting in the Affirmative:                      Voting in the Negative:

- Doug Cornelius, Chair
- Anne Marie Stein, Member
- Harvey Schorr, Member
- Katie Kubie, Member
- Nancy Grissom, Member

Mr. Jonic proceeds by presenting the plans for partial demolition and renovation of the carriage house. He shows a map of the neighborhood and location of carriage house, followed by photos of the carriage house. Mr. Jonic then shows plans for the proposed addition and explains the project. He presents a rendering of the proposed design.

Mr. Schorr says that he loves it, that it is a great project and exactly what adaptive reuse should look like. Other commissioners agree. Staff confirms that application is complete.

There was no public comment.

Ms. Grissom made a motion to waive the demolition delay and approve the plans as proposed. Ms. Grissom seconded the motion.

At a scheduled meeting and public hearing on December 28, 2023, the Newton Historical Commission, by vote of 5-0:

RESOLVED to waive demolition delay and approve the plans as proposed.

Voting in the Affirmative:                      Voting in the Negative:                      Recusal:

- Doug Cornelius, Chair
- Anne Marie Stein, Member
- Nancy Grissom, Member
- Harvey Schorr, Member
- Katie Kubie, Member

**4. 371 Cherry Street – Request for Demolition**

Request for total demolition of house.

Staff reported that this ca. 1870 second-empire home fits in well with the age and style of the neighborhood.

Deming Chen, applicant, is present. Mr. Chen requests to withdraw the application. Staff states that the applicant will have to reapply, and confirms deadlines for January meeting. Mr. Chen confirms he will will withdraw the application.

5. **35 Village Circle – Request for Demolition**

Request for total demolition of house.

Staff reported that this is a 1954 modern ranch built by a known developer.

Linda Chun and Anthony Lee, owners are present to represent the application. Mr. Lee and Ms. Chun share screen to give a presentation. Mr. Lee gives an introduction on the family and property, the family has owned the home since 1982. Says that they want to build a new home on the property so that Mr. Lee can live there with his wife and daughter. Explains that house is in poor condition, that the house needs new ceilings, walls, and roof, and shows photos of holes in ceiling and mold on the walls. Mr. Lee then shows photos of the neighborhood, and explains that when he grew up the neighborhood was primarily ranches, but since the 1990s, most homes have been demolished and replaced by more modern homes. He demonstrates that the neighborhood does not have much architectural consistency anymore. Explains alterations, including a two-story addition that was added to the home in 1992, and that original historical character has already been altered. Mr. Lee then lists other homes that have been given not historically significant decisions on the street. Concludes by saying the cohesive neighborhood of his youth is no longer there, and that they have sought out alternative options to demolition.

Ms. Stein comments that it’s great to see that people are returning to Newton and a second generation would want to live here.

There was no public comment.

Ms. Stein made a motion to find the house preferably preserved. Ms. Grissom seconds the motion.

At a scheduled meeting and public hearing on December 28, 2023, the Newton Historical Commission, by vote of 5-0

RESOLVED to find the property preferably preserved.

Voting in the Affirmative:                      Voting in the Negative:                      Recusal:

- Doug Cornelius, Chair
- Anne Marie Stein, Member
- Nancy Grissom, Member
- Harvey Schorr, Member
- Katie Kubie, Member

The motion failed to pass so the house is not preferably preserved.

6. **18 Fessenden Street – Request for Demolition**

Request for partial demolition of house.

Staff reported that this is a well-preserved 1947 home in a neighborhood of similarly built houses.

Anna Gaby, architect, is present to represent the application. Mr. Cornelius explains the process of partial demolition votes. Ms. Gaby opts to allow for a vote immediately so that plans can be reviewed.

At a scheduled meeting and public hearing on December 28, 2023, the Newton Historical Commission, by vote of 5-0:

RESOLVED to preferably preserve the house at 18 Fessenden Street.

Voting in the Affirmative:                      Voting in the Negative:

- Doug Cornelius, Chair
- Anne Marie Stein, Member
- Harvey Schorr, Member
- Katie Kubie, Member
- Nancy Grissom, Member

Ms. Gaby shares screen to present about the property. She shows the location and neighborhood, photos of proposed addition plans, and describes the design. Continues by showing photos of the house to better visualize the proposed plans. Explains that materials would match the existing.

Mr. Schorr says that he is always in favor of working with what we have and adapting it to modern needs. He says that he's sympathetic to the plan but has minor aesthetic comments. He says that he does not like having dormers on both ends of the home. Mr. Schorr explains that he's less concerned about back side, but that the gables on the front affect the overall massing.

There was no public comment.

Mr. Cornelius says that there are other ways to do an addition, but this seems in context with colonials. He agrees with Mr. Schorr regarding the gables. Ms. Kubie also agrees about gables, but says that it's not a major issue.

Ms. Stein made a motion to approve the plans and waive demolition delay. Ms. Grissom seconds the motion.

At a scheduled meeting and public hearing on December 28, 2023, the Newton Historical Commission, by vote of 4-0:

RESOLVED to approve the proposed plans and waive the demolition delay.

<u>Voting in the Affirmative:</u>	<u>Voting in the Negative:</u>	<u>Abstain:</u>
Doug Cornelius, Chair		Harvey Schorr, Member
Anne Marie Stein, Member		
Nancy Grissom, Member		
Katie Kubie, Member		

7. **6-8 Jaffrey Street – Request for Waiver**  
Request for waiver of demolition delay

Staff reported that this 1928 home fits in well with the style and scale of the neighborhood.

Terry Morris, applicant, is present to represent the application. Mr. Morris presents using share screen, and shows photos of the house and neighborhood. Mr. Morris explains that there are two other similar houses on the street, with street-facing garages and side entrances. He then shows photos of a newly built home nearby. Mr. Morris suggests that there is not much neighborhood context, it is not a particularly distinctive neighborhood, and that there is nothing about the 6-8 Jaffrey Circle that suggests that it should be preferably preserved.

There was no public comment. Mr. Cornelius mentions an email staff received, which raised concerns outside of NHC purview.

Mr. Cornelius states that the significance of the property was borderline for even coming to the commission, and recommends that it is found not preferably preserved.

Ms. Stein made a motion to find the property preferably preserved. Ms. Grissom seconds the motion.

At a scheduled meeting and public hearing on December 28, 2023, the Newton Historical Commission, by vote of 5-0:

RESOLVED to find the property preferably preserved.

Voting in the Affirmative:

Voting in the Negative:

Recusal:

Doug Cornelius, Chair  
Anne Marie Stein, Member  
Nancy Grissom, Member  
Harvey Schorr, Member  
Katie Kubie, Member

The motion failed to pass so the house is not preferably preserved.

8. **329-331 River Street – Request for Demolition**

Request for total demolition of house.

Staff reported that this 1915 home is representative of the age, size, and style of much of this section of River Street.

Alec Polnarev, applicant, is present to represent the application. Mr. Polnarev presents using share screen. Mr. Polnarev explains that the property has been altered several times over the years. He says that the house had been abandoned for several years and is inhabitable, and that structural engineer deemed the property unsafe. Mr. Polnarev then showed photos of the neighborhood, showing context of River Street.

Mr. Cornelius discusses the age of the property, as assessor's database initially suggested an 1880 construction date. Staff clarifies that the original permit was found in ISD files indicating a 1915 construction date.

There was no public comment.

Ms. Stein comments that the proportions of the home are lovely, that the scale and volume of the house are nice, and that ideally new construction would do the same.

Ms. Grissom made a motion to find the property preferably preserved. Ms. Stein seconds the motion.

Voting in the Affirmative:

Voting in the Negative:

Recusal:

Doug Cornelius, Chair  
Anne Marie Stein, Member  
Nancy Grissom, Member  
Harvey Schorr, Member  
Katie Kubie, Member

The motion failed to pass so the house is not preferably preserved.

9. **74 Bowen Street – Request for Demolition**

Request for partial demolition of home.

Staff reported that this home was built ca. 1916 in a Victorian eclectic style. The applicant is proposing a partial demolition of the right-side exterior wall and the construction of a two story addition.

Haim Senior, property owner is present to represent the application. Mr. Cornelius explains the process of partial demolition votes. Mr. Senior opts to allow for a vote immediately so that plans can be reviewed. The project architect explains the current status of the project, and that this application is expanding the scope of current work on the home.

At a scheduled meeting and public hearing on December 28, 2023, the Newton Historical Commission, by vote of 5-0:

RESOLVED to preferably preserve the house at 74 Bowen Street.

Voting in the Affirmative:

Doug Cornelius, Chair  
Anne Marie Stein, Member  
Harvey Schorr, Member  
Katie Kubie, Member  
Nancy Grissom, Member

Voting in the Negative:

Mr. Senior presents using share screen. He displays the proposed plans, and explains that he is currently working on a renovation and this application proposes to expand the initial scope of work, adding a two-story addition on the right side. He explains that the house, when complete, will look similar to the one next door.

Ms. Stein comments that she is happy the house is not fully torn down, and glad it is being renovated. Mr. Schorr asks if the roof pitch on addition is same as the rest of the house. Architect clarifies that it is, and clarifies that the width of the addition is the same as the width of the original house.

There was no public comment.

Mr. Schorr made a motion to waive demolition delay and approve the plans as proposed. Ms. Stein seconds the motion.

At a scheduled meeting and public hearing on December 28, 2023, the Newton Historical Commission, by vote of 5-0:

RESOLVED to waive the demolition delay and approve the plans as proposed.

Voting in the Affirmative:

Voting in the Negative:

Abstain:

Doug Cornelius, Chair  
Anne Marie Stein, Member  
Nancy Grissom, Member  
Katie Kubie, Member  
Harvey Schorr, Member

10. **48 River Avenue – Request for Demolition**

Request for total demolition of home.

Staff reported that this ca. 1962 cape is well preserved.

Trevor O'Leary, applicant, is present to represent the application. Mr. O'Leary shares screen to present, begging by showing a map of the neighborhood and explaining that there are not many other capes in the neighborhood. He agrees the home is well-maintained, without many renovations, and that it is in good shape. Mr. O'Leary argues that with size and depth of house, would hope not to see preferably preserved.

Mr. Cornelius reminds commission that home across the street at 43 River was found preferably preserved. Ms. Stein remembers house across the street, comments that she appreciates small houses, that are available for middle-income families and allow more inclusiveness in the city, suggests that it is a shame that new build may not be.

There was no public comment.

Ms. Kubie asks if they have looked into whether they could add on to the house. Mr. O'Leary responded that the basement is an issue, and that they are trying to raise a new house up above the floodplain, cost of renovating basement would be impractical. Ms. Grissom asks how close the property is to the



Upper Falls historic district. Mr. Schorr suggests raising the house and filling in the basement. Mr. O’Leary echoes that costs will be significant to do so, and also references bringing house up to new energy codes. Says that they would need to meet energy codes if adding an addition.

Ms. Grissom made a motion to find the house preferably preserved. Ms. Kubie seconds the motion.

At a scheduled meeting and public hearing on December 28, 2023, the Newton Historical Commission, by vote of 5-0:

RESOLVED to waive the demolition delay and approve the plans as proposed.

Voting in the Affirmative:                      Voting in the Negative:

Anne Marie Stein, Member                      Doug Cornelius, Chair

Nancy Grissom, Member

Katie Kubie, Member

Harvey Schorr, Member

Mr. Cornelius announced that the application for 235 California Street, which was initially scheduled to be heard, was removed from the agenda at the request of the applicant.

11.        **115 Windsor Road – Request for Waiver**

Request for waiver of demolition delay.

Staff reported that this two-story home and matching garage were built in 1908 in an eclectic style. The property has retained some early 20th century features, such as the center gable on the front façade and its windowed portico. The roof line draws some inspiration from a carpenter Gothic style, though it lacks the scroll work that would have set it apart. In 1975 this property sustained a large amount of damage from a kitchen fire. This resulted in a large amount of alteration to the home, not all of which is completely documented in the ISD permit file. Most of the second floor appears to have been rebuilt. It is particularly obvious when noting the middle window on the second story of the front façade, which is off center and mars the otherwise historic home. This home is in the Windsor Road National Register District.

Jeremiah Eck and Rachel Hanson, architects, are present to represent the application. Ms. Hanson shares screen to present, beginning by showing photos of the existing home and the proposed new design. Mr. Eck states that the new house will be on a similar footprint to the existing home. Mr. Eck discussed proposed materials, and says that they hope to use some of the stone from the existing house in the new home or on the site. They intend that the house will fit in well with the existing street.

Ms. Kubie comments that she really likes the design, that it keeps some of what is there with a touch of modern style. Mr. Schorr asks where the front door is. Mr. Eck responds that there is an entrance through the garage and an entrance under the overhang on the front façade. Mr. Schorr asks about the location of windows on the rear of the home, and if the windows could be centered. Mr. Schorr says that overall, he likes the design.

Mr. Cornelius opened the meeting for public comment. Henry Irwig comments on the absence of boundary fences in the neighborhood and commends the architect for not including any in their design. He also states that he appreciates the stone wall remaining in the site plan. Mr. Irwig asks commission to consider including these as a condition of approving the design.

Ms. Stein made a motion to waive the demolition delay and accept plans as proposed. Ms Grissom seconds.

At a scheduled meeting and public hearing on December 28, 2023, the Newton Historical Commission, by vote of 5-0:

RESOLVED to waive the demolition delay and approve plans as proposed.

Voting in the Affirmative:

Doug Cornelius, Chair

Anne Marie Stein, Member

Harvey Schorr, Member

Katie Kubie, Member

Nancy Grissom, Member

Voting in the Negative:

12. **109 Harwich Road – Request for Waiver**

Request for waiver of demolition delay.

Staff reported that This 1960 split-level home is constructed in the “flying eave” style, characterized by its asymmetrical front gable, low pitched roof and short, wide windows in the rooms over the garage.

Chris Vance, architect, is present to represent the project. Mr. Vance presents via share screen. Begins by showing the design previously shown and not accepted at the November 30th meeting. He continues by showing the new design, explaining changes such as bringing roof line across, wrapping in stone material to break up the bays, reducing pitches in gables, removing transoms on the second floor, and introducing transoms above the front door.

Mr. Cornelius says that he thinks the new design is great, and it gives the home a more horizontal feeling. Mr. Schorr says that he thinks it is an improvement. Mr. Schorr continues that it bothers him that the front elevation is very two-dimensional, and there is only a difference of about a foot of projection on the front. He suggests that the design shows a big house making a small gesture to not be such a big house. He comments that he wishes efforts to reduce scale were greater, as it has a substantial footprint. Mr. Schorr suggests that the design is not quite there yet. Mr. Vance responds that the site restricts what can be done due to setback and wetland constraints. Mr. Schorr comments that it's too token a gesture to do what is needed to fragment the volume. Ms. Kubie inquires about square footage of original house and the proposal. David Corey, the applicant, says that the new house will be in mid-5000s sq. ft, and that the original home was about 2800 square feet. Mr. Vance shows the site plan, and explains that there is a wetland buffer, which constrains the footprint of what could be built. Mr. Cornelius says that the house is a similar footprint, but more vertical. Ms. Stein comments that she does not like the black frames around the windows. Ms. Kubie says that this design should minimize the detriment of the loss, and she hasn't seen it yet. Ms. Stein says that the materiality does not represent or fit in the landscape. Mr. Corey says that the team could go either way about the paneling. Mr. Schorr says that the two-dimensional drawings do not represent what glass looks like, that at night, glass reads as black, and therefore the paneling is consistent with how glass looks. Mr. Schorr says the panel comes back to verticality, and reiterates desire for relief in front elevation.

There was no public comment.

Mr. Corey and Mr. Vance ask for clarification on how they should move forward with a proposed design. Ms. Kubie comments that the proposed design has no elements of mid-century design that will be lost if the existing home is demolished. Ms. Stein comments on the proposed windows and paneling. Mr. Cornelius comments that there does not seem to be a consensus among commissioners. Mr. Corey asks if there is any way to establish consensus, so they know what to address with a redesign. Mr. Schorr clarifies that issue is about massing, that the proposed design is a box without relief, and has less to do with mid-century design. Mr. Cornelius suggests that mid-century design is a part of it as well, and that the new design should be mitigating the loss of the existing house. Ms. Kubie mentions verticality of proposed windows, and that the original home had horizontal windows. Ms. Stein agrees with Ms. Kubie, and suggests that a hallmark of the mid-century homes is how horizontal they are. Ms. Grissom mentions that the garage doors also contribute to verticality. Mr. Cornelius summarizes that the commission has many different thoughts about the property

Mr. Cornelius asks the commissioners how best to proceed. Ms. Kubie suggests the applicants meet with Mr. Schorr to help with the design. Mr. Vance says that he would be open to a meeting, and Mr. Schorr confirms he does as well. Commissioners agree that the design will need to come back for another meeting. Staff asks applicants to reach out to coordinate a time to meet with commission architects. No vote was held for this application.

The meeting was adjourned by unanimous vote.

Respectfully,

 , NHC