



Ruthanne Fuller  
Mayor

## City of Newton, Massachusetts

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Barney S. Heath  
Director

**Date:** May 23<sup>rd</sup> 2023

**Place/Time:** Zoom, at 7:00 PM

**Attending:** Doug Cornelius, Chair  
Mark Armstrong, Member  
Katie Kubie, Member  
Anne Marie Stein, Member  
Scott Friedman, Alternate  
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 Anne Marie Stein, Mark Armstrong, and Katie Kubie. Alternate member Scott Friedman was designated to vote as not all voting members were present. David Lewis acted as Zoom host and the meeting was digitally recorded on the Zoom device.

### **1. 148 Waverley Avenue – Local Landmark Review**

Request for Total Demolition of Landmarked home.

Staff Reported that this is a landmarked ca. 1830 farmhouse. The applicant has proposed a total demolition of the property.

Mr. Cornelius explained the process of the advisory level review set forth in the landmark ordinance.

Ilene and Daniel Pincus were present to represent the application. Mr. and Mrs. Pincus confirmed that they did not voluntarily agree to full landmark authority. Ms. Pincus continued by explaining their reasoning for wanting to tear down the existing home and build a new one.

Mr. Cornelius clarified the process again of advisory review. Mr. Armstrong asked what actions had previously been taken by the NHC on this property. Mr. Cornelius clarified that the NHC had previously placed a demolition delay and voted to landmark the property. Ms. Kubie reminded the commissioners that the property was previously found significant and landmarked. Mr. Pincus commented that he believed the landmark report was confusing.

Councilor Getz commented that the house did have enough historic value to be landmarked. Councilor Getz also commented that the house contributes to the overall historic context of the surrounding Newton Corner neighborhood. Janet Sterman, a resident of Church Street, commented that she believed the property to be historically significant, and that she would like to see the property preserved. MaryLee Belleville asked Mr. Cornelius to clarify the process. Mr. Cornelius explained the process and the votes that would be taken. Ms. Belleville commented that she would not see the merits of demolishing a landmarked house. Councilor Wright commented that she was against the demolition of a landmarked property. Councilor Farrell commented that he hoped to revise the landmark ordinance in the future to encourage preservation, but that he was eager to see the plans for new construction. David Geffen commented that he also was eager to see plans for new construction.

Ms. Stein asked for clarification on what level of review the commission had. Mr. Cornelius clarified the process and timeline.

Mr. Cornelius made a motion to advise that the property not be demolished. Ms. Kubie seconded the motion.

At a scheduled meeting and public hearing on May 23, 2024, the Newton Historical Commission, by vote of 4-0:

RESOLVED to advise that the property not be demolished.

Voting in the Affirmative:

Voting in the Negative:

Abstain/Recusal:

MA		AMS abstained
KK		
SF		
DC		

## 2. 148 Waverley Avenue – Request for Demolition

Request for Total Demolition

Mr. Friedman made a motion to find the property preferably preserved. Ms. Kubie seconded the motion.

At a scheduled meeting and public hearing on May 23, 2024, the Newton Historical Commission, by vote of 4-0:

RESOLVED to find the property preferably preserved.

Voting in the Affirmative:

Voting in the Negative:

Abstain/Recusal:

MA		AMS abstain
KK		
SF		
DC		

**3. 236 Islington Road – Local Landmark Review**

Request for Window Replacement

Staff Reported that this is a ca. 1870 Second Empire style landmarked house. This application is for replacement windows.

No one was present to represent the application. Staff shared photos of the existing and proposed windows using the share screen function. Mr. Cornelius commented that the existing windows appear to be replacements.

Mr. Armstrong made a motion to approve replacement windows. Ms. Stein seconded the motion.

At a scheduled meeting and public hearing on May 23, 2024, the Newton Historical Commission, by vote of 5-0:

RESOLVED to approve the proposed replacement windows.

Voting in the Affirmative:

Voting in the Negative:

Abstain/Recusal:

AMS		
MA		
KK		
SF		
DC		

**4. 224 Adams Avenue – Request for Demolition**

Request for Partial Demolition

Staff Reported that this is a 1924 Cape style house. Staff recommends finding the property preferably preserved and welcomes discussion of the proposed addition.

Jean Wong was present to represent the application. Mr. Cornelius explained the process of a partial demolition vote. Ms. Wong explained the history of the property and why the project was proposed.

Mr. Cornelius commented that he was unsure if the property should be preferably preserved.

Melinda Gordon, a neighbor, commented that she supported the project. Rich Simonelli, a resident of Adams Avenue, commented that he understands the need for the project, and hoped that the design was tasteful.

Mr. Friedman made a motion to find the property preferably preserved. Ms. Stein seconded the motion.

At a scheduled meeting and public hearing on May 23, 2024, the Newton Historical Commission, by vote of 1-4:

RESOLVED to find the property preferably preserved.

Voting in the Affirmative:

Voting in the Negative:

Abstain/Recusal:

MA	AMS	
	KK	
	SF	
	DC	

**Property not preferably preserved. Applicant can move forward with plans for partial demolition.**

**5. 454 Dudley Road – Request for Demolition**

Request for Total Demolition

Staff Reported that this 1956 ranch style house is part of an in-tact development. Staff recommends finding the property preferably preserved.

Jason Graca was present to represent the application. Mr. Graca commented that there has been some demolition and new construction in the neighborhood.

Mr. Cornelius commented that the house was nice on its own, and that the neighborhood has some context. Ms. Stein agreed that there was a string of similar homes on this street.

Councilor Farrell commented that there have been some renovations and new construction houses in the neighborhood that fit in well with the historic scale and context of the neighborhood.

Councilor Farrell also commented that he supported preferably preserving the house. Janet Sterman commented that she has noticed a lot of midcentury homes being demolished in this area recently, and that it is a loss. Ms. Sterman commented that she would support preferably preserving the property. Mr. Graca commented that other homes on the street have been demolished recently.

Mr. Armstrong made a motion to pp. Ms. Kubie seconded the motion.

At a scheduled meeting and public hearing on May 23, 2024, the Newton Historical Commission, by vote of 4-1.

RESOLVED to find the property preferably preserved.

Voting in the Affirmative:

Voting in the Negative:

Recusal:

AMS	MA	
KK		
SF		
DC		

**6. 41 Washington Street – Request for Demolition**

Request for Total Demolition

Staff Reported that this is a well-preserved ca. 1890 shingle-style house. Staff recommends finding the property preferably preserved.

Franklin Schwarzer was present to represent the application. Mr. Schwarzer commented that the property is pursuing Chapter 40B review, which can supersede the authority of the NHC. He continued by explaining that the owner initially intended on a partial demolition, and now intends to fully demolish the existing property.

Ms. Kubie commented that the UDC responded negatively to the proposed design. Ms. Kubie also commented that the commission received several letters in support of preferably preserving the structure. Ms. Stein asked a question to clarify the process.

Robin Boger commented that she was opposed to the demolition of 41 Washington Street. Jo Divito, an abutter of the property, commented that the house is architecturally unique, and should be preserved. She suggested a partial demolition instead of a total demolition. Janet Sterman commented that the neighborhood and house are historic. Councilor Lucas commented that the house was beautiful and urged the commission to find the property preferably preserved. A rear abutter of the property commented that the house should be preserved. MaryLee Belleville commented that the home would be a great candidate for adaptive reuse, and a demolition delay may allow for that option to be explored. Chris Gant commented that he hoped there would be a way to redevelop the property in a way that can preserve the existing structure. Councilor Farrell commented that this presented a conflict between 40B and adaptive reuse. James Meigs, a resident of 80 Elmhurst Road, commented that he supported the demolition delay and would support adaptive reuse. Jo Divito read a comment for Jen Murphy, who had technological difficulties, which supported finding the property preferably preserved.

Ms. Stein made a motion to find the property preferably preserved. Mr. Friedman seconded the motion.

At a scheduled meeting and public hearing on May 23, 2024, 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:

AMS		
MA		
KK		
SF		
DC		

## 7. 35 Haynes Road – Request for Demolition

The applicant withdrew this application prior to the meeting.

## 8. 21-23 Francis Street – Request for Demolition

Request for partial demolition.

Staff Reported that this is an altered ca. 1905 Queen Anne style house on a well-preserved street. Staff welcomes discussion of the proposed addition.

David Geffen was present to represent the application. Mr. Geffen gave a presentation using the share screen function, beginning by showing the portion of the home that would be demolished. Mr. Geffen then showed the existing elevations before sharing the proposed plans for the addition.

Mr. Cornelius asked if there was livable space above the garage. Mr. Geffen explained that there was not, due to FAR limits. Mr. Friedman asked if the new construction will be a two family. Mr. Geffen explained that it was. Mr. Cornelius asked if it the unit was built to be accessible, and Mr. Geffen explained that it was.

There was no public comment.

Ms. Kubie commented that the project seemed to meet what the commission often recommends applicants for total demolitions do.

Mr. Friedman made a motion to waive the demolition delay and approve the plans as drawn. Ms. Stein seconded the motion.

At a scheduled meeting and public hearing on May 23, 2024, the Newton Historical Commission, by vote of 5-0:

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

Voting in the Affirmative:

Voting in the Negative:

Recusal:

AMS		
MA		
KK		
SF		
DC		

## 9. 28 Chandler Place – Request for Demolition

Request for total demolition.

Staff Reported that this is a ca. 1890 Victorian eclectic style house on a well-preserved street. Staff recommends finding the property preferably preserved.

Xiyuan Li was present to represent the application. Mr. Li gave a presentation using the share screen function, showing photos of the house and neighborhood, before explaining his reasoning for wanting to demolish the home.

Mr. Cornelius commented that he was on the fence, due to the level of development in the neighborhood. Mr. Friedman agreed.

There was no public comment.

Mr. Friedman made a motion to find the property preferably preserved. Ms. Stein seconded the motion.

At a scheduled meeting and public hearing on May 23, 2024, the Newton Historical Commission, by vote of 3-2:

RESOLVED to find the property preferably preserved.

Voting in the Affirmative:

Voting in the Negative:

Recusal:

AMS	SF	
MA	DC	
KK		

**10. 853 Dedham Street – Request for Demolition**

Request for Total Demolition

Staff Reported that staff welcomes discussion of the historical significance of this 1946 Colonial style house.

Vlad Vilkomir was present to represent the application. Mr. Vilkomir commented that the existing home was not well-taken care of and had issues that would cause a hardship to fix. He also commented that there was a lot of development in the area.

Tricia Haran, a resident of 856 Dedham Street, commented that there are still original homes in the area, and that she would support preferably preserving the home. Jeffrey Katz, a resident of 49 Fairhaven road, commented that the house was in disrepair and an eyesore, and that he would support demolition of this home. Daniel Adelson, a resident of 83 Oak Hill Street, agreed with Mr. Katz that the house was in disrepair. Councilor Farrell commented that he would support preferably preserving the existing house, and hoped that new construction would fit in with the style of the neighborhood. Ms. Stein commented that she visited the home, and spoke with a neighbor who echoed the comments of Mr. Adelson and Mr. Katz.

Ms. Stein made a motion to find the property preferably preserved. Mr. Friedman seconded the motion.

At a scheduled meeting and public hearing on May 23, 2024, the Newton Historical Commission, by vote of 0-5:

RESOLVED to find the property preferably preserved.

Voting in the Affirmative:

Voting in the Negative:

Recusal:

	AMS	
	MA	
	KK	
	SF	
	DC	

**11. 111 Court Street – Request for Demolition**

The applicant withdrew this application prior to the meeting.

**12. 32 Hickory Cliff Road – Request for Demolition**

The applicant has requested to have this application reviewed at a later meeting.

**13. 19-21 Maple Park – Request for Waiver**

The applicant did not submit updated materials, so the application was not heard.

**14. 154 Langley Road – Request for Waiver**

The applicant has requested to have this application reviewed at a later meeting.

**15. 122-124 Cabot Street – Request for Waiver**

Request for Waiver of Demolition Delay

Staff Reported that this is a ca. 1925 vernacular Colonial Revival home.

Omar Youseff was present to represent the application. Mr. Youseff gave a presentation using the share screen function, showing the elevation drawings of the proposed new construction, and explaining that the design took some elements of Tudor style from the neighborhood.

Mr. Armstrong asked if Mr. Youseff could show a site plan. Mr. Youseff displayed a site plan of the proposed construction, and described the location of the building on the lot. Mr. Cornelius commented that he had mixed feelings of the design, as it reflected the design of the houses across the street, and not as much of the existing home. Ms. Kubie asked what colors will be used for the windows and siding. Mr. Youseff explained that he was not sure of what the colors would be, but that he intended to use a mix of siding materials. Mr. Armstrong commented that the house has no windows that face out to the street.

Councilor Getz commented that there are several similar homes, next to the existing home and along the street, and that the proposed design should be aligned with the style of those. David Hedison commented that the property is in a city floodplain. Mr. Cornelius clarified the scope of NHC purview. Councilor Lucas commented that he agreed with the comments made by Councilor Getz and Mr. Hedison and urged the commission not to approve the application.

Ms. Kubie commented that she did not think the proposed structure would mitigate the loss of the structure that is there. Mr. Friedman asked for clarification on how much time was left in the delay period.

Mr. Friedman made a motion to waive the demolition delay and approve the plans as drawn. Mr. Armstrong seconded the motion.

At a scheduled meeting and public hearing on May 23, 2024, the Newton Historical Commission, by vote of 3-2:

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

Voting in the Affirmative:

Voting in the Negative:

Recusal:

AMS	KK	
MA	DC	
SF		



## **16. 28 Farmington Road – Request for Waiver**

Request for Waiver of Demolition Delay

Staff Reported that this is a ca. 1941 Colonial Revival/Workers Cottage style house.

Jinpei Gao was present to represent the application. Mr. Gao gave a presentation using the share screen function, sharing photos of the neighborhood before sharing the plans for new construction. Mr. Gao explained that some changes would need to be made to the plans to address water issues. Mr. Cornelius explained that the commission could not vote to approve plans that were not submitted prior to the meeting, but could provide comments on the plans.

Mr. Cornelius suggested setting the garage back from the front of the house. Ms. Stein suggested removing the roof line over the garage. Mr. Armstrong suggested bringing the gable above the garage in line with the front of the garage.

Councilor Wright commented that there is an ordinance that relates to garages being set forward, and suggested that the applicant check on that before a revision.

Mr. Cornelius suggested that the applicant return with updated plans to the next meeting.

## **17. 9 Applegarth Street – Request for Waiver**

**The applicant has requested to have this application reviewed at a later meeting.**

### **Administrative Discussion:**

#### **a) Approval of minutes from the April 25, 2024, meeting**

**Minutes from the April 25, 2024 meeting were unanimously approved by those in attendance at the hearing.**

The meeting was adjourned by unanimous vote.

Respectfully,

 , NHC