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## City of Newton, Massachusetts

[www.newtonma.gov](http://www.newtonma.gov)

Department of Planning and Development

Barney S. Heath

Ruthanne Fuller  
Mayor

1000 Commonwealth Avenue Newton, Massachusetts 02459

Director

**Date:** July 25<sup>th</sup>, 2024

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

**Attending:** Doug Cornelius, Chair                      John Rice, Vice Chair  
Harvey Schorr, Member                              Nancy Grissom, 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 John Rice, Harvey Schorr, Nancy Grissom, and Anne Marie Stein. 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. 450 Winchester Street – Local Landmark Review**

Request for Local Landmark Review

Staff Reported that this is a landmarked 1872 Second Empire style home. The applicant seeks to construct an addition to the rear of the home.

Jim Hadley was present to represent the application. Mr. Hadley gave a presentation using the share screen function. Beginning by showing a map of the neighborhood and photographs of the home and neighborhood, before moving onto a site plan and elevation drawings of the proposed work. Mr. Hadley then explained the project in greater detail.

Mr. Cornelius commented that he thought it may be better to break up the plane with the garage door, instead of one long roofline. Mr. Schorr commented that he mostly liked the design, with the exception of the shallow-pitched dormer on the south elevation, and suggested a shed dormer instead to simplify the roof.

Mr. Cornelius read a comment from Councilor Wright, that said that she liked the design overall, but like Mr. Cornelius would prefer if the plane with the garage door was broken up. Ms. Stein commented that the five windows on the low-pitched dormer seemed out of place, but overall, she liked the design. MaryLee Belleville commented that she liked the design overall but agreed with Mr. Schorr and Ms. Stein on the southern dormer.

Mr. Hadley commented that he would return to a future meeting with an updated design.

## **2. 35 Haynes Road – Request for Demolition**

Request for Total Demolition

Staff Reported that staff welcomes discussion of the historical significance of this 1951 Garrison Colonial.

Michelle Markert and Ralph Kilfoyle were present to represent the application. Mr. Cornelius clarified the process of demolition delay. Ms. Markert gave a presentation using the share screen function, showing photographs of the house and neighborhood. Mr. Kilfoyle further explained the state of the house and neighborhood.

Mr. Cornelius commented to clarify that a demolition delay would restart with a transfer of ownership.

MaryLee Belleville commented that she would like to see a photo of the full front elevation. The applicants clarified that the foliage outside is overgrown. Ms. Stein commented that the neighborhood is eclectic in architectural styles and that she would not find the property preferably preserved. Michael DeGeorge, an abutter of the property, commented that he is interested in what happens on the property and does not want something too large for the neighborhood to be built.

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

At a scheduled meeting and public hearing on July 25, 2024, the Newton Historical Commission, by vote of 2-3:

RESOLVED to find the property preferably preserved.

<b>Voting in the Affirmative:</b>	<b>Voting in the Negative:</b>	<b>Abstained/Recused:</b>
NG	AMS	
DC	HS	
	SF	

**The motion failed and the property was not found preferably preserved.**

## **3. 14 Rolling Lane – Request for Demolition**

Request for Total Demolition

Staff Reported that staff welcomes discussion of the historical significance of this 1954 Cape.

Laurance Lee was present to represent the application. Mr. Lee gave a presentation using the share screen function, beginning by showing a map of the neighborhood before showing photos of the house and street.

Mr. Cornelius commented that there were a few similar homes nearby.

Residents of High Rock Lane commented that they live in similar Cape style homes nearby.

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

At a scheduled meeting and public hearing on July 25<sup>th</sup>, 2024, the Newton Historical Commission, by vote of 3-2:

RESOLVED to find the property preferably preserved.

<b>Voting in the Affirmative:</b>	<b>Voting in the Negative:</b>	<b>Abstained/Recused:</b>
AMS	SF	
HS	DC	
NG		

#### **4. 5 Morseland Avenue – Request for Demolition**

Request for Total Demolition

Staff Reported that this is a 1950 Colonial Revival on a well-preserved street. Staff recommends finding the property preferably preserved.

Abbas Amiri was present to represent the application. Mr. Amiri commented that the house is not in good shape and that he did not believe the neighborhood was significant. Mr. Cornelius shared photos of the house using the share screen function.

Ira Schor, an abutter of the home, commented that he had concerns about tearing down the house. Nir Maimon indicated that he was in favor of the demolition.

Commission Comment

Mr. Schorr made a motion to find the property preferably preserved. Ms. Grissom seconded the motion.

At a scheduled meeting and public hearing on July 25<sup>th</sup>, 2024, the Newton Historical Commission, by vote of 3-1-1:

RESOLVED to find the property preferably preserved.

<b>Voting in the Affirmative:</b>	<b>Voting in the Negative:</b>	<b>Abstained/Recused:</b>
HS	SF	AMS abstained
NG		
DC		

**5. 20 Renee Terrace – Request for Demolition**

Request for Total Demolition

Staff Reported that staff welcomes discussion of the significance of this 1962 split-level house.

Laurance Lee was present to represent the application. Mr. Lee gave a presentation using the share screen function, showing a map of the neighborhood before showing photos of the house and street. Mr. Lee explained that there were a variety of architectural styles in the neighborhood.

Ms. Stein commented that she agreed the neighborhood was eclectic in style, but that it was an example of a more affordable house, and she would like to see houses like that preserved.

Chris D indicated that he was not in favor of demolition.

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

At a scheduled meeting and public hearing on July 25<sup>th</sup>, 2024, the Newton Historical Commission, by vote of 4-1:

RESOLVED to find the property preferably preserved.

<b>Voting in the Affirmative:</b>	<b>Voting in the Negative:</b>	<b>Abstained/Recused:</b>
AMS	SF	
HS		
NG		
DC		

**6. 38 Park Lane – Request for Demolition**

Request for Total Demolition

Staff Reported that this is a 1939 Colonial Revival style house in an inventoried neighborhood. Staff recommends finding the property preferably preserved.

Laurance Lee was present to represent the application. Mr. Lee gave a presentation using the share screen function, showing a map of the neighborhood before showing photos of the house and street.

Mr. Cornelius commented that the neighborhood was diverse in architectural style, but seemed to be an in-tact, pre-war subdivision. Mr. Schorr commented that most of the houses in the neighborhood are similar in size and scale, and that quality is part of what we hope to preserve.

There was no public comment.

Ms. Grissom made a motion to find the property preferably preserved. Mr. Schorr seconded the motion.

At a scheduled meeting and public hearing on July 25<sup>th</sup>, 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:	Abstained/Recused:
AMS		
HS		
NG		
SF		
DC		

## 7. 8 Central Avenue – Request for Demolition

Request for Total Demolition

Staff Reported that this is a ca. 1884, National Register listed Queen Anne style house. Staff recommends finding the property preferably preserved.

Laurance Lee was present to represent the application. Mr. Lee explained that the house suffered significant fire damage and is not in good condition presently. Mr. Lee also showed photos of the interior and exterior of the house.

Mr. Cornelius commented that this was a difficult application, as the property had clear historic significance but was in poor condition. Mr. Schorr commented that he did not think the house could probably be saved. Ms. Stein commented that she would like to know what would be built in the place of this home.

Mr. Cornelius commented that he received a comment from Councilor Wright urging that the property be preferably preserved, and noted that the commission received a petition from several abutters encouraging that the property be preserved. Councilor Malakie commented that the commission should preferably preserve the house. Jenny Fowler commented on the history of the house, and urged the commission to find the property preferably preserved. Virginia Hinrichsen commented that a good portion of the house was still in relatively good condition, and supported finding the property preferably preserved. Janet Sterman commented that she would not preferably preserve the house. Esther Langer, an abutter, commented that she worried about what would be built in place of this home, and encouraged finding the property preferably preserved. Josh Fowler commented that the situation was unfortunate, however he questioned the severity of the damage and urgency of the demolition request. MaryLee Belleville commented that she agreed that the property should be found preferably preserved. Lisa DonFrancesco commented that she hoped someone could preserve a portion of the house. Jeung Kim commented that the house was beautiful and encouraged finding the property preferably preserved.

Mr. Cornelius commented that this was a difficult decision due to the level of damage the property suffered.

Ms. Grissom made a motion to find the property preferably preserved. Mr. Schorr seconded the motion.

At a scheduled meeting and public hearing on July 25<sup>th</sup>, 2024, the Newton Historical Commission, by vote of 1-3-1:

RESOLVED to find the property preferably preserved.

Voting in the Affirmative:	Voting in the Negative:	Abstained/Recused:
NG	HS	AMS abstained
	SF	
	DC	

The motion failed and the property was not found preferably preserved.

#### 8. 136 Gordon Road – Request for Demolition

Request for Total Demolition

Staff Reported that this is a 1947 Colonial Revival in a well-preserved, inventoried subdivision. Staff recommends finding the property preferably preserved.

Emily and Michael Cannistraro were present to represent the application. They provided their reasoning for wanting to demolish the home.

There was no public comment.

Mr. Cornelius commented that the neighborhood was mixed architecturally.

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

At a scheduled meeting and public hearing on July 25<sup>th</sup>, 2024, the Newton Historical Commission, by vote of 1-3-1:

RESOLVED to find the property preferably preserved.

Voting in the Affirmative:	Voting in the Negative:	Abstained/Recused:
NG	AMS	HS abstained
	SF	
	DC	

The motion failed and the property was not found preferably preserved.

#### 9. 101 Alban Road – Request for Demolition

Request for Total Demolition

Staff Reported that this is a well-preserved 1913 Colonial Revival in an inventoried neighborhood. Staff recommends finding the property preferably preserved.

Michael Yankovski was present to represent the application. He commented that he would welcome the judgement of the commission.

Jim Simons, an abutter of the home, asked a clarifying question about the purview of the commission. Mr. Cornelius explained the demolition delay process.

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

At a scheduled meeting and public hearing on July 25<sup>th</sup>, 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:	Abstained/Recused:
AMS		
HS		
NG		
SF		
DC		

### 10. 84-86 Pennsylvania Avenue – Request for Demolition

Request for Total Demolition

Staff Reported that this is a 1910 Victorian eclectic style house. Staff recommends finding the property preferably preserved.

Michael Yankovski was present to represent the application. Mr. Yankovski displayed images of the house and neighborhood, describing the existing conditions of the home and setting.

There was no public comment.

Ms. Stein commented that this style of house is found throughout the Greater Boston area.

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

At a scheduled meeting and public hearing on July 25<sup>th</sup>, 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:	Abstained/Recused:
NG	AMS	
	HS	
	SF	
	DC	

**The motion failed and the property was not found preferably preserved.**

### 11. 208 Chapel Street – Request for Demolition

Request for Total Demolition

Staff Reported that this is an inventoried, ca. 1869 Classical Revival style house. Staff recommends finding the property preferably preserved.

Omar Youseff was present to represent the application. Mr. Youseff gave a presentation using the share screen function, showing photos and providing details of the house before showing photos of the neighborhood.

Mr. Schorr commented that despite some new construction in the neighborhood, the neighborhood historically is a working-class neighborhood and still retains worker housing from a similar time period of this home.

Mr. Cornelius read comments from Councilor Wright and Terry Sauro that encouraged finding the property preferably preserved. Al Cecchinelli commented that he would support preferably preserving the home. Terry Sauro commented that she agreed with Mr. Schorr’s comments about the neighborhood, and would support finding the property preferably preserved. Janet Sterman commented that the property should be preferably preserved. Janine Stewart commented that she would not support demolition.

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

At a scheduled meeting and public hearing on July 25<sup>th</sup>, 2024, the Newton Historical Commission, by vote of 5-0.

RESOLVED to find the property preferably preserved.

<b>Voting in the Affirmative:</b>	<b>Voting in the Negative:</b>	<b>Abstained/Recused:</b>
AMS		
HS		
NG		
SF		
DC		

**Ms. Stein left the meeting after this item.**

## **12. 127-129 Withington Road – Request for Demolition**

Request for Total Demolition

Staff Reported that this is a 1953 Colonial Revival in a neighborhood with mixed historic context. Staff welcomes discussion of its historical significance.

Niko Giallousis was present to represent the application. Mr. Giallousis gave a presentation using the share screen function, showing photos of the house and neighborhood.

Mr. Cornelius commented that he did not see a lot of significance to this property.

Janet Sterman commented that Withington Road was one of the few more affordable areas left, and encouraged finding the property preferably preserved. Ms. Grissom agreed.

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

At a scheduled meeting and public hearing on July 25<sup>th</sup>, 2024, the Newton Historical Commission, by vote of 2-2:

RESOLVED to find the property preferably preserved.



<b>Voting in the Affirmative:</b>	<b>Voting in the Negative:</b>	<b>Abstained/Recused:</b>
HS	SF	
NG	DC	

**13. 52 Elinor Road – Request for Demolition**

Request for Total Demolition

Staff Reported that this is a 1949 Cape in an inventoried development. Staff recommends finding the property preferably preserved.

Jun Mu was present to represent the application. Ms. Mu gave a presentation using the share screen function, sharing photos of the house and explaining that the house suffered damage and is full of mold.

Mr. Cornelius commented that there were many similar houses in the neighborhood.

There was no public comment.

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

At a scheduled meeting and public hearing on July 25<sup>th</sup>, 2024, the Newton Historical Commission, by vote of 1-2-1:

RESOLVED to find the property preferably preserved.

<b>Voting in the Affirmative:</b>	<b>Voting in the Negative:</b>	<b>Abstained/Recused:</b>
NG	SF	HS abstained
	DC	

**14. 961 Dedham Street – Request for Demolition**

Request for Partial Demolition

Staff Reported that staff recommends finding this ca. 1920 Dutch Colonial home preferably preserved, and welcomes discussion of the proposed addition.

Bryan and Michelle Blair were present to represent the application. They explained that they appreciate the history of the house. They gave a presentation using share screen, showing photos of the neighborhood and house before explaining the proposed project. Mr. Cornelius clarified the process, and the applicants opted to allow for a preferably preserved vote.

At a scheduled meeting and public hearing on July 25<sup>th</sup>, 2024, the Newton Historical Commission, by vote of 4-0:

RESOLVED to find the property preferably preserved.

<b>Voting in the Affirmative:</b>	<b>Voting in the Negative:</b>	<b>Abstained/Recused:</b>
SF		
HS		

NG		
DC		

The Blairs continued by presenting their plans for an addition to the front of the house and describing the project.

Ms. Grissom asked about the orientation of windows, and whether the stone foundation would be kept. Mr. Schorr commented that he thought the design was great, and he would urge the commission to approve the design.

There was no public comment.

**Commission Comment**

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

At a scheduled meeting and public hearing on July 25<sup>th</sup>, 2024, the Newton Historical Commission, by vote of 4-0:

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

<b>Voting in the Affirmative:</b>	<b>Voting in the Negative:</b>	<b>Abstained/Recused:</b>
HS		
NG		
SF		
DC		

**15. 32 Hickory Cliff Road – Request for Demolition**

**Request for Partial Demolition**

Staff Reported that this is a 1938 Cape in a well-preserved neighborhood. Staff welcomes discussion of the proposed addition

Mark Iacocca was present to represent the application. Mr. Iacocca gave a presentation using the share screen function, describing the history of the project and displaying the updated architectural plans.

Mr. Schorr commented that he thought this design was a great improvement over the original design and commented that he would support approving the design.

There was no public comment.

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

At a scheduled meeting and public hearing on July 25<sup>th</sup>, 2024, the Newton Historical Commission, by vote of 4-0:

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

<b>Voting in the Affirmative:</b>	<b>Voting in the Negative:</b>	<b>Abstained/Recused:</b>

HS		
NG		
SF		
DC		

**16. 712 Watertown Street – Request for Demolition Waiver**

Request for Waiver of Demolition Delay

Staff Reported that this is a well-preserved example of a Colonial Revival style home.

Daniel Ustayev was present to represent the application. Mr. Cornelius displayed the plans using the share screen function, while Mr. Ustayev described the design.

Mr. Schorr commented that he liked the design, and especially appreciated the rendering. Mr. Schorr commented that he would support approving the design. Mr. Friedman agreed with Mr. Schorr’s comments.

Bill Connell, who lives across the street from 712 Watertown, commented that the proposed design does not match what was there before.

Mr./Ms. Schorr made a motion to waive the demolition delay and approve the plans as drawn, and eliminate the one second story window. Mr./Ms. Grissom seconded the motion.

At a scheduled meeting and public hearing on July 25<sup>th</sup>, 2024, the Newton Historical Commission, by vote of 4-0:

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

<b>Voting in the Affirmative:</b>	<b>Voting in the Negative:</b>	<b>Abstained/Recused:</b>
HS		
NG		
SF		
DC		

**17. 544 Saw Mill Brook Parkway – Request for Demolition Waiver**

Request for Waiver of Demolition Delay

Staff Reported that this 1958 modern style home is part of a well-preserved, inventoried neighborhood.

Kevin Hennigan was present to represent the application. Mr. Hennigan gave a presentation using the share screen function, showing the elevation drawings of the proposed design.

Mr. Cornelius commented that he thought the design was nice, but that it did not mitigate the loss of the historic structure. Mr. Schorr agreed with Mr. Cornelius and asked for clarification regarding the intended siding materials. Mr. Schorr recommended making some changes to the design and returning to a future meeting. Mr. Friedman and Mr. Schorr commented that the proposed dormer

on the front of the house would be better suited on the rear side of the roof. Mr. Schorr also recommended using shingle or clapboard siding.

### **18. 28 Cottonwood Road – Request for Demolition Waiver**

Request for Waiver of Demolition Delay

Staff Reported that this 1958 modern style home is well-preserved and located next to two extant homes built in a similar style.

Michael Yankovski was present to represent the application. Mr. Yankovski gave a presentation using the share screen function, presenting the proposed plans for new construction, showing the proposed site plans, and showing photos of the house and neighborhood.

Mr. Cornelius commented that the design blends the existing home with some of the newer construction in the neighborhood. Mr. Schorr commented that the proposed design is mostly symmetrical, with some asymmetrical details, and suggested either making it fully symmetrical or leaning further into the asymmetry.

A neighbor commented that they agreed with the suggestions of Mr. Schorr.

Mr. Cornelius commented that the applicants revise the design and return to a future meeting.

#### **Administrative Discussion:**

##### **a) Elections for Chair and Vice Chair**

**a. Ms. Grissom made a motion to re-elect Mr. Cornelius as chair and Mr. Rice as Vice Chair. Mr. Friedman seconded the motion.**

**b. The commissioners voted 3-0-1 to re-elect Mr. Cornelius as Chair and Mr. Rice as Vice Chair. Mr. Cornelius abstained.**

##### **b) Approval of minutes from June 27<sup>th</sup>, 2024 meeting.**

**Minutes from the June 27<sup>th</sup>, 2024 hearing were unanimously approved by those in attendance at the hearing.**

The meeting was adjourned by unanimous vote.

Respectfully,

 , NHC