



Zoning & Planning Committee Report

City of Newton In City Council

Monday, September 9, 2024

Present: Councilors Baker (Chair), Oliver, Albright, Wright, Getz, Danberg, and Kalis

Absent: Councilor Krintzman

Also Present: Councilors Farrell, Lipof, and Bixby

City Staff: Jennifer Wilson, Assistant City Solicitor; Jennifer Caira, Deputy Director of Planning; Zachary LeMel, Chief of Long Range Planning; Nora Masler, Planning Associate; Mollie Hutchings, CPA Program Manager; and Jaclyn Norton, Committee Clerk

All agendas and reports, both past and present can be found at the following link: [Zoning & Planning Committee | City of Newton, MA \(newtonma.gov\)](#)

For more information regarding this meeting, a video recording can be found at the following link: [Zoning & Planning Committee - September 9, 2024 \(youtube.com\)](#)

Referred to Zoning & Planning & Finance Committees

#334-24 CPC Recommendation to appropriate \$2,000,000 in CPA funding
COMMUNITY PRESERVATION COMMITTEE recommending appropriation of two million dollars (\$2,000,000) with two hundred and eighty thousand dollars (\$280,000) from Acct. # 5810-335810 (Historic Funds Balance), five hundred thousand dollars (\$500,000) from Acct. # 58B10498-57900B (Historic Budgeted Reserves) and one million two hundred and twenty thousand dollars from Acct. # 58R10498-579000 (FY25 Unrestricted Fund Balance) to the control of the Planning & Development Department for a grant to the First Baptist Church for the restoration of their bell tower.

Action: **Zoning & Planning Approved Subject to Second Call 7-0**

Note: Susan Lunin, Chair of the Community Preservation Committee (CPC), introduced the project. She described that this project would consist of the restoration of the bell tower at the First Baptist Church in Newton Center. The urgency of these repairs was stated by multiple members due to the state of disrepair causing the closing of the main building and sanctuary. The timeline of the project would be for three construction seasons beginning in Spring 2025. The attached presentation outlines the historical significance of the building and that CPA funds can be used for religious buildings as long as they are reviewed in the same manner as

any other historic resource project. Regarding funding the CPC chose to fund the entire amount requested but to reimburse the church at the match percentage to ensure that the Church is contributing to the project alongside the CPC contribution. The attached presentation provides a breakdown of funding sources and the accounts that the CPC funding would come from.

Councilors asked what the resulting balance of the historic reserve account would be if this request was fulfilled and why this project was not bonded. Mollie Hutchings, CPA Program Manager, stated that if this project and item #335-24 were approved it would deplete the historic funds balance. This does not limit historic projects from receiving CPA funding, but the funding would come from the unrestricted fund balance. Regarding why this project was not bonded, Ms. Lunin and Ms. Hutchings both stated that the current amount allocated to debt service is approximately 1.5 million dollars per year and that increasing this would take up an even larger percentage of the budget. Councilors asked if the church has raised the funding yet that is outlined in the presentation. Reverend Jana Yeaton stated that the Church would begin a capital campaign once this funding has been secured due to individuals being less likely to donate if they are unsure if the project will go through. They had a consultant conduct a feasibility study and are confident that the church will raise the necessary funding.

Councilors also asked about landmarking the building and if a requirement can be instituted that the church also be preserved as a community space. Regarding obtaining a landmark designation, Ms. Hutchings stated that historic projects that receive CPC funding are issued a preservation restriction that closely resembles a landmark designation. Jennifer Wilson, Assistant City Solicitor, stated that she would need to research if a restriction can be put in place that would require the church to remain a community space if it changed ownership. Committee members agreed to approve the item subject to second call on the agreement that Attorney Wilson provides this information before the item is before the full council.

Committee members voted 7-0 on a motion to approve subject to second call from Councilor Danberg.

Referred to Zoning & Planning & Finance Committees

#335-24 CPC Recommendation to appropriate \$650,000 in CPA funding
 COMMUNITY PRESERVATION COMMITTEE recommending appropriation of six hundred and fifty thousand dollars (\$650,000) from Acct. #5810-335810 (Historic Fund Balance) to the control of the Planning & Development Department for a grant to the Newton Family Access for the renovation of the historic former Davis School Building, which will allow for necessary code-related upgrades.

Action: **Zoning & Planning Approved 7-0**

Note: Ms. Lunin introduced the project and stated that this funding is to provide adequate egress to code, install a sprinkler system for fire safety, and improve building

accessibility. These improvements are needed as without them Family ACCESS would be forced to reduce childcare slots by 80%. The project falls within the approved use of the CPA Historic Resource funds and the building and is listed on the National Register of Historic Places. If approved this building would also receive a preservation restriction. The CPC approved funding 54% of the total project cost which amounts to \$650,000 and construction would happen in the third shift allowing for Family ACCESS to continue operations during the day.

Councilors voiced support for the project and also raised the question of whether Family ACCESS ever leased out some of its parking spaces to other businesses or non-profits. Maureen Lister, Executive Director of Family ACCESS, stated that the organization does have parking and that they were willing to engage in future conversations regarding the use of their parking lot when not being utilized. Before the COVID-19 pandemic, Family ACCESS did lease six spaces to a local business for approximately \$1,000/month. Committee members were not in favor of requiring that these spots be donated but welcomed future conversations with Family ACCESS on this topic.

Committee members voted 7-0 on a motion to approve from Councilor Wright.

#85-24 Request for discussion and possible amendments to enhance the preservation of existing homes.

COUNCILORS BAKER, OLIVER, MALAKIE, KALIS, GETZ, LUCAS, LOBOVITS, AND WRIGHT requesting a discussion and possible amendments to Chapter 30 Zoning or other City Ordinances to enhance the preservation of existing homes over their replacement by larger and more expensive structures.

Action: Zoning & Planning Held 7-0

Note: Jennifer Caira, Deputy Director of Planning, outlined that tonight's presentation will review the existing regulations that shape residential development and present case studies of single- and two-unit development. Zachary LeMel, Chief of Long Range Planning, outlined that this review of the zoning will focus on the Single-Residence (SR) and Multi-Residential (MR) districts which comprise a majority of the city's land area. Within the current zoning ordinance, there is a distinction between new vs old lots with the cut-off being December 7, 1953. Lots created before this date have a smaller minimum lot area, greater maximum lot coverage, lower open space minimums, lower minimum lot frontage, and smaller front and side setbacks. The attached presentation describes additional ways that the zoning ordinance controls the size and shape of development. Several non-zoning regulations impact development including the stormwater ordinance, historic/demolition delay ordinances, electrification ordinance, and the tree ordinance. Ms. Caira described the attached chart that described the timing of these ordinances including ones that are set to go into effect. Due to the recent passage of several of these regulations, the full scope of their effect on development cannot be fully determined.

Loren Rapport, Urban Designer at Utile, presented the attached map that shows where teardowns occurred from 2017-2022. In reviewing the 483 teardowns they found that for every 1,000 sales of a home 100 of them were teardowns. Six case studies were selected from throughout the city and the attached presentation provides information on these parcels pre- and post-teardown. In the initial research, the Planning Department at Utile saw a pattern amongst them including the homes being post-war, a starting FAR of 0.25 or lower, and a total of 2,400 sf or less. Planning Staff will return in October with Landwise to provide an economic analysis of the dataset and the six case studies. This information will then be used to inform the basis of regulations that may be adjusted to address concerns.

Councilors expressed concern about off-market sales contributing to these teardowns and the loss of less expensive homes within the City. The Planning Department noted that they would look into these topics and the economic factors driving these teardowns will be presented in October. A Councilor also raised the topic of subdividing large lots with small homes could help in promoting more smaller homes to be built. Ms. Caira explained that there is a high threshold for approving the subdivision of a lot. A Councilor also asked for the definition of build factor and Ms. Caira explained that this is primarily to prevent odd shapes when creating a lot.

Committee members voted 7-0 on a motion to hold items #85-24 and #41-24 from Councilor Albright.

#41-24 Amend the setbacks in the MR zones to encourage preservation of existing buildings

COUNCILORS ALBRIGHT, DANBERG, KRINTZMAN, AND LEARY seeking a discussion with the Planning Department to consider ordinance amendments that would revise the metrics in the multi-residence (MR1, MR2 and MR3) zones, to regulate the size of new buildings better, enable a wider range of housing options close to public transit, and better incentivize preservation and renovation of existing housing stock.

Action: **Zoning & Planning Held 7-0**

Note: This item was discussed concurrently with item #85-24. A written report can be found with item #85-24.

The meeting adjourned at 9:32pm.

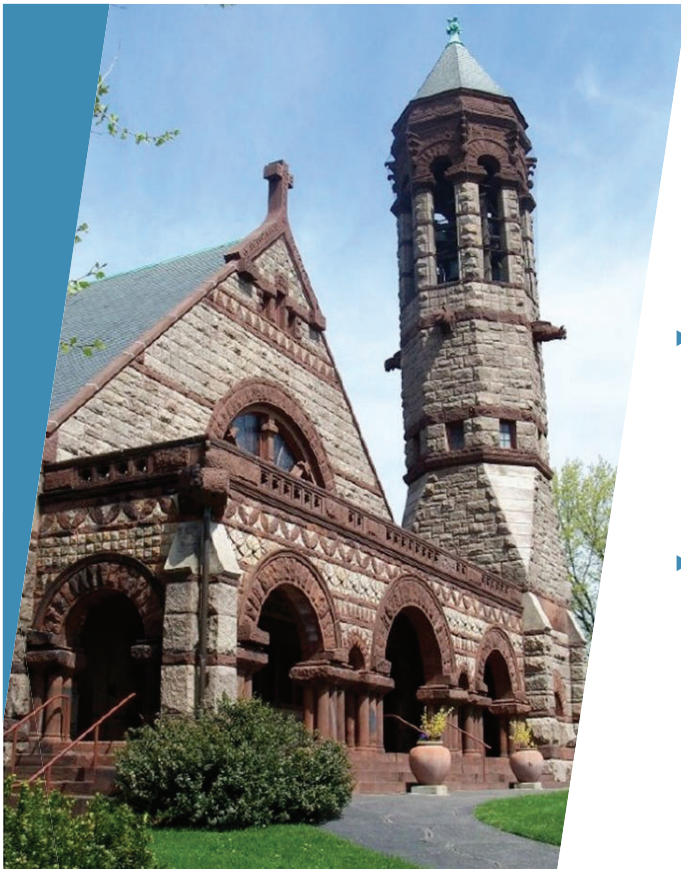
Respectfully Submitted,

R. Lisle Baker, Chair

First Baptist Church Tower Renovation

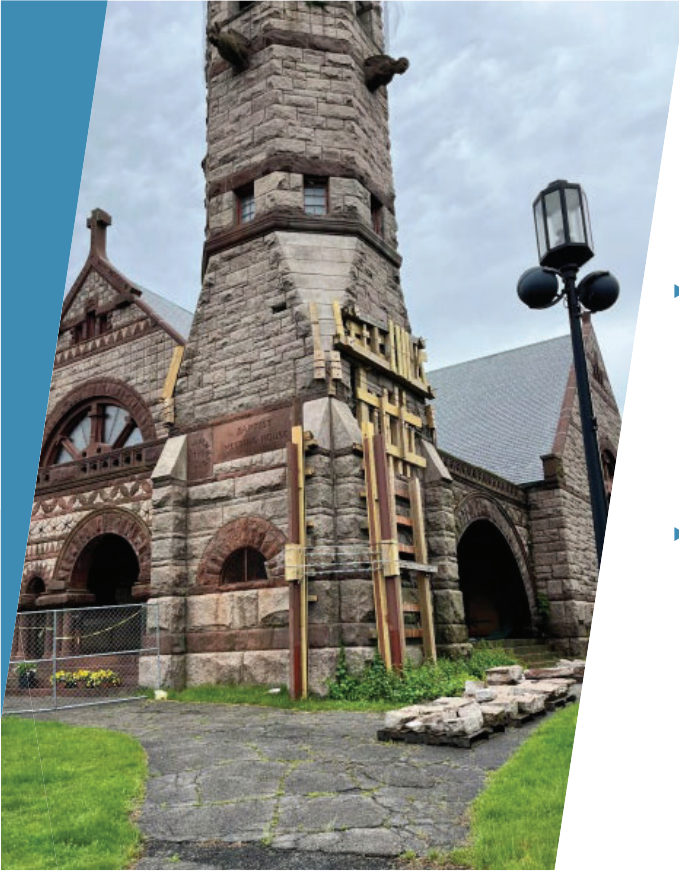
Presentation to Zoning and Planning

September 9, 2024



Project Scope and Goals

- ▶ The goal of this project is for the restoration of the bell tower at First Baptist Church in Newton Centre. The bell tower's state of disrepair has led to the closing of the main building and sanctuary of the First Baptist Church, which is a venue for several musical organizations, school graduations, and community events throughout Newton.
- ▶ The project would require three construction seasons, beginning in Spring 2025. A long-term solution to the water infiltration problem which caused the tower's instability is included in the scope of work.



Project Eligibility

- ▶ **Historic Significance:** The building was constructed by Mead, Mason and Co in 1888. It was designed by John Francis Lyman in the Richardsonian Romanesque style. The bell tower is particularly significant in its dedication to Samuel Francis Smith, who was minister of the church from 1842 -1854 and author of *My Country, 'Tis of Thee (America)*. The building is listed individually on the National Register of Historic Places, and meets the eligibility criteria for CPA Historic Resource funding.
- ▶ **Religious Structures:** The topic of using CPA funds to for improvements on religious buildings was raised as part of previous discussions on other projects.

It was determined that religious projects must be reviewed in the same manner that any historic resource project would be considered: based on the historic significance of the structure, its importance to the community, and the merits of its restoration process and plan.

Funding and Fundraising

After considering multiple options for how to fund the project, the Committee chose to fund the entire amount, but reimburse the Church at the match percentage on remaining project expenses (49.4%).

For example: if the First Baptist Church submits for approval an invoice for \$100,000, with proof of payment from their accounts, they will be reimbursed with \$49,400 of CPA funds.

This decision was made to ensure that the Church was contributing to the project alongside the CPC contribution, but also allow them to start with the necessary work without delay.

Project Budget Sources

Funding Source	Amount
First Baptist Church Funding	\$1,640,000.00
Community Funding	\$60,000.00
Amelia Peabody Charitable Fund	\$350,000.00
National Fund for Sacred Places	\$250,000
MHC Emergency Grant	\$150,000
CPA Funding	\$2,000,000
Total Funding	\$4,450,000

Account Name	Account Number	Proposed Amount
Historic Funds Balance	5810-335810	\$280,000.00
Historic Budgeted Reserves	58B10498-57900B	\$500,000.00
FY25 Unrestricted Fund Balance	58R10498	\$1,220,000.00
	Total	\$2,000,000.00

Recommended Funding

Thank you



Family ACCESS

Community Preservation Funding

Presentation to Zoning and Planning

September 9, 2024

Family ACCESS Goals and Community Need

Family ACCESS of Newton is a nonprofit “focusing on strengthening children, families, and the community by providing programs that nurture child development, promote effective parenting skills, and support working parents.”

Family ACCESS is seeking \$650,000 in CPA Historic Preservation Funds to provide adequate egresses to code, install a sprinkler system for fire safety, and improve accessibility at the former Davis Elementary School building.

Without the ability to make these code-related improvements, Family ACCESS reports that they would be forced to reduce childcare slots for children 2.9 years and younger by 80%.

Project Eligibility

- ▶ **Code Upgrades:** The accessibility improvements and fire protection upgrades that comprise the scope of work are an approved use of CPA Historic Resource funds.

The expenses listed in the project budget are all allowable expenses, as the CPA defines Rehabilitation work as “including, but not limited to, improvements to comply with the Americans with Disabilities Act and other federal, state or local building or access codes.” Both accessibility and fire protection systems are, separately, common uses of CPA funds throughout the state.

- ▶ **Historic Significance:** Building was constructed in 1921, and is listed on the National Register of Historic Places as part of the West Newton NR District.

Receipt of this funding would require a preservation restriction be placed on the property.

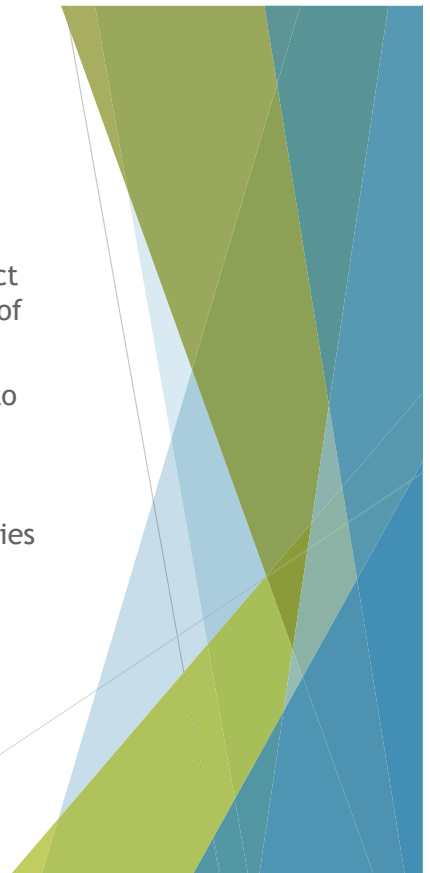


Funding Source	Amount
Individual and private donors	\$50,000
Massachusetts Executive Office of Housing and Economic Development Community One Stop for Growth	\$500,000
CPA Funding	\$650,000
Total Funding	\$1,200,000

Project Budget

The request for the project is \$650,000, which is 54% of the total project funding.

The project is scheduled to be completed in the third shift, allowing Family ACCESS to continue operating childcare facilities during the day.



Account Name	Account Number	Proposed Amount
Historic Funds Balance	5810-335810	\$650,000.00
Total		\$650,000.00

Recommended Funding

Thank you

City of Newton
Zoning & Planning Committee

Residential District Zoning Review: Existing Regulation Analysis

September 09, 2024

Content

1. **Introduction**
2. **Overview of Existing Regulations**
 - a. Zoning
 - b. Non-Zoning (Stormwater, Historic/Demo Delay, Electrification, Tree)
3. **Case Studies**
 - a. City-wide Teardown Analysis
 - b. Initial Case Study Review
4. **Next Steps**

Introduction

Why We're Here

To review new development, and identify trends, within Newton's residential neighborhoods.

We are here to analyze the factors that contribute to property teardowns, including issues related to zoning and non-zoning regulations, as well as the market-related pressures that impact development decisions.

Today, we'll review the existing regulations that shape residential development, and present single- and two-unit case studies.

Before

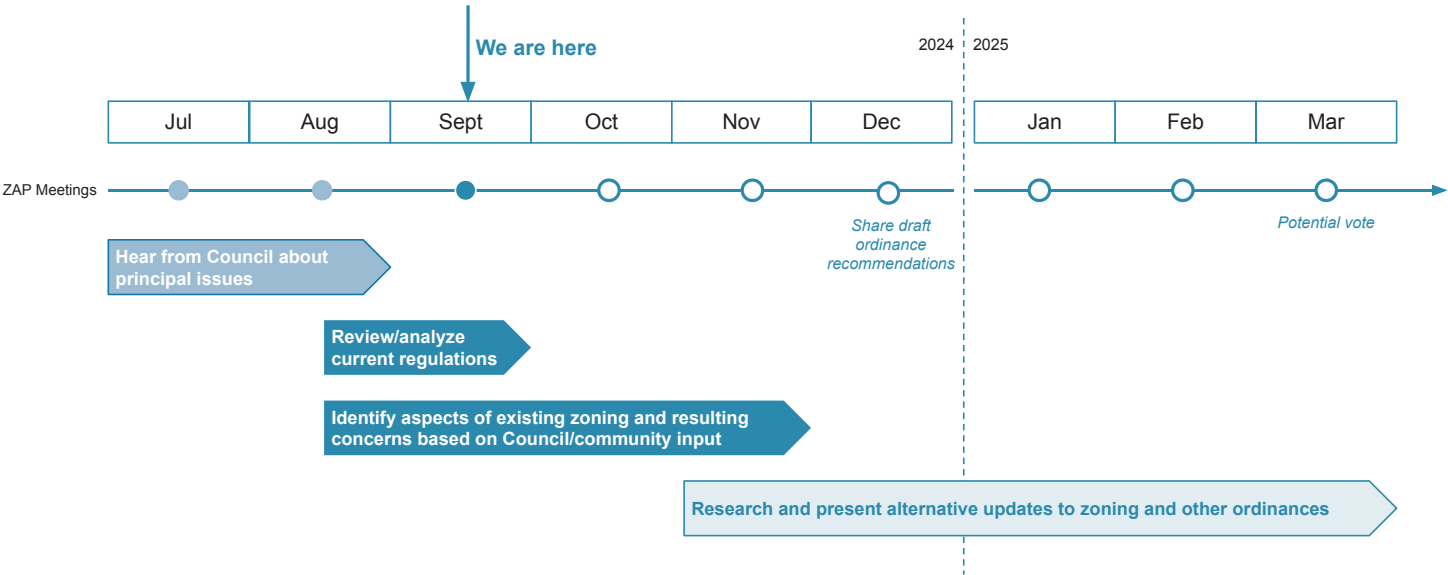


After



Introduction

Timeline



Overview of Existing Regulations

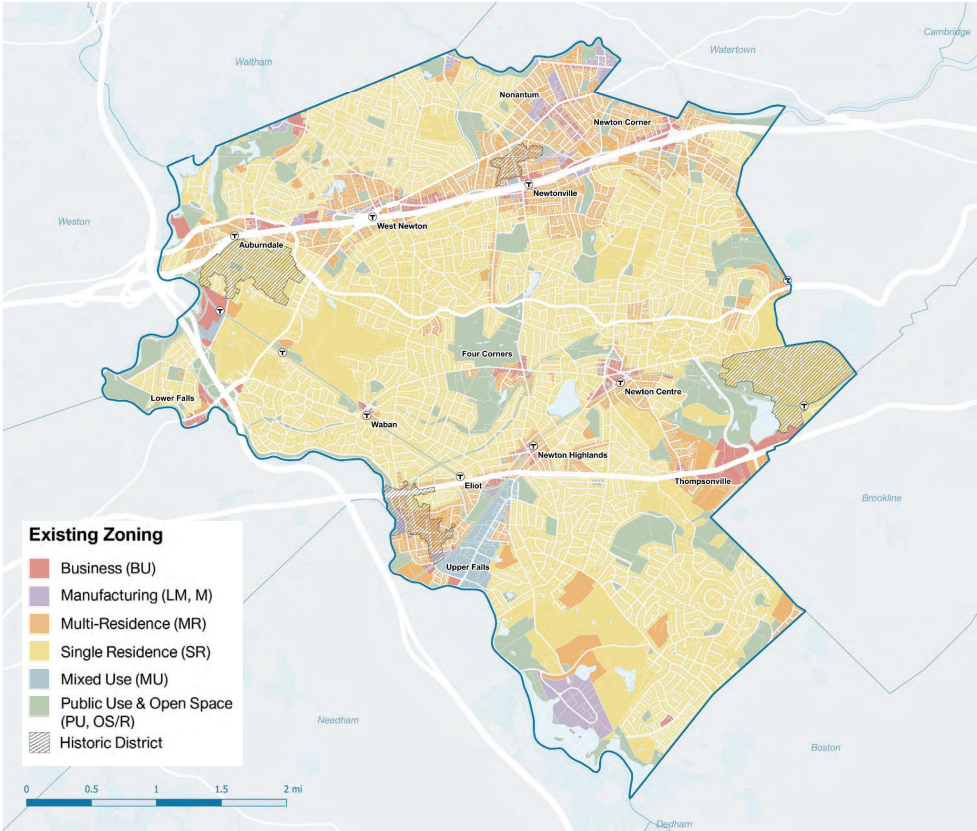
- 1. Introduction
- 2. Overview of Existing Regulations
 - a. Zoning
 - b. Non-Zoning (Stormwater, Historic/Demo Delay, Electrification, Tree)
- 3. Case Studies
 - a. City-wide Teardown Analysis
 - b. Initial Case Study Review
- 4. Next Steps

The following pages present a summary of zoning and relevant non-zoning regulations and ordinances that impact development decisions.

Overview of Existing Regulations

Zoning

- Single-Residence (SR), yellow, and Multi-Residence (MR), orange, districts make up the majority of Newton's land area.
- MR districts are clustered in the northern section of Newton, historic village centers (i.e. Upper falls), and transit nodes.
- The current mapping of SR and MR districts date back to the 1950s.



Overview of Existing Regulations

Zoning - Old Lot Standards

	Single Residence (SR)			Multi-Residence (MR)			
	SR1	SR2	SR3	MR1	MR2	MR4	MR4
Lot Dimensions							
Lot Area (min)	15,000 SF	10,000 SF	7,000 SF	7,000 SF			
Lot Area / Unit (min)	25,000 SF	15,000 SF	10,000 SF	3,500 SF			
Lot Coverage (max)	20%	30%	30%	30%			
Open Space (min)	65%	50%	50%	50%			
Lot Frontage (min)	100'	80'	70'	70'			
Build Factor (max)	30	25	20	20			
Building Setbacks							
Front (min)	25'			25'		-	
Side (min)	12.5'	7.5'		7.5'		-	
Rear (min)	25'	15'		15'			
Principal Building Height							
Sloped Roof (max)	36'						
Flat Roof (max)	30'						
Stories (max)	2.5 (3.5 by Special Permit)						

There are different dimensional standards for lots created **before/after December 7, 1953**. Standards for lots created before 1953 have:

- Smaller minimum lot area
- Greater maximum lot coverage
- Lower open space minimums
- Lower minimum lot frontage
- Smaller front and side setbacks

Notes:

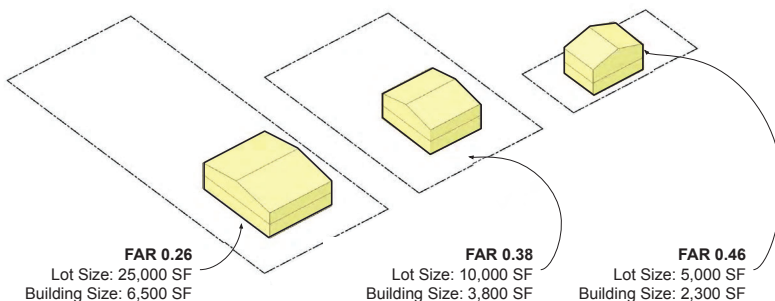
- These dimensional standards reflect one-unit and two-unit detached dwellings
- These dimensional standards reflect criteria for lots created before December 7, 1953

Overview of Existing Regulations

Zoning

Floor Area Ratio (FAR):

- Applies to all one-unit and two-unit structures, new and existing (except for those on rear lots)
- Construction on lots created before 1953 is allowed additional FAR increase of 0.02
- FAR can be increased by special permit

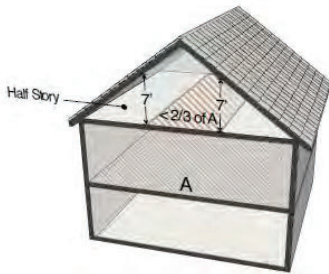


	Lot Size (sf)	Equation for Determining Maximum FAR	Maximum FAR Range
SR 1	4,999 sf or less	--	0.46
	5,000 to 6,999 sf	0.46 - (0.000015 (lot size - 5,000))	0.46 to 0.43
	7,000 to 9,999 sf	0.43 - (0.000033 (lot size - 7,000))	0.43 to 0.33
	10,000 to 14,999 sf	0.33 - (0.000004 (lot size - 10,000))	0.33 to 0.31
	15,000 to 19,999 sf	0.31 - (0.000006 (lot size - 15,000))	0.31 to 0.28
	20,000 to 24,999 sf	0.28 - (0.000004 (lot size - 20,000))	0.28 to 0.26
	25,000 sf or more	--	0.26
SR 2	4,999 sf or less	--	0.46
	5,000 to 6,999 sf	0.46 - (0.000015 (lot size - 5,000))	0.46 to 0.43
	7,000 to 9,999 sf	0.43 - (0.000017 (lot size - 7,000))	0.43 to 0.38
	10,000 to 14,999 sf	0.38 - (0.000010 (lot size - 10,000))	0.38 to 0.33
	15,000 sf or more	--	0.33
SR 3	4,999 sf or less	--	0.48
	5,000 to 6,999 sf	--	0.48
	7,000 to 9,999 sf	0.48 - (0.000023 (lot size - 7,000))	0.48 to 0.41
	10,000 to 14,999 sf	0.41 - (0.000006 (lot size - 10,000))	0.41 to 0.38
	15,000 to 19,999 sf	--	0.38
	20,000 to 24,999 sf	0.38 - (0.000004 (lot size - 20,000))	0.38 to 0.36
	25,000 sf or more	--	0.36
-- Not Applicable			
MR 1	4,999 sf or less	--	0.58
	5,000 to 6,999 sf	0.58 - (0.000025 (lot size - 5,000))	0.58 to 0.53
	7,000 to 9,999 sf	0.53 - (0.000017 (lot size - 7,000))	0.53 to 0.48
	10,000 to 14,999 sf	--	0.48
	15,000 to 19,999 sf	0.48 - (0.000010 (lot size - 15,000))	0.48 to 0.43
	20,000 to 24,999 sf	0.43 - (0.000010 (lot size - 20,000))	0.43 to 0.38
	25,000 sf or more	--	0.38
MR 2, MR 3	4,999 sf or less	--	0.58
	5,000 to 6,999 sf	0.58 - (0.000025 (lot size - 5,000))	0.58 to 0.53
	7,000 to 9,999 sf	--	0.53
	10,000 to 14,999 sf	0.53 - (0.000020 (lot size - 10,000))	0.53 to 0.43
	15,000 to 19,999 sf	0.43 - (0.000010 (lot size - 15,000))	0.43 to 0.38
	20,000 to 24,999 sf	--	0.38
	25,000 sf or more	--	0.38

Zoning

Half-Story

A story directly under a sloping roof where the area with a ceiling height of 7' or greater is less than $\frac{2}{3}$ of the area of the story next below.

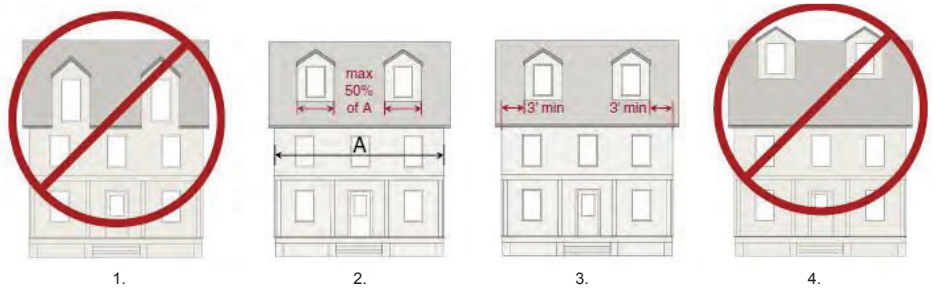


Note: Diagrams are from current Newton R-Zoning

Dormers

The following restrictions apply above the 2nd story in one and two-unit dwellings:

1. A roofline overhang shall be continued between the dormer and the story next below so as to **avoid the appearance of an uninterrupted wall plane** extending beyond 2 stories
2. A dormer may be **no wider than 50% of the length of the exterior wall of the story next below**. Where more than one dormer is on the same side of the roof, the width of all dormers combined may not exceed 50% of the length of exterior wall next below.
3. The vertical plane of the sidewall of any dormer **shall not be closer than 3'** from vertical plane of intersection of the roof and main building end wall nearest the dormer.
4. **No dormer may project above the roof ridgeline** of the one- or two-unit dwelling.

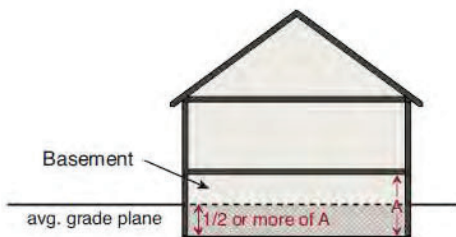


Zoning

Basement*

Any story in building in which $\frac{1}{2}$ or more of the distance between the floor and ceiling next above is below the average grade plane adjacent to the building.

*(One-unit and two-unit uses)



Note: Diagrams are from current Newton R-Zoning

Original Grade

The grade of the lot before any regrading, demolition, development, or redevelopment begins based on the following standards. If a lot:

- Has an existing building that is to be demolished or modified, the original grade of the lot shall be the **grade that existed prior to any activity that caused a change in position or location of soil, sand, rock, gravel, or similar earth material**, which changes the grade of the lot, that occurred after January 1, 2025 and within five (5) years of the date of application for the building permit for such demolition or modification of the existing building; or
- Has no existing building on the property, the natural grade of the property, prior to any activity that causes a change in position or location of soil, sand, rock, gravel or similar earth material which changes the grade of the lot, shall be considered the original grade; or
- Is a new subdivision, the original grade shall mean the approved and recorded grade

Grade Plane Average

A horizontal reference plane for a building as a whole representing the **average of original or proposed grade, whichever is lower**, elevations around the perimeter of a building, as determined by a length-weighted mean formula. All walls of lengths six (6) or greater shall be included in segments of consistent grade or slope.

Zoning

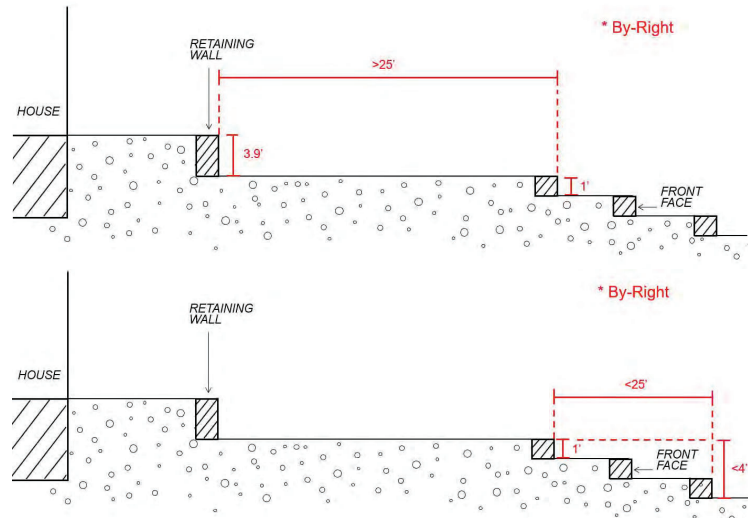
Retaining Walls

A wall or terraced combination of walls, 4 feet in height or greater, to hold a mass of earth material at a higher position. A berm with a slope of 1:1 or greater is to be considered a retaining wall.

The construction of a retaining wall of 4 feet or more in height or greater requires a special permit. When a combination of retaining walls are within 25 feet of each other (measured from front-face of wall to front-face of wall), height is measured from the foot of the lowest wall to the top of the highest wall.

Special Permit Criteria:

- Lot presents challenging topography which limits use of the property
- The requested retaining wall will not adversely impact adjacent property or the public
- The proposed retaining wall is the minimum structure necessary to allow a subject property to be reasonably utilized.



Zoning

Parking Requirements

One- and two-unit dwellings:

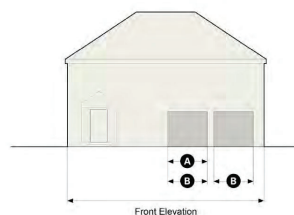
2 spaces/unit minimum
2 tandem spaces are permitted in the side yard setback



Front Facing Garage Design Standards

The sum of the width of all garage doors may be up to the following:

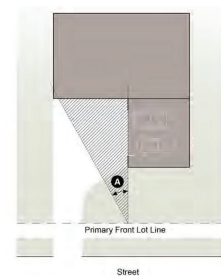
- 45% of total width of front elevation when the garage includes only **single garage doors**
- 40% of the total width of front elevation when the garage includes a **double garage door and a single garage door**
- Single garage door may be up to **9' wide**
- Double garage door may be up to **16' wide**



Side Facing Garage Design Standards

May be located in front of the front elevation, but not within the front setback, if it meets the following:

- **Minimum of 10% fenestration** on garage wall facing primary front lot line
- Single garage door may be up to **9' wide**
- Double garage door may be up to **16' wide**



Note: Diagrams are from current Newton R-Zoning

Impactful Non-Zoning Regulations

Stormwater Ordinance

- All residential development/redevelopment must apply for a Stormwater Management Permit (SMP) unless the total disturbed area is **<5,000 sf AND new impervious area <400 sf**.
- **Demolition and rebuild triggers the new impervious area requirement.** Demolitions/additions would not need a SMP if there is <400 sf increase in building footprint.

Historic/Demolition Delay

- Buildings that may be historically significant must go through the demolition review process to determine 1) if it is **“historically significant”** (commission review), 2) if **“significant architectural features”** are removed (commission review), 3) if the building is **“preferably preserved”** (through public hearing).
- If a building is “preferably preserved”, it will be subject to a **demolition delay of 12-18 months**.
- Total demolitions have a **minimum delay of 4 months** even if a waiver is granted by the commission.

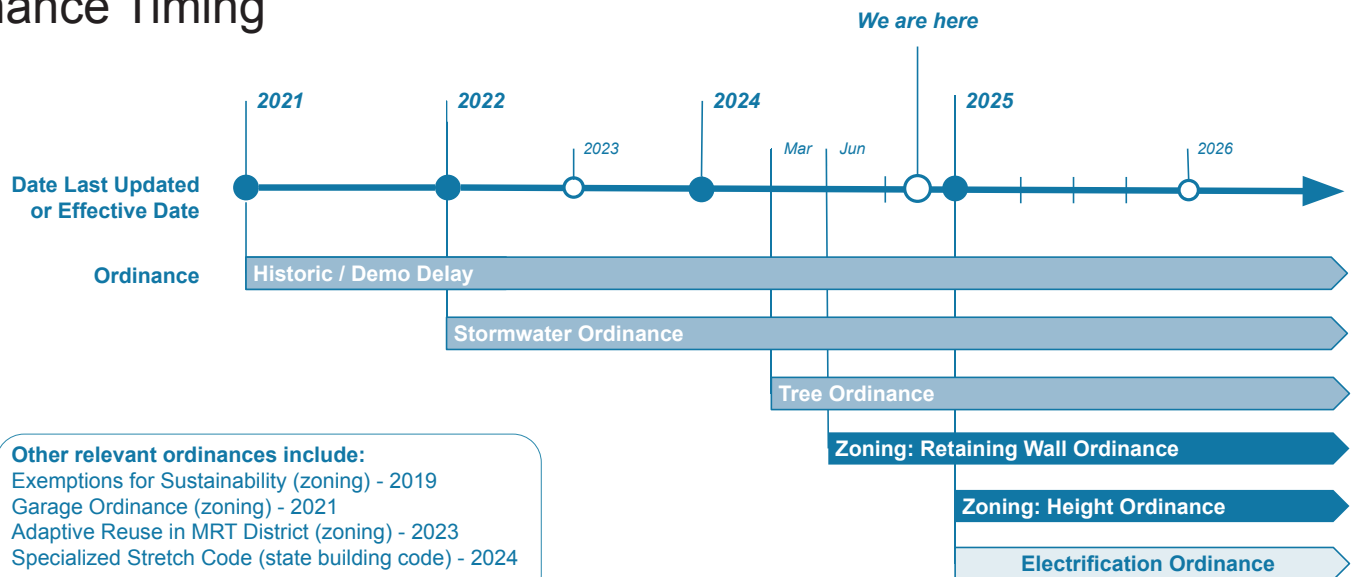
Electrification Ordinance

- **All new construction and major renovations must be fossil fuel free starting in 2025.** This comes after the adoption of the **Stretch Code (2023)** and **Specialized Code (2024)**.
- Smaller addition projects can **avoid FFF if <1,000 sf gross and <100% gross sf increase**.
- Newton uses a modified definition of fossil fuel free, which allows for clean biomass (in all buildings) and fossil fuel cooking systems with an existing gas connection (in major renovations).

Tree Ordinance

- **All property owners are required to apply for a permit to remove any tree >6” DBH**, notify abutters, protect other trees on-site and on abutting sites, and, in many circumstances, pay for the service of a Certified Arborist or pay for the replacement/relocation of removed trees.

Ordinance Timing



Case Studies

- 1. Introduction
- 2. Overview of Existing Regulations
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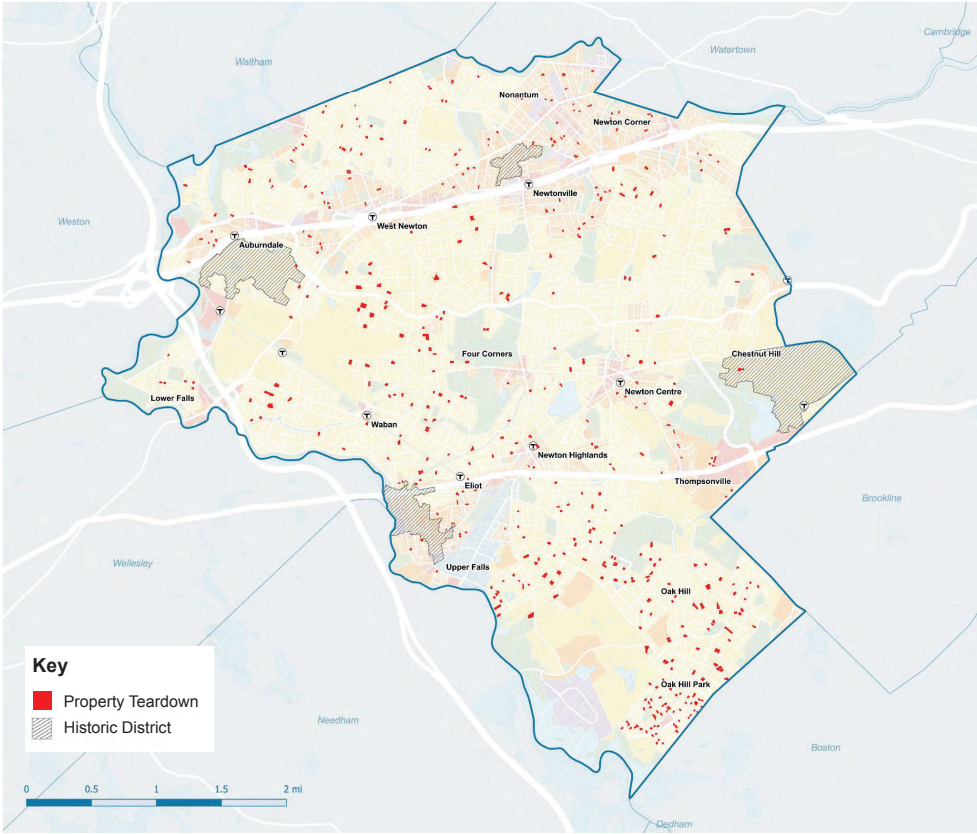
The following pages present an overview of the citywide teardown analysis, as well as analysis of the six chosen case studies.

Case Studies

Citywide Teardown Analysis

This map shows teardowns that occurred between 2017-2022.

- Reviewed 483 teardowns
- Typical development patterns per year
 - Teardowns: 100 per year
 - Sales: 1,000 per year



Case Studies

Citywide Teardown Analysis



1. 9-11 Oak Ave



2. 49 Fairway Dr



3. 35 Dalby St



4. 117-119 Norwood Ave



5. Doris Circle



6. 728 Walnut St



7. 180 Allen Ave



8. 33-35 John St



9. 58 Cottage St



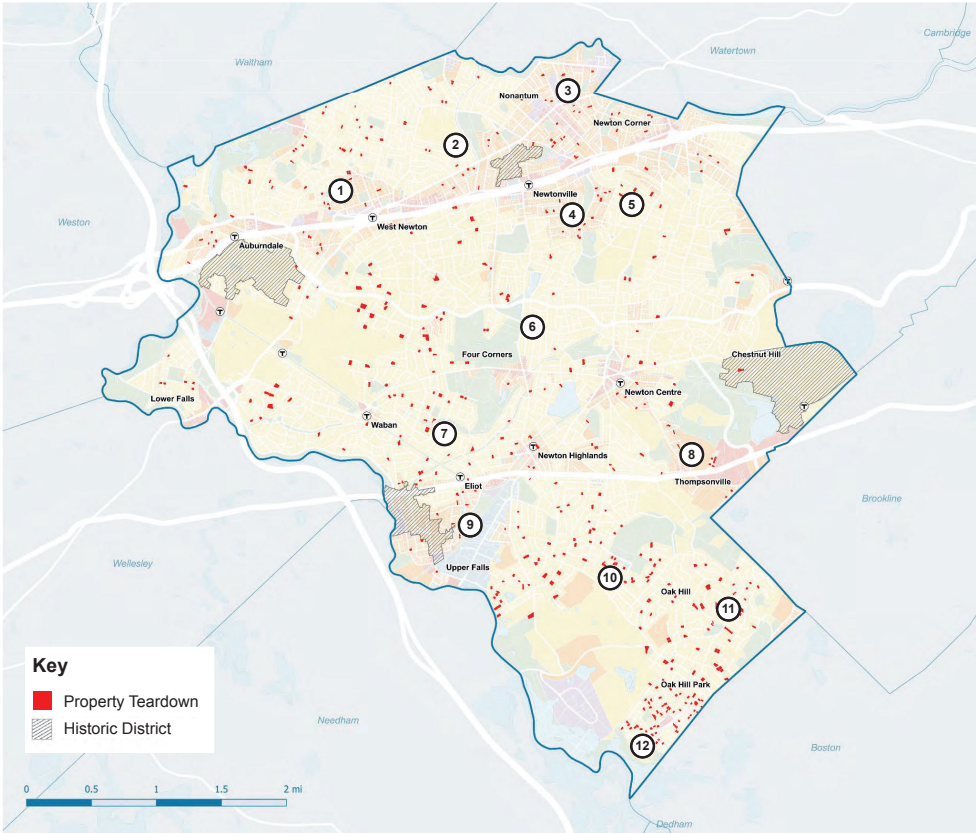
10. 263 Arnold Rd



11. 197 Baldpate Hill



12. 10 Spiers Rd



Case Studies

Citywide Teardown Analysis



1. 9-11 Oak Ave



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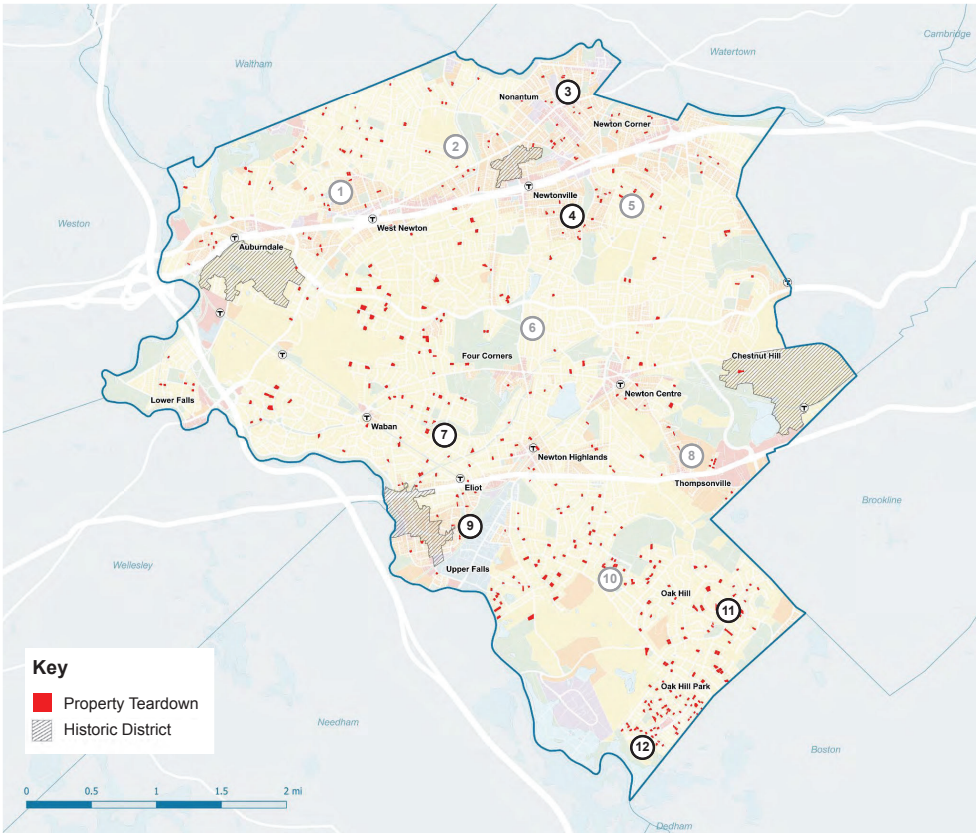
10. 263 Arnold Rd



11. 197 Baldpate Hill



12. 10 Spiers Rd



Case Studies

197 Baldpate Hill Rd

Oak Hill

Zone: SR1
Lot Size: 25,269 SF
Frontage: 120'



Before: One-Unit Home, built 1960



After: One-Unit Home, built 2019

Case Studies

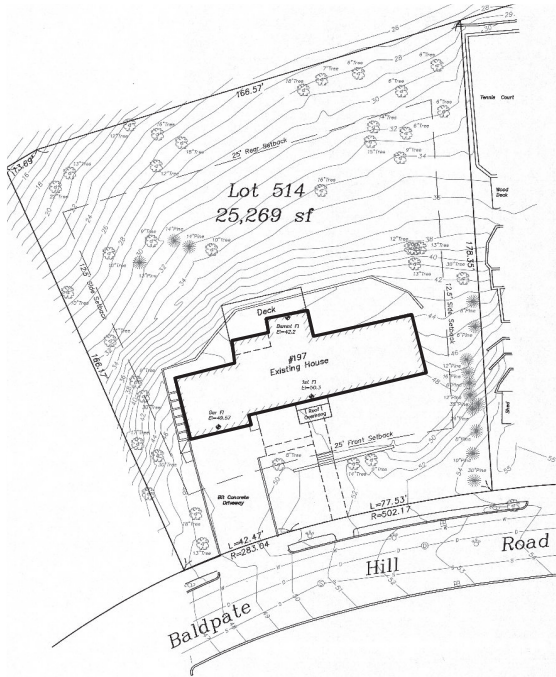
197 Baldpate Hill Rd: Before

Zone: SR1
Lot Size: 25,269 SF
Frontage: 120'

Before	
Year Built	1960
Front Setback	46.5'
Side Setback	24.5'; 23.5'
Building Height	1 story
Building Footprint	2,390 SF
Marketable Finished Area	3,746 SF
Marketable Finished FAR*	0.15
Facade Build Out	78%
Number of Units	1
Sale Date / Price	2019 / \$1,500,000

Note:

- Marketable Finished FAR accounts for the following spaces: living space, finished attic, finished basement, and attached garage. This calculation takes the Marketable Finished Area and divides it by Lot Size.

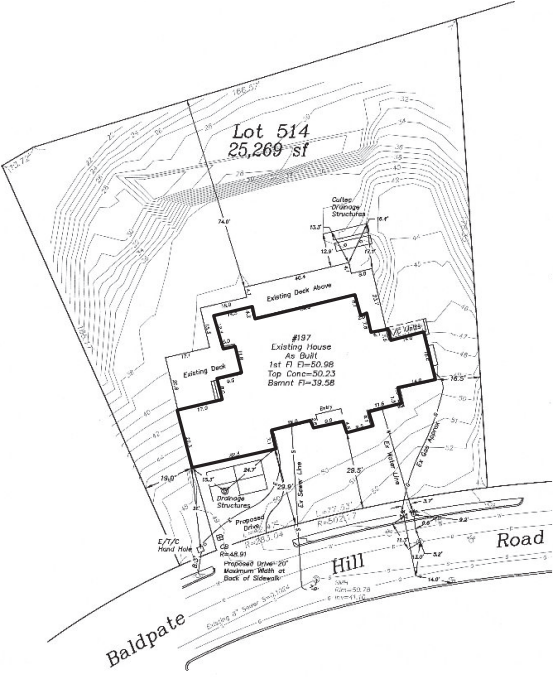


Case Studies

197 Baldpate Hill Rd: After

Zone: SR1
 Lot Size: 25,269 SF
 Frontage: 120'

After	
Year Built	2019
Front Setback	29.5'
Side Setback	19'; 16.5'
Building Height	2 stories
Building Footprint	3,360 SF
Marketable Finished Area	7,896 SF
Marketable Finished FAR	0.31
Zoning FAR allowed, max.	0.26 / 6,570 SF
Zoning FAR built	0.26 / 6,494 SF
Facade Build Out	81%
Number of Units	1
Sale Date / Price	2020 / \$4,515,000

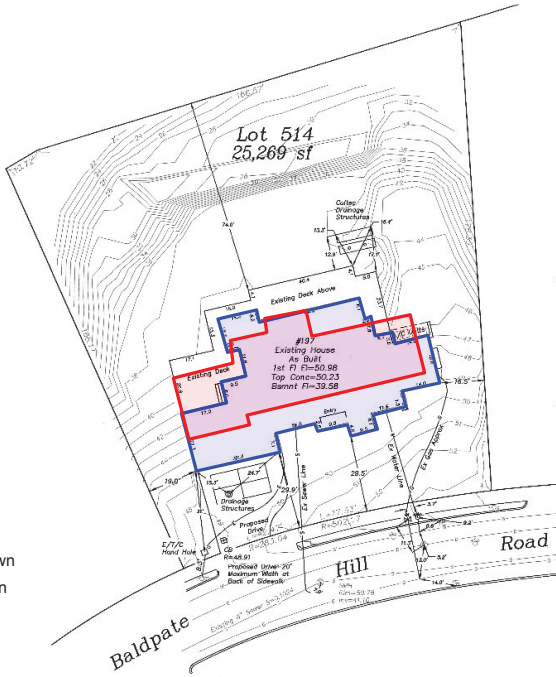


Case Studies

197 Baldpate Hill Rd: Summary

Zone: SR1
 Lot Size: 25,269 SF
 Frontage: 120'

	Before	After
Year Built	1960	2019
Front Setback	46.5'	29.5'
Side Setback	24.5'; 23.5'	19'; 16.5'
Building Height	1 story	2 stories
Building Footprint	2,390 SF	3,360 SF
Marketable Finished Area	3,746 SF	7,896 SF
Marketable Finished FAR	0.15	0.31
Zoning FAR allowed, max.	-	0.26 / 6,570 SF
Zoning FAR built	-	0.26 / 6,494 SF
Facade Build Out	78%	81%
Number of Units	1	1
Sale Date / Price	2019 / \$1,500,000	2020 / \$4,515,000



Case Studies

197 Baldpate Hill Road

Oak Hill

Zone: SR1
Lot Size: 25,269 SF
Frontage: 120'



Before: One-Unit Home, built 1960



After: One-Unit Home, built 2019

Case Studies

180 Allen Ave

Waban

Zone: SR2
Lot Size: 15,000 SF
Frontage: 100'



Before: One-Unit Home, built 1960



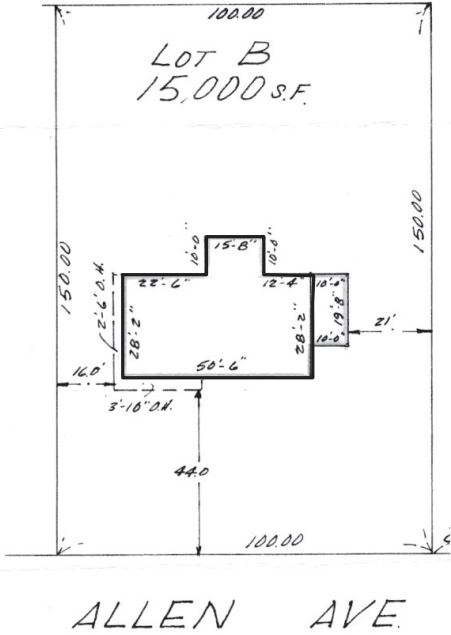
After: One-Unit Home, built 2021

Case Studies

180 Allen Ave: Before

Zone: SR2
 Lot Size: 15,000 SF
 Frontage: 100'

Before	
Year Built	1960
Front Setback	44'
Side Setback	16'; 21'
Building Height	1 story
Building Footprint	1,780 SF
Marketable Finished Area	1,712 SF
Marketable Finished FAR*	0.11
Facade Build Out	61%
Number of Units	1
Sale Date / Price	2020 / \$1,450,000



Note:

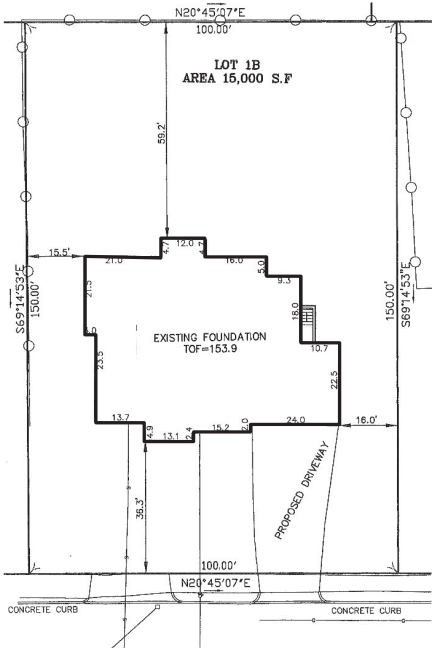
- Marketable Finished FAR accounts for the following spaces: living space, finished attic, finished basement, and attached garage. This calculation takes the Marketable Finished Area and divides it by Lot Size.

Case Studies

180 Allen Ave: After

Zone: SR2
 Lot Size: 15,000 SF
 Frontage: 100'

After	
Year Built	2021
Front Setback	36'
Side Setback	15.5'; 16'
Building Height	2 stories
Building Footprint	2,851 SF
Marketable Finished Area	7,097 SF
Marketable Finished FAR	0.47
Zoning FAR allowed, max.	0.33 / 4,950 SF
Zoning FAR built	0.33 / 4,930 SF
Facade Build Out	69%
Number of Units	1
Sale Date / Price	2022 / \$4,250,000

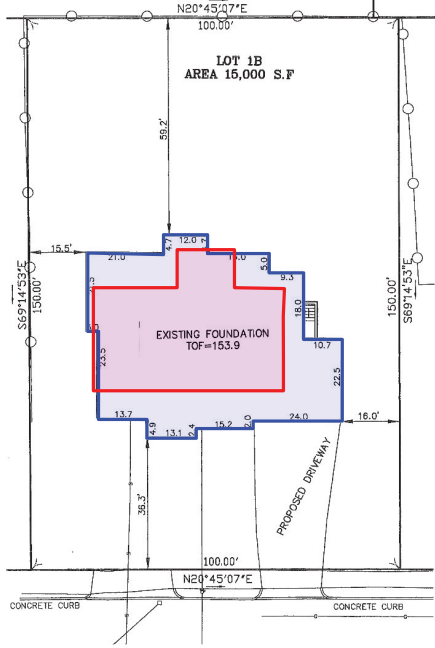


Case Studies

180 Allen Ave: Summary

Zone: SR2
 Lot Size: 15,000 SF
 Frontage: 100'

	Before	After
Year Built	1960	2021
Front Setback	44'	36'
Side Setback	16'; 21'	15.5'; 16'
Building Height	1 story	2 stories
Building Footprint	1,780 SF	2,851 SF
Marketable Finished Area	1,712 SF	7,097 SF
Marketable Finished FAR	0.11	0.47
Zoning FAR allowed, max.	-	0.33 / 4,950 SF
Zoning FAR built	-	0.33 / 4,930 SF
Facade Build Out	61%	69%
Number of Units	1	1
Sale Date / Price	2020 / \$1,450,000	2022 / \$4,250,000



Key
■ Property Teardown
■ New Construction

Case Studies

180 Allen Ave

Zone: SR2
 Lot Size: 15,000 SF
 Frontage: 100'

Waban



Before: One-Unit Home, built 1960



After: One-Unit Home, built 2021

Case Studies

10 Spiers Rd
Oak Hill Park

Zone: SR3
Lot Size: 8,699 SF
Frontage: 130'



Before: One-Unit Home, built 1950



After: One-Unit Home, built 2018

Case Studies

10 Spiers Rd: Before

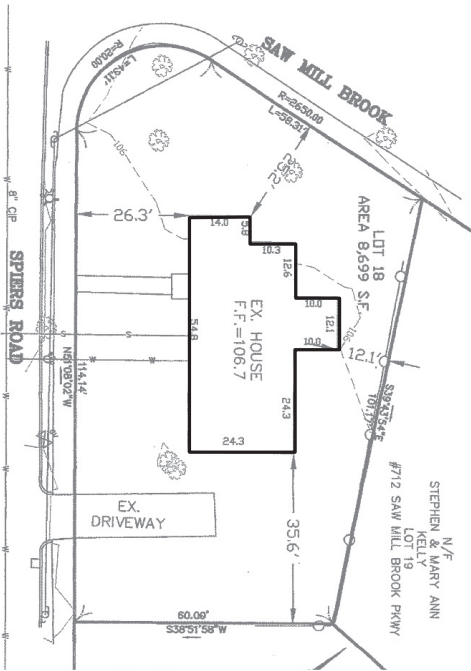
Zone: SR3
Lot Size: 8,100 SF
Frontage: 130'

Before

Year Built	1950
Front Setback	26'; 25'
Side Setback	35'; 12'
Building Height	1 story
Building Footprint	1,440 SF
Marketable Finished Area	1,236 SF
Marketable Finished FAR*	0.15
Facade Build Out	42%
Number of Units	1
Sale Date / Price	2017 / \$700,000

Note:

- Marketable Finished FAR accounts for the following spaces: living space, finished attic, finished basement, and attached garage. This calculation takes the Marketable Finished Area and divides it by Lot Size.



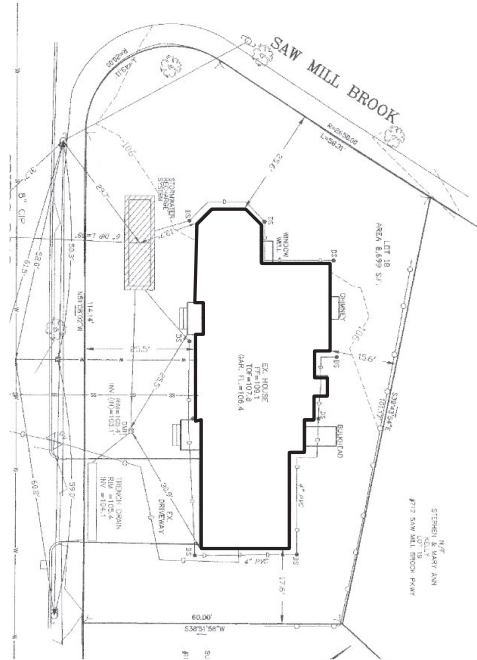
Case Studies

10 Spiers Rd: After

Zone: SR3
 Lot Size: 8,100 SF
 Frontage: 130'

After

Year Built	2018
Front Setback	25.5'; 25.6'
Side Setback	15.65'; 17.6'
Building Height	2 stories
Building Footprint	1,905 SF
Marketable Finished Area	4,980 SF
Marketable Finished FAR	0.61
Zoning FAR allowed, max.	0.44 / 3,827.5 SF
Zoning FAR built	0.44 / 3,826 SF
Facade Build Out	61%
Number of Units	1
Sale Date / Price	2019 / \$2,015,419

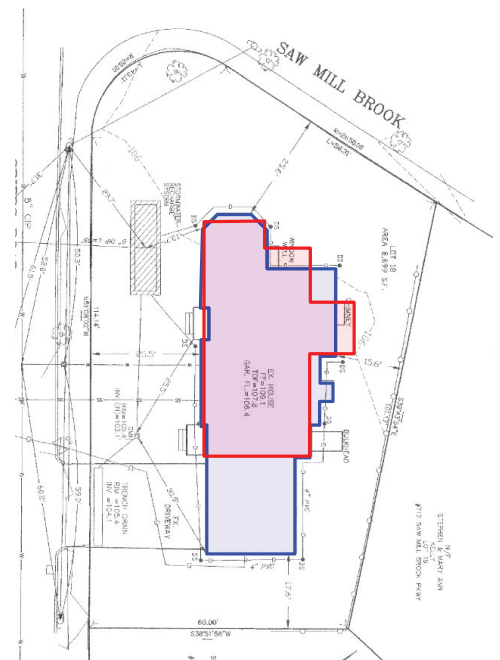


Case Studies

10 Spiers Rd: Summary

Zone: SR3
 Lot Size: 8,100 SF
 Frontage: 130'

	Before	After
Year Built	1950	2018
Front Setback	26'; 25'	25.5'; 25.6'
Side Setback	35'; 12'	15.65'; 17.6'
Building Height	1 story	2 stories
Building Footprint	1,440 SF	1,905 SF
Marketable Finished Area	1,236 SF	4,980 SF
Marketable Finished FAR	0.15	0.61
Zoning FAR allowed, max.	-	0.44 / 3,827.5 SF
Zoning FAR built	-	0.44 / 3,826 SF
Facade Build Out	42%	61%
Number of Units	1	1
Sale Date / Price	2017 / \$700,000	2019 / \$2,015,419



Case Studies

10 Spiers Rd

Oak Hill Park

Zone: SR3
Lot Size: 8,100 SF
Frontage: 130'



Before: One-Unit Home, built 1950



After: One-Unit Home, built 2018

Case Studies

117-119 Norwood Ave

Newtonville

Zone: MR1
Lot Size: 14,343 SF
Frontage: 80'



Before: Two-Unit Home, built 1900



After: Two-Unit Home, built 2019

Case Studies

117-119 Norwood Ave: Before

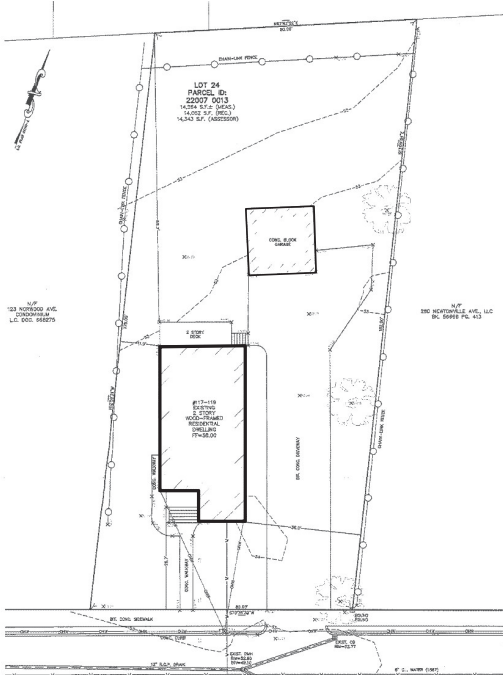
Zone: MR1
Lot Size: 14,343 SF
Frontage: 80'

Before

Year Built	1900
Front Setback	26.5'
Side Setback	12'; 36'
Building Height	2 stories
Building Footprint	1,235 SF
Marketable Finished Area	2,452 SF
Marketable Finished FAR*	0.17
Facade Build Out	32%
Number of Units	2
Sale Date / Price	2019 / \$1,260,000

Note:

- Marketable Finished FAR accounts for the following spaces: living space, finished attic, finished basement, and attached garage. This calculation takes the Marketable Finished Area and divides it by Lot Size.



Case Studies

117-119 Norwood Ave: After

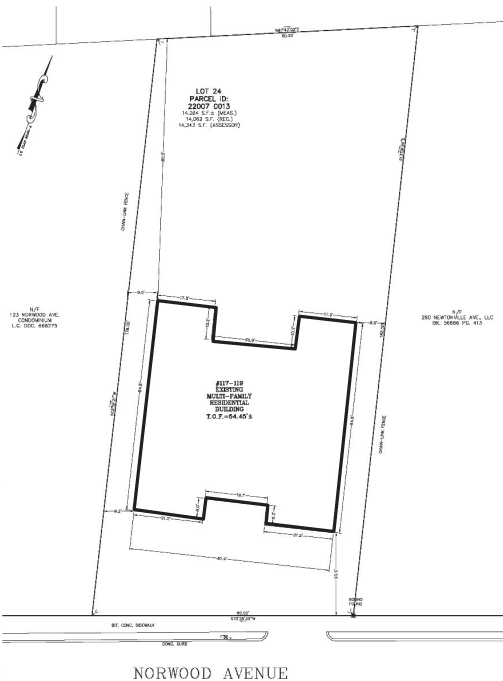
Zone: MR1
Lot Size: 14,343 SF
Frontage: 80'

After

Year Built	2019
Front Setback	25.5'
Side Setback	9'; 9'
Building Height	2 stories
Building Footprint	3,726 SF
Marketable Finished Area	9,115 SF
Marketable Finished FAR	0.64
Zoning FAR allowed, max.	0.48 / 6,885 SF
Zoning FAR built	0.46 / 6,546 SF
Facade Build Out	77%
Number of Units	2
Sale Date / Price*	2020 / \$3,650,000

Note:

- The sale price reflects the summary of both unit sales



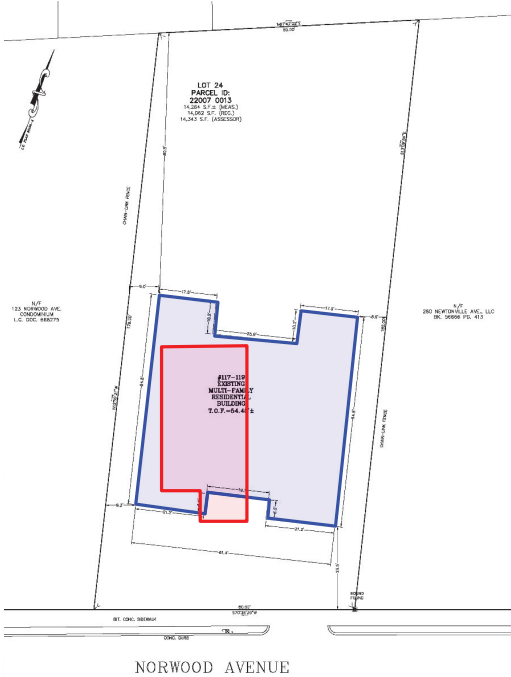
Case Studies

117-119 Norwood Ave: Summary

Zone: MR1
 Lot Size: 14,343 SF
 Frontage: 80'

	Before	After
Year Built	1900	2019
Front Setback	26.5'	25.5'
Side Setback	12'; 36'	9'; 9'
Building Height	2 stories	2 stories
Building Footprint	1,235 SF	3,726 SF
Marketable Finished Area	2,452 SF	9,115 SF
Marketable Finished FAR	0.17	0.64
Zoning FAR allowed, max.	-	0.48 / 6,885 SF
Zoning FAR built	-	0.46 / 6,546 SF
Facade Build Out	32%	77%
Number of Units	2	2
Sale Date / Price	2019 / \$1,260,000	2020 / \$3,650,000*

Note:
 • The sale price reflects the summary of both unit sales



Key
 Property Teardown
 New Construction

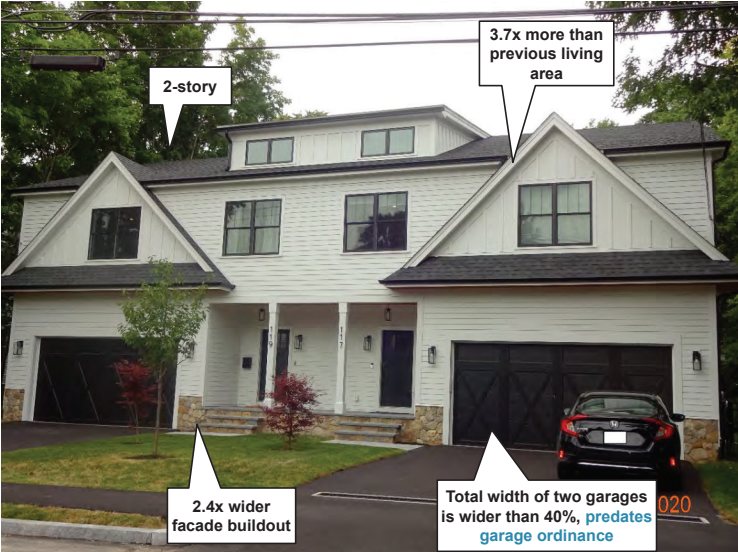
Case Studies

117-119 Norwood Ave Newtonville

Zone: MR1
 Lot Size: 14,343 SF
 Frontage: 80'



Before: Two-Unit Home, built 1900



After: Two-Unit Home, built 2019

Case Studies

35 Dalby St

Nonantum

Zone: MR2
Lot Size: 8,364 SF
Frontage: 60'



Before: Two-Unit Home, built 1927



After: Two-Unit Home, built 2020

Case Studies

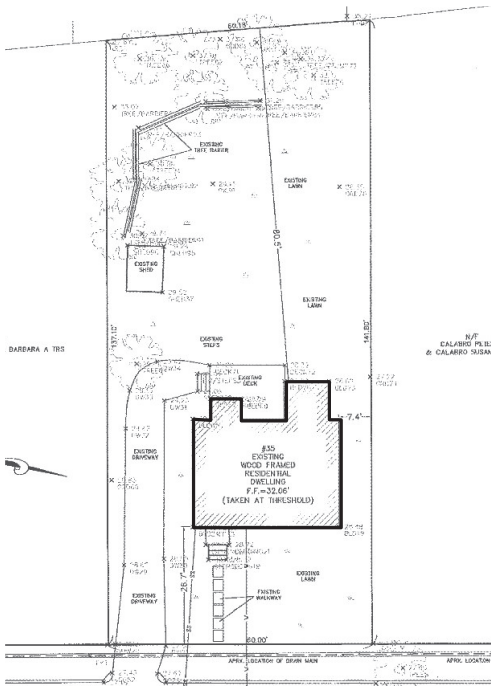
35 Dalby St: Before

Zone: MR2
Lot Size: 8,364 SF
Frontage: 60'

Before	
Year Built	1927
Front Setback	26.5'
Side Setback	19.5'; 7.4'
Building Height	2 stories
Building Footprint	930 SF
Marketable Finished Area	1,699 SF
Marketable Finished FAR*	0.20
Facade Build Out	56%
Number of Units	2
Sale Date / Price	2019 / \$835,000

Note:

- Marketable Finished FAR accounts for the following spaces: living space, finished attic, finished basement, and attached garage. This calculation takes the Marketable Finished Area and divides it by Lot Size.



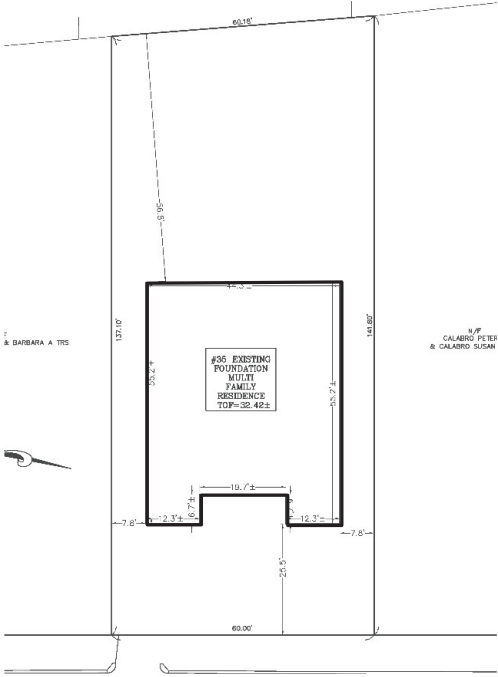
Case Studies

35 Dalby St: After

Zone: MR2
 Lot Size: 8,364 SF
 Frontage: 60'

After	
Year Built	2020
Front Setback	25.5'
Side Setback	7.8'; 7.8'
Building Height	2 stories
Building Footprint	2,384 SF
Marketable Finished Area	7,737 SF
Marketable Finished FAR	0.93
Zoning FAR allowed, max.	0.53 / 4,433 SF
Zoning FAR built	0.53 / 4,420 SF
Facade Build Out	74%
Number of Units	2
Sale Date / Price*	2021 / \$2,700,000

Note:
 • The sale price reflects the summary of both unit sales



Case Studies

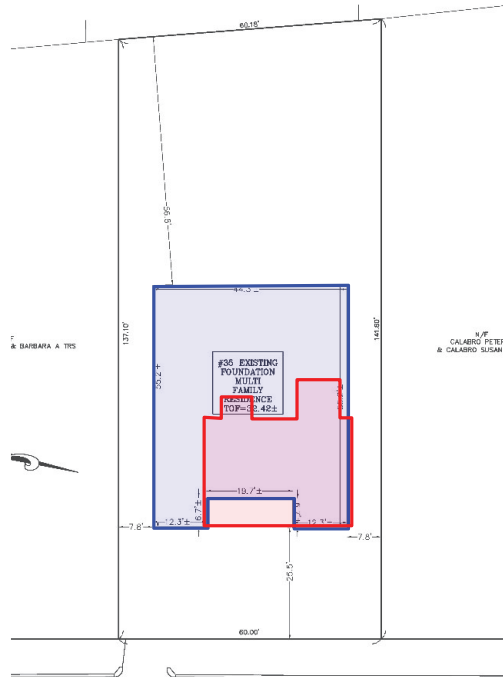
35 Dalby St: Summary

Zone: MR2
 Lot Size: 8,364 SF
 Frontage: 60'

	Before	After
Year Built	1927	2020
Front Setback	26.5'	25.5'
Side Setback	19.5'; 7.4'	7.8'; 7.8'
Building Height	2 stories	2 stories
Building Footprint	930 SF	2,384 SF
Marketable Finished Area	1,699 SF	7,737 SF
Marketable Finished FAR	0.20	0.93
Zoning FAR allowed, max.	-	0.53 / 4,433 SF
Zoning FAR built	-	0.53 / 4,420 SF
Facade Build Out	56%	74%
Number of Units	2	2
Sale Date / Price	2019 / \$835,000	2021 / \$2,700,000*

Note:
 • The sale price reflects the summary of both unit sales

Key
■ Property Teardown
■ New Construction



Case Studies

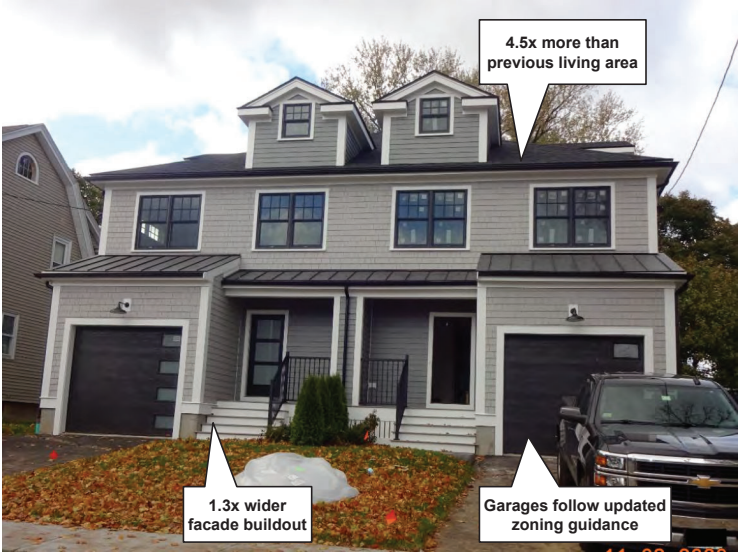
35 Dalby St

Nonantum

Zone: MR2
Lot Size: 8,364 SF
Frontage: 60'



Before: Two-Unit Home, built 1927



After: Two-Unit Home, built 2020

Case Studies

58 Cottage St

Upper Falls

Zone: MR1
Lot Size: 9,800 SF
Frontage: 68'



Before: One-Unit Home, built 1860



After: Two-Unit Home, built 2019

Case Studies

58 Cottage St: Before

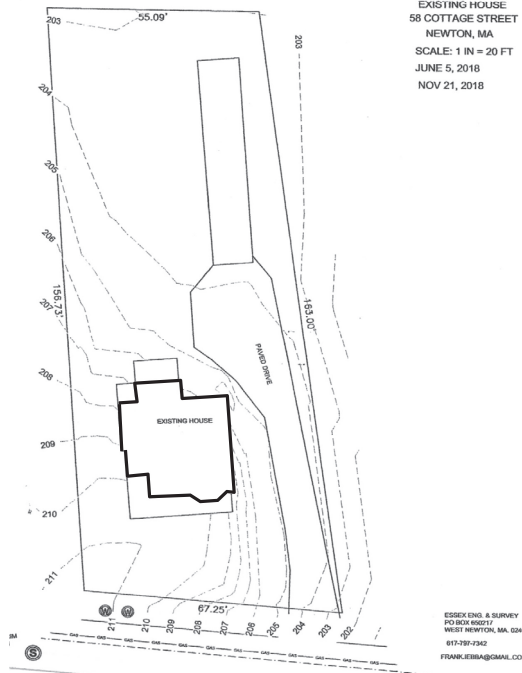
Zone: MR1
 Lot Size: 9,800 SF
 Frontage: 68'

Before

Year Built	1860
Front Setback	27'
Side Setback	12'; 23'
Building Height	2 stories
Building Footprint	790 SF
Marketable Finished Area	1,520 SF
Marketable Finished FAR*	0.16
Facade Build Out	42%
Number of Units	1
Sale Date / Price	2017 / \$850,000

Note:

- Marketable Finished FAR accounts for the following spaces: living space, finished attic, finished basement, and attached garage. This calculation takes the Marketable Finished Area and divides it by Lot Size.



Case Studies

58 Cottage St: After

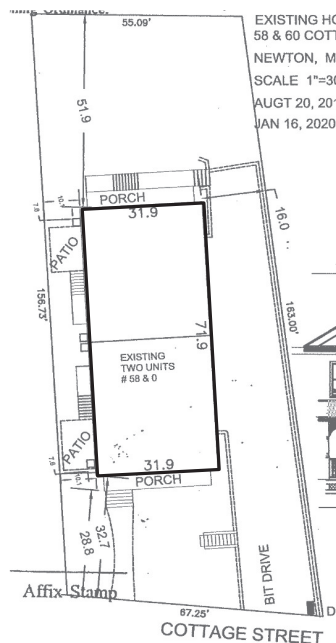
Zone: MR1
 Lot Size: 9,800 SF
 Frontage: 68'

After

Year Built	2019
Front Setback	32.7'
Side Setback	10'; 16'
Building Height	2.5 stories
Building Footprint	2,304 SF
Marketable Finished Area	8,758 SF
Marketable Finished FAR	0.89
Zoning FAR allowed, max.	0.5 / 4,900 SF
Zoning FAR built	0.47 / 4,608 SF
Facade Build Out	47%
Number of Units	2
Sale Date / Price*	2020 / \$2,895,000

Note:

- The sale price reflects the summary of both unit sales



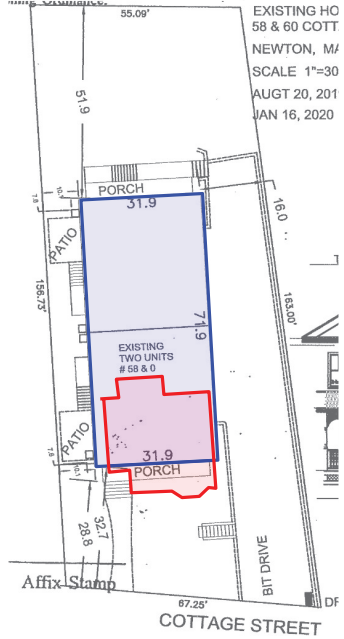
Case Studies

58 Cottage St: Summary

Zone: MR1
 Lot Size: 9,800 SF
 Frontage: 68'

	Before	After
Year Built	1860	2019
Front Setback	27'	32.7'
Side Setback	12'; 23'	10'; 16'
Building Height	2 stories	2.5 stories
Building Footprint	790 SF	2,304 SF
Marketable Finished Area	1,520 SF	8,758 SF
Marketable Finished FAR	0.16	0.89
Zoning FAR allowed, max.		0.5 / 4,900 SF
Zoning FAR built		0.47 / 4,608 SF
Facade Build Out	42%	47%
Number of Units	1	2
Sale Date / Price	2017 / \$850,000	2020 / \$2,895,000*

Note:
 • The sale price reflects the summary of both unit sales



Case Studies

58 Cottage St Upper Falls

Zone: MR1
 Lot Size: 9,800 SF
 Frontage: 68'



Before: One-Unit Home, built 1860



After: Two-Unit Home, built 2019

Summary

Likelihood of Teardowns

A combination of factors increase the likelihood for teardowns. Our initial studies suggest the following pattern:

Building Age

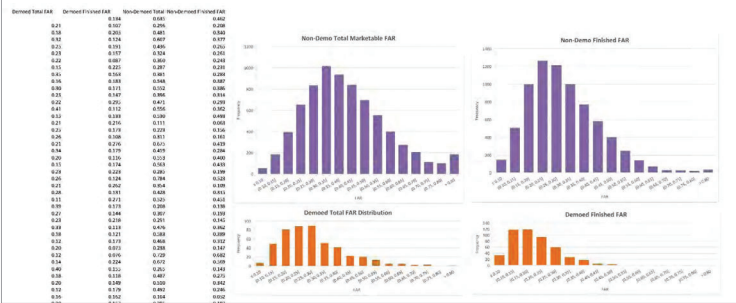
Post-war homes, from 1950s onward

FAR

Starting from 0.25 or lower

Size of Existing House

Homes with a total of ~2,400 SF or less



In-progress analysis of citywide teardowns vs. other sales

Next Steps

Return in October with Landwise, our economic development consultant, to provide **economic analysis of the teardown/sales dataset and the six individual case studies.**

This analysis will inform the basis to **identify Newton’s regulations that may be adjusted** to address Council and community concerns.