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Department of Planning and Development

1000 Commonwealth Avenue Newton, Massachusetts 02459

Barney S. Heath

Director

Date: August 22nd, 2024

Place/Time: Zoom, at 7:00 PM

Attending:	Doug Cornelius, Chair	John Rice, Vice Chair
	Mark Armstrong, Member	Nancy Grissom, Member
	Anne Marie Stein, Member	Scott Friedman, Alternate
	Peter Leis, 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, Mark Armstrong, Nancy Grissom, and Anne Marie Stein. Alternate members Scott Friedman and Peter Leis were 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. 19 Highland Avenue – Local Landmark Review

Request for Local Landmark Review

Staff Reported that this is a ca. 1893 Gothic style church. The applicant seeks to renovate the church building and demolish the parish house for a residential development.

Stephen Buchbinder, Donald Lang, Tony Hsiao, and Ozge Diler Himes were present to represent the application. The applicants gave a presentation using the share screen function. Mr. Buchbinder began by providing an overview of the project and the current status, before Mr. Lang explained the changes that were made to the design based on comments from the NHC. Mr. Cornelius asked for clarification on the status of the project as it relates to NHC procedure. Mr. Hsiao then showed the updated architectural renderings of the proposed design, explaining the changes that have been made since the first presentation before the commission.

Mr. Cornelius commented that he believed the window treatment was an improvement, and asked Mr. Hsiao a clarifying question about a similar project referenced in the presentation. Mr. Hsiao explained that project in greater detail. Mr. Cornelius also asked about the door on Highland Ave, and whether it would be an entrance to the building. Mr. Hsiao explained that the door would remain, but that it would not be an entrance. Ms. Stein commented that she thought the design was an improvement, and asked if it would be possible to add balconies to the design. Mr. Leis commented that he liked the dormer improvements, and asked if rounded dormers, matching the lower-level windows, had been considered. Mr. Leis also agreed with other commissioners about balconies and the front door on Highland Avenue. Mr. Friedman commented that he agreed with the other commissioners, and that he liked the design. Ms. Grissom commented that she liked the design, and also asked about the possibility of balconies. Mr. Armstrong commented that he liked the design, especially how the dormers have progressed.

Councilor Wright asked if the units would be condos or apartments. Mr. Buchbinder clarified that they would be condos. Debbie Knapp, a resident of Highland Avenue, asked where the entrances to the building would be located. Mr. Hsiao commented that each unit would have an individual entrance, located on the rear of the building. MaryLee Belleville asked if the property was landmarked and commented that the design to be extensive for a renovation to a landmarked property.

The applicants will attend a future meeting with updated plans for NHC review.

2. 84 Eldredge Street – Preservation Restriction Review

Request for Preservation Restriction Review

Staff Reported that this is a ca. 1898 Georgian Revival style home. This application is for an addition to the ca. 1982 detached garage.

David Wilson was present to represent the application. Mr. Wilson explained the reasoning for the project and outlined the design.

Mr. Cornelius inquired if the addition would be allowed under the Preservation Restriction. Mr. Cornelius presented the plans using the share screen function.

There was no public comment.

Ms. Grissom made a motion approve the alteration in accordance with the submitted plans. Ms. Stein seconded the motion.

At a scheduled meeting and public hearing on August 22nd, 2024, the Newton Historical Commission, by vote of 4-1-1:

RESOLVED to approve the alteration in accordance with the submitted plans.

Voting in the Affirmative:	Voting in the Negative:	Abstained/Recused:
SF	DC	MA Recused
AMS		
PL		
NG		

3. 81 Avalon Road – Request for Demolition Review

Request for Total Demolition

Staff Reported that this is a 1915 Dutch Colonial in a well-preserved, inventoried neighborhood. Staff recommends finding the property preferably preserved.

Lana Lukatsky was present to represent the application. Ms. Lukatsky explained that the owners were seeking to demolish the property and construct a new home.

Mr. Cornelius commented that the home appeared to be in good shape, and the neighborhood had some context. Ms. Stein commented that the existing house was very nice and hoped that it could be preserved. Mr. Friedman commented that he agreed with Ms. Stein and would like to see an addition instead of a demolition. Mr. Leis commented that he agreed with Mr. Friedman and noted that the street was well preserved. Ms. Grissom commented that she believed the commission had found houses in this neighborhood preferably preserved in the past.

Robin Miller commented that she owned the home previously, and asked why the applicant said that the house was structurally unsound. Ms. Miller also commented that there were many trees on the lot and hoped they would be preserved as well. Ian Glennon commented that he is an abutter of the property, and he was also confused as to why the applicant said the property was structurally unsound. Alex Tesson, a resident of 86 Avalon Road, asked if it was possible to see what would be constructed in place of the existing home. Mr. Tesson also commented that the existing yard was very nice, and that it has value. Mr. Cornelius explained the procedure of the commission's vote on this item. Eric Klein, a resident of Avalon Road also commented that he would like to see plans, as he believed there is an architectural character to the street that he would like to see retained.

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

At a scheduled meeting and public hearing on August 22nd, 2024, the Newton Historical Commission, by vote of 6-0:

RESOLVED to find the property preferably preserved.

Voting in the Affirmative:	Voting in the Negative:	Abstained/Recused:
SF		
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MA		
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4. 54 Gammons Road – Request for Demolition Review

Request for Total Demolition of House and Garage

Staff Reported that this is a 1922 Colonial Revival in a well-preserved, inventoried neighborhood. Staff recommends finding the property preferably preserved.

Mary-Sheila and Steve Leese were present to represent the application. The Leese’s explained that they live in Newton and are looking to build a new home, and explained that they have explored putting an addition on the home, but that the option does not seem to be feasible. They further explained structural issues that made an addition difficult, before describing the state of the surrounding neighborhood. They then gave a presentation showing the share screen function, showing photos of the house and neighborhood.

Mr. Friedman commented that he liked the street, and would not find the property preferably preserved. Ms. Stein commented that she thought there were some nice homes on this street, but this was not the most beautiful among them. Mr. Leis asked a clarifying process question, and noted that he had some hesitancy about finding the property preferably preserved. Mr. Armstrong commented that he didn’t think there was enough context in the neighborhood.

There was no public comment.

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

At a scheduled meeting and public hearing on August 22nd, 2024, the Newton Historical Commission, by vote of 0-7:

RESOLVED to find the property preferably preserved. The motion failed, and demolition is not delayed.

Voting in the Affirmative:	Voting in the Negative:	Abstained/Recused:
	SF	
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	MA	
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5. 123 Langley Road – Request for Demolition Review

Request for Total Demolition

Staff Reported that this is a ca. 1900 vernacular Queen Anne style house. Staff recommends finding the property preferably preserved.

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

Ms. Stein commented that she lives nearby, and she thinks there are some nice Victorians in the area, and would be concerned about what would be built in place of the existing building.

MaryLee Belleville commented that the home was inventoried on MACRIS, and that she thought it was a nice home, and shared Ms. Steins concerns about what would be built in place of the existing home. Councilor Wright commented that she thought this home had great bones, and that there was room for an addition, and encouraged finding the property preferably preserved.

Ms. Stein commented that if a large single-family home was built, it could change the character of the neighborhood.

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

At a scheduled meeting and public hearing on August 22nd, 2024, the Newton Historical Commission, by vote of 6-0-1:

RESOLVED to find the property preferably preserved.

Voting in the Affirmative:	Voting in the Negative:	Abstained/Recused:
AMS		SF
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6. 11 Amy Circle – Request for Demolition Review

Request for Total Demolition

Staff Reported that staff welcomes discussion of the significance of this 1965 raised ranch.

Vadim Khait was present to represent the application. Mr. Khait commented that the house was poorly maintained and in a state of disrepair.

Mr. Armstrong commented that he did not see the house as having historical significance and would not find it preferably preserved. Ms. Stein commented that there was some open space in the area, and commented that a new design could alter the experience of the neighborhood.

There was no public comment.

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

At a scheduled meeting and public hearing on August 22nd, 2024, the Newton Historical Commission, by vote of 0-7:

RESOLVED to find the property preferably preserved.

Voting in the Affirmative:	Voting in the Negative:	Abstained/Recused:
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	AMS	

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7. 17 Warren Avenue – Request for Demolition Review

Request for Total Demolition

Staff Reported that this is an inventoried, ca. 1890 Italianate house. Staff recommends finding the property preferably preserved.

Alex Kogan was present to represent the application. Mr. Kogan explained that he did not have plans for the property yet and would welcome the decision of the commission.

Ms. Grissom commented that the house was gorgeous. Ms. Stein commented that the house was nice, and she would like to see it renovated or added on to.

Leslie Wissing and Joe Fagan commented that they had concerns about the size of any new construction and urged the applicant to renovate or add on to the existing property. Jennifer and Michael, residents of 9 Warren Avenue, commented that 17 Warren was the first house built on the street, and that it would be a shame to demolish the home. Patrick Farmer commented that he agreed with previous comments, and added that they liked the historic feel of the current neighborhood. Councilor Wright commented that she lived nearby, and that she liked a nearby home that was added on to, and would recommend an addition at this property. MaryLee Belleville commented that she agreed with previous commenters, and that she thinks an addition would be great for this property.

Mr. Friedman commented that he would encourage the applicant reach out to the neighbors. Ms. Grissom commented that the property has already been added on to.

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

At a scheduled meeting and public hearing on August 22nd, 2024, the Newton Historical Commission, by vote of 7-0:

RESOLVED to find the property preferably preserved.

Voting in the Affirmative:	Voting in the Negative:	Abstained/Recused:
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8. 12-14 Cloelia Terrace – Request for Demolition Review

Request for Total Demolition

Staff Reported that staff welcomes discussion of the significance of this 1940 vernacular Colonial Revival style house.

Dan Deodato was present to represent the application. Mr. Deodato gave a presentation using the share screen function, showing photos of the structure, as well as maps of the city and neighborhood, before showing photos of nearby homes.

Mr. Armstrong asked if the property was a single or multifamily building. Ms. Stein commented that the neighborhood had mixed context and the house did not have a lot of architectural merit. Mr. Leis commented that he thought the existing building was unremarkable, but that he hoped any new construction would not break the existing historic fabric.

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 August 22nd, 2024, the Newton Historical Commission, by vote of 0-7:

RESOLVED to find the property preferably preserved. The motion failed, and demolition is not delayed.

Voting in the Affirmative:	Voting in the Negative:	Abstained/Recused:
	SF	
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9. 86 Floral Street – Request for Demolition

Request for Total Demolition

Staff Reported that this is a ca. 1880 Italianate style home. Staff recommends finding the property preferably preserved and welcomes discussion of the proposed addition.

Sebastiao Dasilva was present to represent the application. Mr. Cornelius explained the process of a partial demolition vote. Mr. Dasilva began by explaining his project. Mr. Dasilva opted to allow for a vote on preferably preserving the property before showing proposed plans.

At a scheduled meeting and public hearing on August 22nd, 2024, the Newton Historical Commission, by vote of 7-0:

RESOLVED to find the property preferably preserved.

Voting in the Affirmative:	Voting in the Negative:	Abstained/Recused:
SF		
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MA		
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Mr. Cornelius displayed the plans using the share screen function, while Mr. Dasilva described the project. Mr. Armstrong commented that he was not sure a third-floor addition was appropriate for this property. Ms. Stein agreed with Mr. Armstrong and commented that she liked the idea of retaining the house and adding on to it but was not in favor of the third floor addition.

MaryLee Belleville commented that she agreed with the comments of the commissioners.

Mr. Friedman commented that he did not believe the proposed design fit with the neighborhood. Mr. Cornelius commented that he believed the proposed design would remove the historic character from the existing house. Ms. Grissom commented that the detailing of the roofline would be lost.

The commission recommended Mr. Dasilva return to the meeting with an updated design next month.

10. 14 Dorcar Road – Request for Demolition Waiver

Request for Waiver of Demolition Delay

Staff Reported that this is a 1953 split-level ranch on a street with many similar houses.

Alec Polnarev was present to represent the application. Mr. Polnarev gave a presentation using the share screen function, showing photos of the existing home and the proposed rendering and explaining design choices.

Mr. Armstrong commented that he thought the design was good, with nice proportions. Mr. Cornelius asked about the roof line towards the rear of the home. Ms. Stein asked if it would be possible to add triangular windows, and also added that she was unsure about the brick siding. Mr. Armstrong commented that he believed it would relate to the existing design and the other original homes in the neighborhood.

There was no public comment.

Ms. Grissom made a motion to waive the demolition delay and approve the plans, subject to staff review of changes to attic windows. Mr. Friedman seconded the motion.

At a scheduled meeting and public hearing on August 22nd, 2024, the Newton Historical Commission, by vote of 7-0:

RESOLVED to waive the demolition delay and approve the plans, subject to staff review of changes to attic windows.

Voting in the Affirmative:	Voting in the Negative:	Abstained/Recused:
SF		
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Mr. Friedman left the meeting after this item.

11. 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 shared his screen to display the proposed plans and changes to the design.

Ms. Grissom asked what the siding material would be. Mr. Cornelius asked for clarification on the changes that were made. Mr. Cornelius commented that he did not see how the design fit into the character of the existing neighborhood. Ms. Stein commented that the existing street is very nice and has a sense of Mid-Century design, and that the proposed design would not mitigate the loss. Mr. Armstrong asked why the applicant proposed a steep roof, as it would not fit in with the rest of the neighborhood. Mr. Cornelius suggested making the overall design more horizontal. Ms. Stein commented that she would like to see something architecturally distinct in the place of a midcentury house. Mr. Leis commented that he would like to see a design that would mitigate the loss more.

The applicants may return to a future meeting with revised plans.

12. 28 Cottonwood Road – Request for Demolition Waiver

Request for Waiver of Demolition Delay

Staff Reported that this 1957 split-level ranch is on a street with many similar existing original homes.

Michael Yankovski was present to represent the application. Mr. Yankovski gave a presentation using the share screen function, showing the existing neighborhood and house before displaying the updated plans and explaining the changes made.

Mr. Cornelius commented that the design is now more asymmetrical, which he believed worked better than previously. Mr. Armstrong commented that he would like to see 3D renderings of the building but that he liked the design overall.

There was no public comment.

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

At a scheduled meeting and public hearing on August 22nd, 2024, the Newton Historical Commission, by vote of 4-0-2:

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

Voting in the Affirmative:	Voting in the Negative:	Abstained/Recused:
PL		AMS
JR		NG
MA		
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13. 97 Bound Brook Road – Request for Demolition Waiver

Request for Waiver of Demolition Delay

Staff Reported that this 1957 split-level ranch is on a street with many similar existing original homes.

Yuri Kraytsberg was present to represent the application. Mr. Kraytsberg described the proposed design and that there were similar homes built recently nearby.

Mr. Cornelius commented that he was unsure if the proposed design would mitigate the loss of the existing structure. Ms. Stein commented that she also did not see that it would mitigate the loss of the historic building.

Janet Sterman commented that she did not see the architectural value of split-level houses, but that she agreed the design would not mitigate the loss of the existing building.

Mr. Cornelius commented that he would like to see something that reflected the existing neighborhood better.

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

At a scheduled meeting and public hearing on August 22nd, 2024, the Newton Historical Commission, by vote of 0-6:

RESOLVED to waive the demolition delay and approve the plans.

Voting in the Affirmative:	Voting in the Negative:	Abstained/Recused:
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Administrative Discussion:

- a) **Approval of minutes from the July 25, 2024, meeting**

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

The meeting was adjourned by unanimous vote.

Respectfully,


, NHC