

Mrs. Isabel S. Rodriguez and Mr. Andres M. Rodriguez  
101 Bellevue Street  
Newton, MA 02458

July 23 2014

To the members of the Land Use Committee:

We are writing this letter in support of the special permit petition of our neighbors, Dana and Michael Rashes.

The Condominium property is accessed by a driveway off of Bellevue Street. A portion of that driveway is subject to an easement that also services the Rashes' property. Over the last several months, Dena and Michael and their team have worked with us to figure out ways to minimize the traffic over our site and to beautify both of our properties. Dena and Michael have redesigned their driveway so as to eliminate the need to utilize the existing easement which crosses our property as well as the undocumented passage over the lower portion of our driveway and parking lot. The elimination of this use would benefit us all. During the two major construction periods of the Riley house in 1997 and this last year our driveway has seen the frequent circulation of heavy trucks, earth moving equipment, cranes and dumpsters. This increases our maintenance costs, complicates our snow plowing, and increases the risk to children and others in the front garden from activities that are not related to the Condo routines or maintenance work. The suppression of the use of our driveway by non condo related activities would benefit us all.

We have lived in our home for more than 30 years. As we directly abut 93 Bellevue Street we think it is fair to say that we are directly affected by any plans to modify the existing building or grounds. The reason we support Dena and Michael's petition is because the level of care and thought that they displayed in renovating and resurrecting this historic property. The proposed addition has been designed with such precision and attention to detail that it looks like a natural extension to the original structure. This is exactly the kind of thoughtful development we as neighbors want to see. We think Dena and Michael should be commended for truly taking the time and effort to create a design that beautifies their property and complements the immediate neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read 'Isabel S. Rodriguez Andres M. Rodriguez'. The signature is written in a cursive style with some capital letters.

Isabel S. and Andres M. Rodriguez

Carl M. Cohen  
15 Magnolia Ave  
Newton, MA 02458  
617 834 8341  
carlmcohen@gmail.com

July 24, 2014

Ms Linda Finucane  
Land Use Committee  
Newton Board of Aldermen  
1000 Commonwealth Ave  
Newton, MA 02459

Dear Ms Finucane:

I am writing to you in regard to a land use issue (#229-14 at the upcoming meeting of the Land Use Committee of the Board of Aldermen) at 93 Bellevue Ave Newton, the soon-to-be home of Dena and Michael Rashes. While I am writing as a resident of Newton, I have more than passing familiarity with the matter at hand as I have lived in Newton for 36 years, for the past three of which I have been President of Historic Newton and the Newton Historical Society and a member of the Board since 2008.

I have toured the property, viewed the proposed path of the driveway, and toured the interior of the home. Dena and Michael Rashes are doing a great service to our community by acquiring and meticulously restoring the magnificent residence at 93 Bellevue. The home is listed in the National Register of Historic Places as the Charles Riley House and has a long and fascinating history. Had the Rashes not undertaken to preserve this home it is likely that it would have been subdivided in some way, destroying its character and forever depriving our City of a home of historic significance and beauty. During my tour of the property I saw the care and respect with which the structure and its grounds are being treated. The Rashes have gone out of their way to preserve even the smallest historical features of the home, from wood and stonework to delicate plaster wall and ceiling decorations.

The Rashes have taken steps to minimize the impact of their work on the views and sightlines from neighboring homes. Dena and Michael have retained the services of Lucinda Brockway, a respected and distinguished horticulturalist and historic landscape specialist to assist in the planning of the proposed driveway and in the care of the surrounding trees and plantings. Ms. Brockway was the principal horticulture and landscape designer for Historic Newton's new Durant-Kenrick House and Grounds Museum which opened to the public this year. Ms Brockway's environmental, horticultural and design skills are second to none on this field.

The foundation named for Charles Riley's only child, Mabel Elizabeth Riley, gave Historic Newton \$100,000 in 2006 to catalyze the acquisition and creation of the Durant-Kenrick House and Grounds museum. Around this same time Dena and Michael became part of a small group helping to make the plans for the Durant-Kenrick Museum a reality. Dena was one of the earliest and staunchest supporters of the Durant-Kenrick project, and was an active member of our Capital

Campaign Committee and Board of Directors, whose efforts made this project possible. The Rashes ongoing commitment to historic stewardship is further demonstrated by their having recently transferred to Historic Newton documents and artefacts uncovered during the process of restoring 93 Bellevue.

I urge the Committee to consider the entire context of this project when ruling on the new garage and driveway. Matters of esthetics are always hard to quantify. It seems that the intent of the preservation restriction on the parcel which the driveway will traverse was to maintain the bucolic nature of the property and to limit the placement of structures there. I hope the committee will take a broad view of the intent of the restriction, as reflecting a desire to maintain the historic character of the house, the park-like lay of its land, and the well-tended state of its trees and shrubs. Allowing the addition of a greenery-screened driveway is a small price to pay for the immense benefits that this restoration and preservation project offers.

Respectfully,

A handwritten signature in black ink, appearing to read "Carl M. Cohen", with a long horizontal flourish extending to the right.

Carl M. Cohen

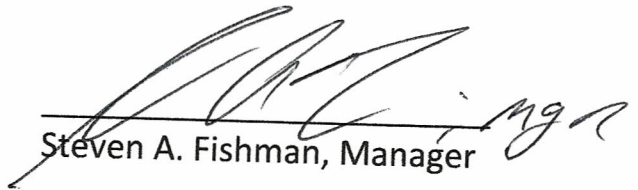
NOF Maxim LLC  
62 Beacon Street  
Chestnut Hill, MA 02467

July 18, 2014

Re: 93 Bellevue Street

To the Members of the Land Use Committee:

I am the manager of NOF Maxim LLC, the owner of 121 Bellevue Street. I have had an opportunity to review the plans submitted by the petitioner for the proposed addition at 93 Bellevue Street, and have no objection to the same. I urge you to grant their request.



Steven A. Fishman, Manager

Mrs. Elisa E. Rodriguez  
109 Bellevue Street  
Newton, MA 02458

July 23 2014

To the members of the Land Use Committee:

I am writing this letter in support of the special permit petition of our neighbors, Dana and Michael Rashes.

The Condominium property is accessed by a driveway off of Bellevue Street. A portion of that driveway is subject to an easement that also services the Rashes' property. Over the last several months, Dena and Michael and their team have worked with us to figure out ways to minimize the traffic over our site and to beautify both of our properties. Dena and Michael have redesigned their driveway so as to eliminate the need to utilize the existing easement which crosses our property as well as the undocumented passage over the lower portion of our driveway and parking lot. The elimination of this use would benefit us all. During the two major construction periods of the Riley house in 1997 and this last year our driveway has seen the frequent circulation of heavy trucks, earth moving equipment, cranes and dumpsters. This increases our maintenance costs, complicates our snow plowing, and increases the risk to children and others in the front garden from activities that are not related to the Condo routines or maintenance work. The suppression of the use of our driveway by non condo related activities would benefit us all.

I have lived at the Riley Condo for more than 30 years. First with my parents at #101, then in rotation with my brothers at #109, and now with my two children at #109. As we directly abut 93 Bellevue Street we think it is fair to say that we are directly affected by any plans to modify the existing building or grounds. The reason we support Dena and Michael's petition is because the level of care and thought that they displayed in renovating and resurrecting this historic property. The proposed addition has been designed with such precision and attention to detail that it looks like a natural extension to the original structure. This is exactly the kind of thoughtful development we as neighbors want to see. We think Dena and Michael should be commended for truly taking the time and effort to create a design that beautifies their property and complements the immediate neighborhood.

Sincerely,

  
Elisa E. Rodriguez

Ms. Aviva Sapers and Ms. Judith Sydney  
115 Bellevue Street  
Newton, MA 02458

July 18, 2014

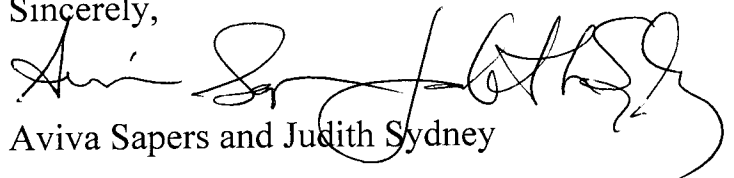
To the Members of the Land Use Committee:

We have lived at our home at 115 Bellevue Street for over ten years and have known Dena and Michael Rashes as members of the Newton and Greater Boston community for many years. We are both very familiar with Dena's extensive work in the community as well as her work with the Historical Preservation Society. Given their interest in preserving the integrity of the house and her prior background in historical preservation, they are working diligently to maintain the historical elements of their house.

We have met with Dena and Michael and have reviewed in great detail their elevations and site plans as well as given us and the other neighbors an extensive tour of their property. The design is thoughtful as well as in keeping with the original design intent of the property and shows that they are interested in maintaining the original historical elements. The amount of time, effort and expense with which Dena and Michael and their design team have put into this project is clearly evident with the plans they have submitted for approval. We offer our support and endorsement for the petition for a special permit that the Rashes have submitted to you for review and approval.

Feel free to contact us if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to be a cursive script, representing Aviva Sapers and Judith Sydney. The signature is written over the printed names below it.

Aviva Sapers and Judith Sydney

Mr. Jody Simes and Mrs. Alexandra Simes  
25 Claremont Street  
Newton, MA 02458

July 17, 2014

To the members of the Land Use Committee:

We have lived at 25 Claremont Street, right around the corner from 93 Bellevue Street for approximately nine years. We were excited when we found out last year that the Rashes family was moving to our neighborhood. Our children attend the Rashi School together and we have gotten to know Dena and Mike well through their involvement at the school.

Dena and Mike recently gave Alexandra a tour of the restoration project that they are doing on their home and shared their plans for the landscaping, attached garage, and new driveway that they are planning for their property. We are very enthusiastic about the attention to detail and their focus on maintaining the beauty of the neighborhood and the historic nature of their home and the surrounding property.

We wholeheartedly support their petition for a special permit which will be reviewed by on July 29th.

Sincerely,

  
Jody and Alexandra Simes

Steven M. Zeitels, M.D and Maria N. Zeitels, M.D.  
100 Bellevue Street  
Newton, MA 02458

July 18, 2014

To the members of the Land Use Committee:

We are writing to express our support for the special permit petition submitted by our neighbors, Dena and Michael Rashes. By way of background, our home is directly across the street from 93 Bellevue Street. When we first learned that the property had been sold, we had concerns. Frequently, new buyers will make substantial changes that impact an entire neighborhood. As residents of Bellevue Street for over 8 years, we did not want to see the property, or the unique character of the neighborhood, change for the worse.

We have no concerns about the Rashes' intentions or approach to their work on their home and property. Dena and Michael, and their development team, have shared their plans with us so that we would understand the scope of the project. The improvements to the property proposed by Dena and Michael are respectful of the historic nature of the existing building and grounds, and in our view have minimal impact on neighboring properties.

We are fully supportive of your granting their special permit petition.

Sincerely,

The image shows two handwritten signatures in black ink. The signature on the left is for Steven M. Zeitels, M.D., and the signature on the right is for Maria N. Zeitels, M.D. The signatures are written in a cursive, flowing style.

Steven M. Zeitels, M.D. and Maria N. Zeitels, M.D.



Philippe and Taylor Wells  
65 Bellevue Street  
Newton, MA 02458

July 17, 2014

Re: 93 Bellevue Street Special Permit

To the Members of the Land Use Committee:

We have lived at 65 Bellevue Street, two houses down from 93 Bellevue, since 2009. We are pleased with the extensive restoration that Dena and Mike Rashes have been conducting at their new home and are looking forward to having them as neighbors.

We appreciate their desire to enhance their property through the construction of an attached garage and reoriented driveway, allowing them driveway access exclusively via their own property rather than relying on the use of the driveway to the carriage house next door. We enthusiastically support their request for a special permit.

Thank you for your consideration,

Philippe and Taylor Wells