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Director

**MINUTES OF PUBLIC MEETING AND PUBLIC HEARINGS
NEWTON HISTORICAL COMMISSION**

DATE: November 19, 2020

PLACE/TIME: Via Zoom

ATTENDING:	Doug Cornelius, Chairman	Peter Dimond, Member
	Katie Kubie, Member	Amanda Stauffer Park, Mem.
	Deborah Budd, Alternate	Alan Mayer, Member
	Katy Hax Holmes, Staff	See Attendance List

ABSENT: **Nancy Grissom, Member**
Mark Armstrong, Member
Jennifer Bentley-Houston, Alternate

The meeting was called to order via Zoom at 7:00 p.m. with Doug Cornelius serving as Chairman. Voting permanent members were Dimond, Armstrong, Park, Kubie, and Mayer. Budd was designated to vote as alternate. Katy Hax Holmes acted as Zoom host and the meeting was digitally recorded on the Zoom device.

1. **22 Hobart Road – Partial Demolition Review (Ward 7)**
Request to add on to house, demolish garage

Owners of this house presented their plan to demolish the detached garage and add on to the house.

Staff reported that according to GIS, this Colonial Revival Style property was constructed in 1910, but there is no evidence of this property until c.1918 when Charles E. Abbott, landowner of the east side of Hobart, subdivided his holdings into house lots. The house features timbering in the front gable and is stuccoed throughout. In 1920, the Abbott Company of 3 Park Street pulled a permit for a small rear addition to the house and a detached garage. A second garage permit in the file suggest that the garage wasn't constructed until 1923, when one was constructed under the ownership of Loris U. Edgehill, a wool merchant from Utah. His family resided here until selling the property in 1941. No architect is listed on this permit. In 1965, Dr. and Mrs. Daniel Bernstein added a one-story rear entrance at the northwest corner and a screened porch at the northeast corner. This porch was removed in 1998 and replaced with a family room. This property is in a neighborhood of other Colonial Revival 1920s homes. Staff recommended this property preferably preserved for architectural integrity and historic context.

Kubie made a motion to preferably preserve the garage at 22 Hobart Road. Dimond seconded the motion.

At a scheduled meeting and public hearing on November 19, 2020, the Newton Historical Commission, by a vote of 1-5:

RESOLVED to preferably preserve the garage at 22 Hobart Road.

<u>Voting in the Affirmative:</u>	<u>Voting in the Negative:</u>	<u>Recusal:</u>
Peter Dimond, Member	Doug Cornelius, Chairman Katie Kubie, Member	
	Amanda Stauffer Park, Member Alan Mayer, Member Deborah Budd, Alternate	

The motion did not pass. The garage is not preferably preserved.

Dimond made a motion to preferably preserve the house at 22 Hobart Road. Budd seconded the motion.

At a scheduled meeting and public hearing on November 19, 2020, the Newton Historical Commission, by a vote of 5-1:

RESOLVED to preferably preserve the house at 22 Hobart Road.

<u>Voting in the Affirmative:</u>	<u>Voting in the Negative:</u>	<u>Recusal:</u>
Doug Cornelius, Chairman Katie Kubie, Member Peter Dimond, Member Amanda Stauffer Park, Member	Alan Mayer, Member	
Deborah Budd, Alternate		

The Commission discussed proposed plans for the house and approved the addition.

Dimond made a motion to waive the demo delay on the house at 22 Hobart Road based on plans as presented. Mayer seconded the motion.

At a scheduled meeting and public hearing on November 19, 2020, the Newton Historical Commission, by a vote of 6-0:

RESOLVED to waive the demo delay on the house at 22 Hobart Road based on plans as presented.

<u>Voting in the Affirmative:</u>	<u>Voting in the Negative:</u>	<u>Recusal:</u>
Doug Cornelius, Chairman Katie Kubie, Member Peter Dimond, Member Amanda Stauffer Park, Member Alan Mayer, Member Deborah Budd, Alternate		

2. **43 Gray Cliff Road, NR – Partial Demolition Review (Ward 7)**
Request to replace porch, etc; demolish garage/pool house

Laurance Lee, attorney, and Catherine Truman, architect, presented on behalf of the owners. The proposed project at this address was to restore and update portions of the house and demolish the detached garage/pool building behind the house.

Staff reported that listed as a contributing element to the Gray Cliff National Register Historic District, this is the Robert Casson House and it was constructed in 1895 in the Shingle Style. The Gray Cliff National Register Historic District was listed in 1986 and at that time included eight properties, of which this is one. The district was later expanded to include The Ledges, which features homes built after 1900. The Gray Cliff Historic District contains examples of late nineteenth century architectural styles, and one of the city's few clusters of Shingle style residences. There is no building permit in the files for this structure and no known architect.

Robert Casson (1848-1931) was a physician who emigrated from England to Boston in 1867 but didn't become a US citizen until 1896. He was living in Malden in 1880 prior to purchasing this piece of land. When he bought the land from Robert R. Bishop in 1894, the deed stipulated that "no barn, stable, or outbuilding shall be erected or maintained therein within a distance of 30 feet from the easterly or southerly lines thereof..." In 1910 Casson appears to have switched careers and gone into furniture manufacturing and woodworking. He continued to reside here until his death in 1931.

Charles and Mabel Thurston owned the property by the late 1940s but foreclosed on it in 1970. In that year John Briston Sullivan purchased the property at auction, and a year later pulled the permit for the pool over the garage, which is still extant. Two years later he sold the property to Elice and Marlowe Sigal, owner of a chemical company, who owned the property for many years.

There are only two building permits in the ISD file for this property: in 1911, Casson applied for a permit to build a two-story addition for the 'enlargement of chamber and sunroom, or open air chamber.' This appears to be the extension on the east side of the house. The second permit was pulled by Sullivan in 1971 for construction of the pool over the existing garage. McKinnon Associates designed it and a small rear addition to the rear of the garage. There is no building permit for the garage. Staff recommended preferably preserving the house for architectural integrity and historic context, where an 18-month delay is imposed. Staff did not recommend preserving the garage building.

Dimond made a motion to preferably preserve the garage/pool building at 43 Gray Cliff Road. Mayer seconded the motion.

At a scheduled meeting and public hearing on November 19, 2020, the Newton Historical Commission, by a vote of 0-5-1:

RESOLVED to preferably preserve the garage/pool building at 43 Gray Cliff Road.

<u>Voting in the Affirmative:</u>	<u>Voting in the Negative:</u>	<u>Recusal:</u>
	Doug Cornelius, Chairman	Katie Kubie, Member
	Peter Dimond, Member	
	Amanda Stauffer Park, Member	
	Alan Mayer, Member	
	Deborah Budd, Alternate	

The motion did not pass. The building is not preferably preserved.

Cornelius made a motion to preferably preserve the house at 43 Gray Cliff Road. Dimond seconded the motion.

At a scheduled meeting and public hearing on November 19, 2020, the Newton Historical Commission, by a vote of 6-0:

RESOLVED to preferably preserve the house at 43 Gray Cliff Road.

Voting in the Affirmative: Voting in the Negative: Recusal:

Doug Cornelius, Chairman
Katie Kubie, Member
Peter Dimond, Member
Amanda Stauffer Park, Member
Alan Mayer, Member
Deborah Budd, Alternate

Mayer made a motion to waive the demo delay on the house at 43 Gray Cliff Road based on plans as presented. Budd seconded the motion.

At a scheduled meeting and public hearing on November 19, 2020, the Newton Historical Commission, by a vote of 4-2:

RESOLVED to waive the demo delay on the house at 43 Gray Cliff Road based on plans as presented.

Voting in the Affirmative: Voting in the Negative: Recusal:

Doug Cornelius, Chairman
Peter Dimond, Member
Alan Mayer, Member
Deborah Budd, Alternate
Katie Kubie, Member
Amanda Stauffer Park, Member

3. **1062 Beacon Street – Demolition Review (Ward 6)**
Request to demolish buildings

The owner of this house, Ward Shifman, presented his plan to demolish this house.

Staff reported that this small Dutch Colonial house shows a construction date of 1935 on the Assessors database and has not been previously surveyed. This parcel was surveyed in 1924. Deeds for this property show that the land was sold to Alfred S. Albee, a carpenter, whose family lived at this address through the 1940s. When the property was sold in 1945 to Charles E. Downing, who worked in advertising, a portion of the premises was reserved subject to a lease to the Great Atlantic and Pacific Tea Company. The property was sold in 1956 to Joseph T. Farry, who is listed in directories as a manager. The house has undergone little change over time, with the exception of replacement windows and siding. In the immediate neighborhood it is of later construction and has since become contextually isolated by Whole Foods and parking lots in the immediate vicinity. Staff recommended not preferably preserving this house.

Dimond made a motion to preferably preserve the property at 1062 Beacon Street. Mayer seconded the motion.

At a scheduled meeting and public hearing on November 19, 2020, the Newton Historical Commission, by a vote of 0-6:

RESOLVED to preferably preserve the property at 1062 Beacon Street.

Voting in the Affirmative: Voting in the Negative: Recusal:

Doug Cornelius, Chairman
Katie Kubie, Member
Peter Dimond, Member
Amanda Stauffer Park, Member
Alan Mayer, Member
Deborah Budd, Alternate

The motion did not pass. The property is not preferably preserved.

4. **27 Floral Street – Demolition Review (Ward 6)**
Request to demolish buildings

Franklin Schwartzer, attorney, presented the owner’s plan to demolish the house and outbuildings.

Staff reported that the Assessors date for this Colonial Revival house is 1927, but the building permits, the Engineering division, and atlases show a date of c.1885. This property has not been surveyed. This street, formerly known as Winchester Street, was first platted in 1870. The first owner to appear on the 1886 atlas is George D. Atkins, who resided here and worked in silks. At that time the address was listed as Floral Avenue. Atkins still resided there in 1895. By 1907, the Avenue changed to Street and James Atkins appears on the atlas as owner.

In 1916, the owner was Harry L. Gilman, a consulting engineer, who with his wife Ethel obtained a permit to build a poultry and tool house, in addition to an extant greenhouse. The Boston & Albany rail line ran behind the property. In 1918, the Gilmans pulled a permit for a summer house and in 1922 for a garage at the rear of the property. They lived here through at least 1936. By 1944, Ely Chiriboga, a photographer, and his family lived here through at least the 1960s. This house is in a neighborhood of similarly constructed, massed and designed houses, though this house has been extensively altered. The house next door at 33 Floral Street was surveyed as a well-preserved example of the Queen Anne Style, even though it was constructed ten years after the house at 27 Floral. Staff suggested that this house is too altered to preferably preserve.

An abutter at 36 Floral Street spoke to preserving the open space on the lot. An abutter at 33 Floral Street said he thought it was a unique house on the street, and that the stonewalls and landscaping were nice.

Dimond made a motion to preferably preserve the property at 27 Floral Street. Cornelius seconded the motion.

At a scheduled meeting and public hearing on November 19, 2020, the Newton Historical Commission, by a vote of 2-4:

RESOLVED to preferably preserve the property at 27 Floral Street.

Voting in the Affirmative: Voting in the Negative: Recusal:

Doug Cornelius, Chairman
Katie Kubie, Member
Peter Dimond, Member

Amanda Stauffer Park, Member
Alan Mayer, Member
Deborah Budd, Alternate

The motion did not pass. The property is not preferably preserved.

5. **3 Bradford Road – Waiver Request (Ward 5)**
Request to waive demo delay

Babak Bina, owner of this property, presented clarifications to his plan to demolish the garage and add onto the house. Don Lang lent design support to the project and spoke on its behalf. The property was preferably preserved at the October 2020 NHC hearing.

Staff reported that last month, staff reported that this Colonial Revival Style house was constructed c.1890, and the property has not been surveyed. The actual construction date is closer to 1905. The 1895 atlas shows this neighborhood as platted but there were no houses constructed at that time. An engineering survey for this street was completed in 1900, and by 1907 the house and a detached garage were standing here. By 1914, Herbert S. Virtue, who worked at Commercial Chemical Company, obtained a permit for a portable steel garage. An exterior chimney was added the same year. The Virtue family owned the property well in to the 1940s. At that point, the property had multiple owners who changed every year. There are no building permits in the file between 1914 and this year. The house was built at the same time as surrounding homes, in the same Colonial Revival Style, massing, and scale. At some point aluminum siding was added and the windows were replaced.

Commission members asked for the following information and clarifications:

- there was confusion over the dormer, the current one vs. the new one.
- Members wanted to see a more specific window plan with a muntin profile that matched the existing windows.
- The garage addition needed a roofing profile that mirrored that of the main house (slightly bell-cast, with deep overhang).
- Members also asked for an elevation of the existing house with a clear demarcation of what was to be removed from the house in preparation for the addition. It wasn't clear to the commission what was existing and what was proposed.
- 3-D images of the proposed addition and house were also requested.
- Members had a difficult time making sense of the proposed overall roof plan, and how each slope would be integrated.
- A list of proposed materials, and cut-sheets where necessary, was also requested.

Commission members agreed the 3-D images and additional information was a huge improvement, even though there was an error on the 3-D image. Approval is based on the drawings as presented.

Mayer made a motion to waive the demo delay on 3 Bradford Road based on revised plans as presented. Kubie seconded the motion.

At a scheduled meeting and public hearing on November 19, 2020, the Newton Historical Commission, by a vote of 5-0-1:

RESOLVED to waive the demo delay on 3 Bradford Road based on revised plans as presented, acknowledging the error on the 3-D plan.

Voting in the Affirmative: _____ Voting in the Negative: _____ Recusal: _____

Doug Cornelius, Chairman
Katie Kubie, Member
Peter Dimond, Member
Amanda Stauffer Park, Member
Alan Mayer, Member

Deborah Budd, Alternate

6. **1488 Commonwealth Avenue – Demolition Review (Ward 3)**
Request to demolish buildings

11/12/20: This item was withdrawn. The item was not heard, and no vote was taken.

7. **60 Temple Street – Partial Demolition Review (Ward 3)**
Request to add on to house, demolish detached garage

Franklin Schwartz, attorney, presented the proposed plan to demolish the detached garage and the rear additions on the house and replace them with a new addition and attached garage. Jacob Lilley was the presenting architect.

Staff reported that constructed c.1852 in the Italianate Style, this house is known historically as the William R. Babcock House for its first recorded owner and has a survey form on file with the state. He served in the militia prior to his marriage in 1859. An addition on the south side was constructed c.1900.

This two-bay house has its end gable facing the street with a side door, and the house is noted for its bracketed eaves, paired side bay windows, long first-floor windows, the doorway transom and sidelights, and small-paned sash windows. The front veranda is probably an addition that dates from the late 19th or early 20th century. This house was constructed prior to the influx of commuter-generated development in West Newton and is noted stylistically as marked contrast from the more elaborate Queen Anne and Revival houses in the late-19th century neighborhood. This property had more square footage but was sold off to create new house lots.

The house was owned by W.R. Babcock in 1855 and acquired by E.F. Davidson prior to 1874. By 1868 Babcock no longer appeared in Newton directories, and in 1874 the house was owned by E.F. Davidson, who appears to have constructed the addition off the rear. Davidson continued to own this house and another to the west of it on the same lot. By 1895 this lot was subdivided off and the owner was listed as Richard W. Buntin, who worked in insurance. He was still there in 1917. In 1929 it was Rudolph F. Koops, listed in directories as a manager. The rear addition is still visible on maps, and there continue to be no outbuildings. The Koops lived here until selling their house to Gerald C. Garcelon, a physician, in 1946. The Garcelon family lived here through the 1970s. This house is a unique and intact example of the Italianate Style and staff recommended that it be preferably preserved.

Cornelius made a motion to preferably preserve the house at 60 Temple Street, but not the detached garage. Dimond seconded the motion.

At a scheduled meeting and public hearing on November 19, 2020, the Newton Historical Commission, by a vote of 6-0:

RESOLVED to preferably preserve the house at 60 Temple Street, but not the detached garage.

Voting in the Affirmative: Voting in the Negative: Recusal:

Doug Cornelius, Chairman
Katie Kubie, Member
Peter Dimond, Member
Amanda Stauffer Park, Member
Alan Mayer, Member
Deborah Budd, Alternate

Mr. Lilley told the Commission the original house would be renovated, and the wrap-around porch rebuilt at a slightly lower height from the ground. A commission member thought perhaps the dormers on the new rear ell were oversized and too dramatic, as was the oversized exterior chimney on the family room. Others believed the design was an appropriate way to save the house.

Stauffer made a motion to waive the demo delay on the house at 60 Temple Street based on plans as presented. Budd seconded the motion.

At a scheduled meeting and public hearing on November 19, 2020, the Newton Historical Commission, by a vote of 4-2:

RESOLVED to waive the demo delay on the house at 60 Temple Street based on plans as presented.

Voting in the Affirmative: Voting in the Negative: Recusal:

Doug Cornelius, Chairman
Katie Kubie, Member
Peter Dimond, Member
Amanda Stauffer Park, Member
Alan Mayer, Member
Deborah Budd, Alternate

8. **23 Smith Court – Demolition Review (Ward 3)**
Request to demolish buildings

This item was removed from the agenda by the owner and was not heard at this hearing and no vote was taken.

9. **176 Highland Avenue – Waiver Request (Ward 2)**
Request to waive demo delay

The new owner of this property wished to obtain a waiver of the demo delay to replace the current house with a new single-family home. This property was unanimously preferably preserved at the June 2020 hearing.

Staff reported that in June, staff reported that this house was constructed in 1959 in the Mid-Century Modern Style and had one owner, the Bloom family. Paul and Phyllis Bloom bought the property in 1960. There was no garage on the property when they purchased it. This property was never historically surveyed and represents a gap in the city's documentation of resources dating from this period. Compton & Pierce of Mass. Ave. in Cambridge are listed on the permit as designers of this house, and Pinerock Corporation (Rothenberg), of 50 Valley Spring Road, was the builder and owner. The original building permit describes this house as a split-level on slab that stands 16' in height. Under the ownership of Paul Bloom, insurance agent, the two-car garage was constructed in 1960, with a decorative connector constructed the same year. The roof was stripped and re-roofed in 2002 under the same owner.

As it happened, this house-style developed a local name based on five neighborhoods and subsequent NR-listed historic districts in Lexington, MA developed on what was historically known as Peacock Farm. This narrative comes from the National Register nomination for these districts: "The Peacock Farm Historic District is a grouping of Mid-Century Modern houses located in the southeast corner of Lexington, Massachusetts, just north of MA Route 2. Most of the houses were built from a standard split-level design by the architectural firm Compton & Pierce. Known as the "Peacock Farm House," this design is characterized by a shallow-pitched, asymmetric gable roof with wide overhangs at the gable and side eaves; large expanses of glass, including horizontal bands of windows; vertical wood siding; and a hearth-centered open plan for the living and dining areas. Generally set into modest slopes, the houses have multiple levels, but nevertheless their overall form is horizontal in appearance..."

This Mid-century modern home exhibits all the tenets of Compton & Pierce's work and the style, which tends to forego decorative detail that alludes to historic periods. Form, proportion, function and a natural setting were used here to pursue the aesthetic effect for which these architects are noted. Symmetry was anathema, and the main entry became de-emphasized in the design to take the focus away from the individual. Windows also had no muntins to create the illusion that inside was out and vice versa.

Walter S. Pierce and W. Danforth Compton were classmates at the MIT graduate program in architecture, receiving masters' degrees in Architecture in 1947 from a school that had become a hot-bed for Modernist ideas. Compton and Pierce began their work at Peacock Farm in Lexington in 1952. Compton died suddenly three years later. Though both names appear on the building permit for this property, Walter S. Pierce was the architect. Staff believed this to be an important example of Mid-Century Modern architecture in Newton.

Commission members discussed the architectural merits of this design and that it was well preserved and clearly from a distinct time and era. Councilor Danberg told the Commission she appreciated the Modern Style, and that if the new owners wished to replace the house in similar design, they should add on.

Colin Flavin and Heather Sosa, architects, presented their plan for a replacement house at this address. Two abutters, one who lived across the street and the other at 164 Highland Avenue, spoke in support of letting this house go because they thought it was in disarray and a new house would be a welcome change. Commission members commented they were disappointed the architects and owners showed little effort to mitigate the loss of the original house.

Dimond made a motion to NOT waive the demo delay on the house at 176 Highland Avenue. Kubie seconded the motion.

At a scheduled meeting and public hearing on November 19, 2020, the Newton Historical Commission, by a vote of 4-1-1:

RESOLVED to NOT waive the demo delay on the house at 176 Highland Avenue.

Voting in the Affirmative: _____ Voting in the Negative: _____ Recusal: _____
Doug Cornelius, Chairman

Katie Kubie, Member

Peter Dimond, Member

Amanda Stauffer Park, Member

Alan Mayer, Member

Deborah Budd, Alternate

10. **29 Dalby Street – Demolition Review (Ward 1)**
Request to demolish buildings

Anthony Gagliardi, owner, presented his plan to demolish this house.

Staff reported that this house showed an Assessors date of 1950 and has not been surveyed. Further research shows that this parcel, known as Lot 37, was platted by 1886 on land of Mary Boudrot but no house was built that year. A 1949 deed for this property refers to it as land, with no buildings mentioned, and atlases from all prior years show this as a vacant lot, so the 1950 construction date appears to be correct. The lot changed hands twice in the 1940s and a Boudrot family member appears to have bought it back in 1949. In 1960, Boudrot sold the house and lot to John Tomaski, alternately listed as a technician and driver, who sold it in 1967 to Joan and Peter Calabro. Joan Calabro was a long-time Newton city employee in the ISD office. This property is on the agenda because it appeared older than it was. But it isn't. Staff recommended not preferably preserving this house.

Dimond made a motion to preferably preserve the house at 29 Dalby Street. Budd seconded the motion.

At a scheduled meeting and public hearing on November 19, 2020, the Newton Historical Commission, by a vote of 0-6:

RESOLVED to preferably preserve the house at 29 Dalby Street.

Voting in the Affirmative: Voting in the Negative: Recusal:

Doug Cornelius, Chairman
Katie Kubie, Member
Peter Dimond, Member
Amanda Stauffer Park, Member
Alan Mayer, Member
Deborah Budd, Alternate

The motion did not pass. This property is not preferably preserved.

Administrative Discussion:

a) Minutes from October hearing. Minutes from the October hearing were unanimously approved.

b) Appoint member to Farm Commission. Jennifer Bentley-Houston was appointed to the Farm Commission as the NHC designee by unanimous vote.

c) Working Group inquiry: post-1945 buildings. Members were updated on the Working Groups' progress and were asked how they felt about preserving/applying historical significance criteria to post-1945 buildings in Newton.

Doug Cornelius introduced this item and explained that the WG was considering changing the cut-off date for review from 50 years to post-1945.

Dimond: Oak Hill Park, Truman Street, Mildred and others have more affordable housing stock and would be a detriment to let them go. Losing control of them all together would also be a loss of historic context.

Budd: 1960 and 70s architecture is some of the worst construction ever. She's okay with a 1945 cutoff. Perhaps age AND style should be considered?

Stauffer: very concerned that mid-century modern architecture would be lost. Believes historic context to be an important consideration.

Mayer: has a tough time with the context consideration; thinks it should apply only to those properties within 150' of an HD, not throughout the city. Doesn't believe the ordinance allows for city-wide use of context as a criterion for significance.

The meeting was adjourned by unanimous vote at 11:05 p.m.

Administrative Approvals this month:

Key:

Partial demos (PD)

Full demo (D)

Garage (G)

Accessory Apartment (AA)

Addresses

41 Bernard Street	10/9/2020	PD
367 Otis Street	10/13/2020	PD
11 Owaisa Road	10/13/2020	PD
221 Prince Street	10/14/2020	PD
168 Tremont Street	10/14/2020	PD
39 Norwood Avenue	10/14/2020	PD
32 Arlington Street	10/15/2020	PD
365 Austin Street	10/15/2020	PD
343 Otis Street	10/15/2020	PD
17 Farmington Road	10/19/2020	PD
312 Otis Street	10/20/2020	PD
258 Concord Street	10/20/2020	PD
17 Wayne Road	10/20/2020	D
98 Greenwood Street	10/21/2020	PD
1000 Comm. Ave	10/21/2020	PD
129 Cabot Street	10/22/2020	PD
1970 Beacon Street	10/23/2020	PD
25 Emerson Street	10/23/2020	PD
9 Carver Road	10/26/2020	PD
93 Floral Street		
garage	10/27/2020	PD
63 Garland Road	10/28/2020	PD
20 York Road	11/9/2020	D
47 Wallace Street	11/3/2020	PD
222 Spiers Road	11/3/2020	D

20 Wetherell Street	11/4/2020	D
37 Mountford Road	10/28/2020	G
142 Prince Street	11/4/2020	PD

Respectfully,

Katy Hax Holmes, NHC