

CITY OF NEWTON

IN BOARD OF ALDERMEN

ZONING & PLANNING COMMITTEE REPORT

WEDNESDAY, OCTOBER 15, 2014

Present: Ald. Johnson (Chairman), Danberg, Baker, Hess-Mahan, Leary, Yates and Sangiolo

Absent: Ald. Kalis

Also Present: ALd. Lipof, Blazar, Crossley, Fuller, Brousal-Glaser, Harney and Albright

City Staff Present: James Freas (Acting Director, Planning & Development), Eve Tapper (Acting Associate Director), John Lojek (Commissioner, Inspectional Services), Marie Lawlor (Assistant City Solicitor), Maura O'Keefe (Assistant City Solicitor), Karyn Dean (Committee Clerk)

Planning & Development Board Present: Scott Wolf (Chairman), Roger Wyner, Peter Doeringer and James Freas

Appointment by His Honor the Mayor

#347-14 JOHN GELCICH, 28 Jefferson Street, Newton Corner, appointed as an *alternate* member of the PLANNING AND DEVELOPMENT BOARD for a term to expire February 1, 2017 (60 days 12/05/14) [09/29/14 @ 9:32AM]

ACTION: **APPROVED 5-0 (Ald. Yates and Sangiolo not voting)**

NOTE: Mr. Gelcich joined the Committee. He explained that he is a Planning professional with the City of Chelsea as a Land Use administrator staffing the Planning Board and the Zoning Board of Appeals. Chelsea is set up a bit differently than Newton but he is very knowledgeable about zoning in Massachusetts. He has housing experience in housing and affordable housing as well as some private sector experience and non-profit experience. He feels this breadth of experience will be useful for the Planning and Development Board in Newton. He attended the last meeting of the P&D Board and was very interested.

The Committee asked if there were any interesting projects in Chelsea. He noted that the new regional FBI headquarters is coming to Chelsea and he is getting familiar with that project and it poses some unique challenges. It is located in the Urban Renewal Area of Everett Ave. which is a focus point in Chelsea of development. This along with some other development will bring a great deal of investment in Chelsea. It will be tied into the Silver Line and is a perfect nexus of development and investment and something that Chelsea hopes will bring significant positive change to them. The Wynn casino development is coming to Everett and will bring traffic to Chelsea. They will be looking for ways to mitigate the problems it might bring as well as hope it will bring some positive aspects to the city. They have little control since it is not in Chelsea and it is challenging.

Ald. Hess-Mahan moved approval and the Committee voted in favor.

Appointment by His Honor the Mayor

#348-14 PETER DOERINGER, 35 Pulsifer Street, Newtonville, currently an associate member, appointed as a *regular* member of the PLANNING AND DEVELOPMENT BOARD for a term to expire February 1, 2018 (60 days 12/05/14) [09/29/14 @ 9:32AM]

ACTION: **APPROVED 6-0 (Ald. Sangiolo not voting)**

NOTE: Mr. Doeringer joined the Committee. He has been an alternate member for several years and is now becoming a regular member. He said when he appeared before Committee for his last appointment he promised to make fair minded decisions made on objective information and to learn more about zoning, which he had no experience with. He was happy that Mr. Gelcich is joining the Board as he has extensive zoning experience. Mr. Doeringer feels he has been fair and objective during his term. He said some data has been a bit thin on some projects and he is still learning about HUD regulations. He has attended many meetings of the Board and his voting record is available. He hopes to work with the Planning Department to get some better data to help with strategic planning and work performance based information on how programs have been doing to know which are working and which are not.

Ald. Hess-Mahan asked what Newton could do to improve economic development and housing opportunities. Mr. Doeringer said much of the focus of the Board has been on housing. Mostly it has been about housing diversity and low-income housing within the larger context of what's going on in the housing field. The big drivers of the Massachusetts economy are transportation, good education and skills training, and not housing. Bringing more good jobs to Massachusetts in general is what is important. Newton's good school system contributes to what is happening in the state. Focusing on providing more low-income housing would be helpful. As an economy, the area is doing well because it is insulated from the things that make an economy go bad, for instance, manufacturing, and is insulated from the import/export world which is going downhill very rapidly. The state economy is in a good position.

Ald. Danberg asked which industries would be a good fit for Newton. He said the workforce here could work in many different industries and is very well educated. Retail and services in the villages and restaurants would be desirable. The best thing to do is make Newton a great place to live and an easy place to get in and out of. He has no particular industry he would target.

Ald. Danberg moved approval and the Committee voted in favor.

Appointment by His Honor the Mayor

#349-14 VINCENT F. O'DONNELL, 10 Leighton Road, Auburndale, appointed as a member of the NEWTON HOUSING AUTHORITY for a term to expire August 15, 2017 (60 days 12/05/14) [09/25/14 @ 1:39PM]

ACTION: **HELD 7-0**

NOTE: Mr. O'Donnell was unable to attend the meeting. There was an error on the original docket item that mistakenly appointed Mr. O'Donnell to the Planning & Development Board.

However, he was meant to be appointed to the Newton Housing Authority. This appointment should appropriately be referred to the Programs & Services Committee. The correction will be made.

Appointment by His Honor the Mayor

#350-14 JONATHAN YEO, 275 Lowell Avenue, Newtonville, appointed as a *regular* member of the PLANNING AND DEVELOPMENT BOARD for a term to expire February 1, 2019 (60 days 12/05/14) [09/29/14 @ 9:32AM]

ACTION: **APPROVED 7-0**

NOTE: Mr. Yeo joined the Committee and stated he served 8 years on the School Committee and that was a great experience. He would like to continue to serve the City and he felt this would be a great opportunity to be involved with the interesting issues of planning, housing and development. He is not an expert but he has worked as a planner for 8 years at the MWRA and he managed a team of planners to implement the watershed protection act that protects the water supply. Before he came to Newton, we was involved in master planning issues in North Cambridge and CDBG Committee work there as well in housing issues. He has a masters in public policy and his interests are in wide -anging public policy matters. On the School Committee he asked a lot of questions and likes to see a lot of data and would like to see the performance data that Mr. Doeringer expressed an interest in as well, in order to be able to move the City forward.

Ald. Hess-Mahan asked what Mr. Yeo's background is in dealing with fair housing issues. He said it's been a while since he did that in Cambridge and things have changed but he will be asking a lot of questions around that. Ald. Hess-Mahan said there is interest in how CDBG funds are used in fair housing and accessibility issues.

Ald. Johnson said she would like the Planning & Development Board to attend Zoning & Planning Committee meetings on issues they would be involved with. It seems to her they get involved after the Committee has had many discussions and is so much further along. It would be helpful for them to stay apprised of the progress of the Committee's work and deliberations. She asked that the Board receive regular information from the Committee. Ald. Sangiolo said regular conversations with the Board would be helpful as well.

Ald. Sangiolo moved approval and the Committee voted in favor.

Appointment by His Honor the Mayor

#351-14 STEVEN SCHWARTZ, 20 Kenwood Avenue, Newton Centre, appointed as an *associate member* of the ZONING BOARD OF APPEALS for a term to expire September 30, 2015. (60 days 12/05/14) [09/29/14 @ 9:32AM]

ACTION: **HELD 7-0**

NOTE: Mr. Schwartz was unable to attend this meeting and has been re-scheduled to the November 10th meeting.

#80-13 THE PLANNING DEPARTMENT requesting update discussions of the zoning reform project. [02/25/13 @ 12:31 PM]

ACTION: **HELD 7-0**

NOTE: James Freas distributed the latest draft of the Phase One Zoning Ordinance. The plan is for the Committee to review the draft so that a detailed discussion can happen at the next meeting. The draft will be posted online tomorrow morning. The red lines changes are the same as in the last draft, and the purple lines changes reflect new edits since then. There is a look-up table so it is easier to use as a digital file rather than a printout. The clerk will send the e-version to the Committee.

The comment sheet will be posted online as well which includes comments from staff, advisory groups, and the Zoning & Planning Committee, along with comments back from the consultant. Mr. Freas said he still needs to put together the updates to the Land Use table and he will have that for the next meeting. There are other unresolved items in the draft which he will address at the next meeting as well.

Ald. Baker would like to see the changes and the rationale for the changes in order to make intelligent decisions. Part of the difficulty is that the Zoning & Planning Committee is responsible for reviewing this and is then responsible for explaining it to their colleagues in a way that is successful for everyone. The Recodification Committee did a memo explaining changes that were made and a similar document would be helpful. Mr. Freas said it would probably be helpful also to refer back to all previous memos because everything is included in them. He would work on a summary document for the Committee with references.

Ald. Johnson said she would like to see this work done by the end of the year and asked the Committee's cooperation with perhaps having extra meetings.

Ald. Yates asked that some items from the Recodification Committee get NAN'd at the next meeting that the Committee feels have been resolved. Mr. Freas said he would check the agenda and put them all on.

The Committee voted to hold this item.

A Public Hearing was held on the following item:

#237-14 ALD. SANGIOLO requesting amendments to the City of Newton Zoning Ordinance, Chapter 30, to create a temporary moratorium, to extend no later than December 31, 2015, on the full or partial demolition of single- and two-family residential dwellings where the gross floor area of the replacement structure or the gross floor area of the resulting structure including any addition will be greater than 120% of the gross floor area of the existing structure. Such moratorium is for the purpose of allowing the City adequate time to complete a planning process to address the loss of the City's more moderately priced housing stock and the impacts on

neighborhoods resulting from full and partial demolitions of existing single- and two-family residential dwellings where the replacement or addition results in large scale buildings out of character with the surrounding neighborhood. During this moratorium this City will consider adoption of zoning amendments to modify dimensional or other controls on construction of single and two-family residential dwellings.

ACTION: **HEARING CLOSED; HELD 7-0**

NOTE: Ald. Johnson opened the public hearing for the Zoning & Planning Committee and Scott Wolf opened the public hearing for the Planning & Development Board.

Ald. Sangiolo Presentation

Ald. Sangiolo presented a PowerPoint which is attached. Please refer to it for details. Ald. Sangiolo also prepared a memo for the Committee which was a response to the last memo from the Planning Department and it is also attached. Both can be found online as well, on the Zoning & Planning webpage along with other related documents.

Ald. Sangiolo concluded her presentation with the following comments:

“As a co-docketer of the large house review item, I agree this is one of the tools that Newton should employ in terms of dealing with the problem of large houses. That’s why it was identified in the presentation I made in Zoning & Planning as a tool our neighboring had employed to control development. We the Zoning & Planning Committee and the Board seem to be stuck because the Planning Department has been unwilling to address many of the issues we’ve identified in the moratorium proposal and independently as docket items on the agenda, preferring instead to address them under zoning reform phase 2. Even our esteemed folks who served on the FAR Working Group had suggested problems and issues that needed to be addressed two years ago with the FAR regulations they had recommended. That too, under the recommendation of the Planning Department has been referred to zoning reform phase 2.

What is driving the move for a moratorium is the lack of leadership in addressing zoning, particularly by-right zoning regulations. When residents walk down Auburn Street or Watertown Street and see a new build where the side of the house is facing the street, where the back of the new house abuts the side of its neighboring house, where rear setbacks are now side setbacks. When these residents ask us how this could be allowed, what’s our response? The answer is “It’s allowed in our zoning ordinances” and we have not been able to address these because they have been kicked into a zoning reform phase 2 process which is already two years behind schedule, which hasn’t even begun and is anticipated to take three years to complete. Is that acceptable? And how many more of these types of developments will take place while we wait at least three years for zoning reform to be implemented?

Demolitions are on the rise and with these demolitions are new builds where the existing zoning regulations allow for the type of development that can truly negatively impact the character of the streetscape and neighborhood. Changes need to be made now within a finite time period, shorter than three years, while we wait for the comprehensive zoning reform process to take

place. I'm telling you, the stuff that we see and we hear our constituents complain about – we made those ordinances. These developers are just following the rules that we make and they only want to follow the rules we make. Maybe you aren't ready for a moratorium and a moratorium is a very strong, heavy-handed way of dealing with this, but something needs to be done now. And that is what I'm hoping to accomplish.”

Planning Department Presentation

Eve Tapper, Acting Associate Director of the Planning Department, presented a PowerPoint, which is attached. A memo from the Planning Department is also attached and both can be found online on the Zoning & Planning webpage.

Ms. Tapper said that the Planning Department recognizes that there are some issues with increased density and larger homes in some neighborhoods and around the City, however, it does not feel that this moratorium is the solution to the problem and is not a proportional response to the issues. Please refer to the PowerPoint and the memo for the details of Ms. Tapper's presentation.

Public Comment

Ald. Johnson explained to the audience that each speaker will have 3 minutes to comment and she asked that the speakers be respectful of the time limit and each other.

The following residents spoke in favor of the proposed moratorium:

Sule Aksun	94 Crescent Street
Chris Pitts	1756 Beacon Street
John Koot	430 Winchester Street
Rick Jacobson	117A Crescent Street
Paul Eldrenkamp	111 Spiers Road
Elaine Rush Arruda	1921 Commonwealth Avenue
Isabelle Albeck	240 Windsor Road
Stephen Reuys	12 Kappius Path
Ronald Mauri	35 Bradford Road
Richard Paisner	30 Pine Crest Road
William Roesner	72 Fuller Street
Lisa Thorson	37 Kappius Path
Mary Ann Payne	12 Kappius Path
Pat & Mary Canavan	40 Van Wart Path
Ann Dorfman	9 Henshaw Street
Julia Malakie	50 Murray Road
Jack Porter	79 Walnut Street
Matt Yospin	156 Kirkstall Road
Peter Simon	341 Waban Avenue
Simon French	47 Glen Avenue
Natasha Staller	120 Herrick Road
Nina Koch	Address not given
Rena Getz	Pine Ridge Road

The concerns and opinions expressed by these speakers in favor of the moratorium included the following:

- Loss of green space, mature trees and open space in general
- Loss of character of neighborhoods around the city due to increased density
- Construction noise,
- Over-sized, out-of-scale houses
- Increase in the carbon footprint of the oversized houses and its impact on the environment along with the waste resulting from demolitions,
- Loss of moderately sized and affordable homes
- Loss of socio-economic diversity and housing diversity
- Wastefulness of demolishing smaller homes that are still in very good condition
- People are being priced out of Newton with the large homes being developed
- One big house starts a trend in a neighborhood and before long entire streets and neighborhoods are changed
- Low demo fee encourages demolitions
- Zoning Reform is going to take far too long to protect neighborhoods
- There is no plan in place for the preservation of neighborhood context as stated in the Comprehensive Plan
- Zoning Ordinances are out of date, last updated in 1987 and are not working for today's needs
- Historical Commission is only able to protect homes for, at the longest, 18 months
- Housing can still be sold at market rate during moratorium and instead of a developer taking it over a family would join the neighborhood.
- Smaller homes are sufficient for people and larger homes are not necessary
- One year is not too much to ask in order to find a better solution to the problem

The following residents spoke in opposition to the proposed moratorium:

Ted Pass	24 Woodbine Terrace
Alan Mayer	479 Walnut Street
Paul Ash	48 Greenwood Street
Jay Walter	83 Pembroke Street
Phil Herr	20 Marlboro Street
Laurance Lee	26 Taft Avenue
Jeffrey Popma	303 Cabot Street
Greer Swiston	80 Orchard Avenue
Steve Garfinkle	40 Warren Street
Peter Sachs	20 Hunter Street
Brian Rooney	82 Fair Oak Avenue
Rodney Farnsworth	161 Edinboro Street
Janet Sterman	121 Church Street
Ralph Robart	48 Arlo Road
Miceal Chamberlain	99 Gate House Road
Dev Gandhi	133 Dudley Street

Tun-Hou Lee	80 Farina Road
Michael Quinn	115 Staniford Street
Adam Kessler	32 Park Avenue
Terry Sack	Address not given
Peter Nogh	Address not given
Cindy	1212 Boylston Street
Gregory Vasil	Greater Boston RE Board, Boston
Stefanos Erstrapoudakis	128 Highland Street
Matthew Montgomery	60 Manchester Road

The concerns and opinions expressed by these speakers opposed to the moratorium included the following:

- Moratorium would lower the value of homes
- Existing zoning controls and Historical Commission review are sufficient to control demolitions and re-builds
- The response is far too dramatic for the proposed problem
- Zoning Reform is a better tool to deal with the issues
- Small houses will be very limited on how much they could add under this moratorium; while larger houses will have a greater advantage and this is unfair and nonsensical
- Various family situations require sale of home immediately – medical bills, change in income, retirement, need to go to a nursing home, sudden illness, divorce, etc.
- Need to increase home size to accommodate children, in-laws, elderly parents, caretakers,
- Need to increase home size to accommodate a disabled family member
- Projects underway and financial commitments already made on properties could put families in serious financial jeopardy
- Proposal will do real harm to elderly residents whose homes are their only asset. This is their nest egg and their retirement income and they deserve to be able to maximize that asset.
- Belmont’s moratorium was very narrowly constructed and was not a city-wide ban, as this proposal is
- Bad examples of houses can certainly be found but are not indicative of the citywide landscape
- Carbon footprint of a new house is much smaller than that of an old house due to newer materials and building methods
- The very strong tree ordinance does an excellent job protecting trees and requiring replacement of any trees lost in construction.
- The rise in demolitions is from the improvement in the economy, which is a positive thing
- The tear-downs are only a very small percentage of the housing stock in the City and is not a pervasive problem
- Some of the teardowns are reaching the end of their lifespan and almost fully depreciated
- The cost in restoring some of these older homes is not practical
- This City has never been “affordable”

- Economic damage to city – permit fees and demo fees and the potential taxes on larger, more valuable homes will be lost to the city.
- Design review board would be a better solution

The following resident was undecided:

Lynn Slobodin 61 Washburn Avenue

All submitted comments have been provided to the Board of Aldermen.

Ald. Johnson thanked everyone for their cooperation and their comments, and then closed the public hearing. The Committee voted to hold the item and a working session will take place on October 27th. Scott Wolf closed the public hearing for the Planning & Development Board.

Meeting adjourned.

Respectfully Submitted,

Marcia T. Johnson, Chairman

City of Newton
Department of Planning and Development

1

**Presentation before the Zoning and
Planning Committee on
Docket Item #237-14
October 15, 2014**



The problem

2

- Neighborhood character is being eroded by teardowns that are replaced by large homes out of scale with the neighborhood
- Increased density



Mayor ~ Will talk about Comp Plan and HUD goals – Long-term view of sustainability and livability

Dorit ~ Will talk about people and outcomes in a holistic way

Jayne ~ Will talk about the changing demographics and considerations for seniors

Identify other staff who are assisting:

Rob Muollo

Alice Walkup

James Kupfer

Rieko Hayashi

Meghan Kennedy

Linda Walsh

Alice Ingerson

James Freas

The problem

3

- Loss of:
 - Moderately-priced homes defined as ≤ \$800,000
 - Loss of historic homes
 - Socio-economic and generational diversity

	FY09	FY10	FY11	FY12	FY13	FY14
Demolition Permits*	44	54	64	72	80	102
New House Building Permits*	48	48	68	69	81	110

* Includes single-, two- and multi-family buildings

Mayor ~ Will talk about Comp Plan and HUD goals – Long-term view of sustainability and livability

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Identify other staff who are assisting:

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James Freas

Proposed Solution

4

- One-year moratorium on residential full and partial demolitions
- Time to review:
 - Design regulations
 - ✦ height, setbacks, size
 - ✦ two-family v. single-family attached
 - ✦ garages in front, side-facing houses
 - Policies regarding conversion from single-family to multi-family dwellings
 - Drainage issues
 - Preservation of “naturally affordable” housing stock

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Considerations

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- Existing controls

- Historic Demolition Delay



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Considerations

6

- Existing controls
 - Historic Demolition Delay
 - ✦ FY 2014 Newton Historical Commission reviewed 254 applications
 - ✦ Found 69 structures to be “preferably preserved”
 - Small number of houses are not already protected
 - ✦ 91.1% of single- and two-family houses are > 50 years old
 - ✦ 32% of homes < 50 years old are also < 10 years old
 - ✦ Only 752 houses < 50 years old have > 3000 square feet of living area
- Enforcement is difficult

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Considerations

7

- Neighborhood character



Which house was demolished and rebuilt?

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Considerations

8

- Neighborhood character



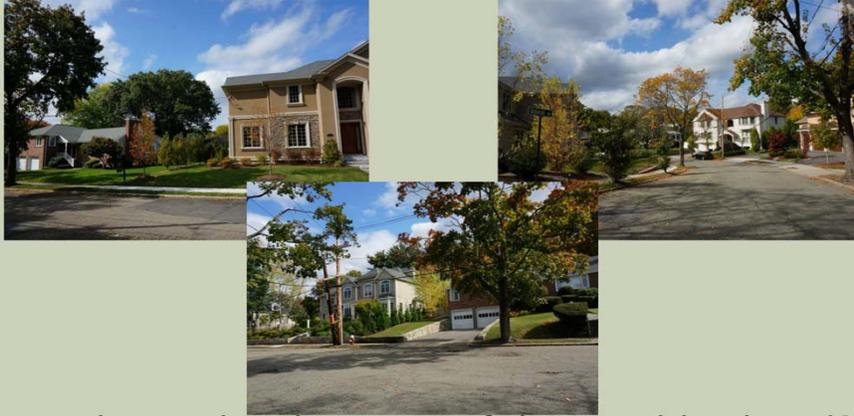
Which house was demolished and rebuilt?

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Considerations

9

- Neighborhood character



What is the character of this neighborhood?

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Considerations

10

- Neighborhood character



Under proposed moratorium, this addition would not have been allowed despite not being seen from the street.

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Considerations

11

- **Moderately-priced housing**

- Median home price in Newton in 2013 was \$884,000
 - ✦ To afford this house with no “cost burden” household must earn between \$145,000 and \$244,000 annually
- Median household income for a household of four in Newton is \$104,887
 - ✦ Can afford home priced between \$382,000 and \$635,500 with no cost burden
- Area Median Income (AMI) for household of four is \$94,400
 - ✦ Can afford home priced between \$343,650 and \$572,000 with no cost burden

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Alternative Solutions

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- **Zoning Reform, Phase 2**
 - Master Planning effort for all neighborhoods and village centers
 - Address the challenges of “working within existing zoning designations...” to preserve neighborhood character
 - Comprehensive approach to systemic problem rather than piecemeal
 - More balanced regulation than moratorium which could hurt many more than are helped
 - Part of Zoning Reform, Phase 2

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Recommended Next Steps

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- Approve Zoning Reform, Phase 1
- Begin Zoning Reform, Phase 2
 - Engage community in master planning process that will reflect:
 - × Local character
 - × Community needs and expectations



Setti D. Warren
Mayor

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James Freas
Acting Director

MEMORANDUM

DATE: October 10, 2014

TO: Alderman Marcia T. Johnson, Chairman
Members of the Zoning and Planning Committee

FROM: James Freas, Acting Director of Planning and Development
Eve Tapper, Acting Associate Director of Planning and Development

RE: #237-14 ALD. SANGIOLO requesting amendments to the City of Newton Zoning Ordinance, Chapter 30, to create a temporary moratorium, to extend no later than December 31, 2015, on the full or partial demolition of single- and two-family residential dwellings where the gross floor area of the replacement structure or the gross floor area of the resulting structure including any addition will be greater than 120% of the gross floor area of the existing structure. Such moratorium is for the purpose of allowing the City adequate time to complete a planning process to address the loss of the City's more moderately priced housing stock and the impacts on neighborhoods resulting from full and partial demolitions of existing single- and two-family residential dwellings where the replacement or addition results in large scale buildings out of character with the surrounding neighborhood. During this moratorium this City will consider adoption of zoning amendments to modify dimensional or other controls on construction of single and two-family residential dwellings.

MEETING DATE: October 15, 2014

CC: Board of Aldermen
Planning and Development Board
Donnalyn Kahn, City Solicitor

EXECUTIVE SUMMARY

Petition #237-14 proposes a zoning amendment that would place a moratorium until December 31, 2015 on one- and two-family full and partial residential demolitions where the replacement structure will be greater than 120% of the size of the original. While intended to address the recent growth in single-family home “tear-downs”, the proposal would significantly impact Newton residents and is unlikely to address the issues presented. The Zoning and Planning Committee held two working sessions (August 7th and September 4th) on this issue before agreeing on September 4th to formalize the docket language and bring the item to a public hearing on October 15th.

BASIS FOR THE PROPOSED MORATORIUM

The proponents of this proposed zoning amendment assert that the demolition of older homes in Newton and their subsequent replacement with newer, significantly larger and more expensive single-family homes or with multi-family dwellings have led to the problems of:

- additional density in the city
- physical and fiscal stresses on City infrastructure; and
- the loss of:
 - the integrity and character of existing neighborhoods
 - moderately-priced houses, as defined as residences in Newton that cost \$800,000 or less to purchase
 - historic houses
 - the mature tree canopy and neighborhood green space; and
 - socio-economic and generational diversity

To quantify this issue, the following table shows the number of residential buildings that have been demolished in the City since fiscal year 2009. The table also reports the number of new house building permits that have been issued over that same period. These numbers are slightly lower than previously reported as staff did a second review and removed permits issued for garages and commercial structures. As expected, in a largely developed community like Newton, the number of demolition permits tracks closely with the number of building permits.

	FY09	FY10	FY11	FY12	FY13	FY14
Demolition Permits*	44	54	64	72	80	102
New House Building Permits*	48	48	68	69	81	110

*Includes single-, two- and multi-family buildings

The sponsors believe that a more than one-year moratorium on these residential demolitions will allow the community to address several issues that contribute to these problems including:

- the size, setback and height of new construction
- conversions from single-family to multi-family dwellings
- the often confusing distinction between two-family dwellings and attached dwellings

- the design of homes that do not face the street or whose front facades are dominated by garages
- topographical changes and drainage issues and;
- the need to preserve “naturally affordable” housing stock

CONSIDERATIONS FOR A DEMOLITION MORATORIUM IN NEWTON

Moratoriums represent an extreme level of regulation as they effectively remove an entire category of property rights for a period of time. Implementation of a moratorium should therefore be done with careful consideration for the balance between the severity of the problem to be addressed and the impact of a moratorium.

According to the Newton Assessor’s office, 91.1% of the 19,807 single- and two-family residences in the City were built before 1964. As all of these homes are now over 50 years old, the Newton Historical Commission must review any demolition application (see section below for more detail on this process). Thirty-two percent of the homes less than 50 years old were built since 2003 and given their age are unlikely candidates for to be torn down. Of the remaining homes built since 1965, only 752 houses have 3000 square feet of living area or less which make them the most likely teardown options. Simply said, the proposed demolition moratorium would only add protection to these 752 houses while its impact would be felt by residents throughout the City. While the proponents of the proposed moratorium have some legitimate concerns, their solution is not an appropriately balanced approach to addressing these issues.

Existing controls on demolitionThe proponents of this amendment are concerned about the large number of homes that have been demolished in Newton each year over the last several years and they expect this trend to continue. This statement is misleading and suggests that there are no controls currently in place to prevent wholesale demolition throughout the city. On that point, the City’s demolition delay ordinance requires homeowners who wish to completely or partially demolish homes that are at least 50 years old to apply first to the Newton Historical Commission. If the Commission finds the structure to be historically significant, including with respect to the historic context of the neighborhood, it can impose a one-year demolition delay on the property (18 months if the property is on or eligible to be on the National Register of Historic Places).

In fiscal year 2014, the Commission reviewed 254 demolition applications. Of that total, 172 were for full demolitions, the rest requested only partial demolition (82). The Commission found that 69 structures should be “preferably preserved” and imposed a demolition delay. For many of these applicants, the delay already placed on their properties will expire before the proposed moratorium. While the purpose of the demolition delay is to incentivize property owners to find a way to accomplish their goals for their property without demolishing an historic structure, sometimes this is not possible. The proposed moratorium will unfairly change the rules mid-stream for these property owners and further delay long-awaited construction plans.

Enforcement

A moratorium like the one proposed will be difficult to enforce. The proposed language would prohibit full and partial demolition if the replacement structure will be greater than 120% of the

original. But the language does not address what would happen if there are no plans available for a replacement at the time the demolition permit is submitted. Further, there is no guidance regarding a situation where the replacement plans show a structure that is less than 120% of the original, but changes are made during the construction period and the final structure exceeds that threshold. Adopting this unenforceable regulation will have the same outcome as not adopting the provision at all. But many residents, who have planned their retirement based on selling their property in Newton for fair market value in the next year, could be adversely affected

Additional density

According to the proponents, the moratorium will not apply to projects that require a special permit from the Board of Aldermen. Since current zoning does not allow multi-family developments (i.e. three or more units) by right anywhere in the City, the moratorium will not prevent projects that may significantly increase density in a particular neighborhood. In addition, 40B affordable housing projects would not be subject to local zoning ordinances and regulations and would therefore not be bound by the moratorium on residential demolition. As a result, the only additional density that could be curbed by the proposed zoning amendment is the by-right conversion of a single-family home into a two-family dwelling. These by-right scenarios add only one additional housing unit at a time, which certainly is not the cause of traffic and other infrastructure problems.

Finally, while staff understands the desire for clarification on the design parameters of two-family dwellings that tend now to look more like townhouses rather than the traditional double-deckers or "Philadelphia-style" two-family structures, this problem developed over time in a piecemeal manner and will take time to be resolved in a meaningful and comprehensive way.

Special Permit exemption

As noted in the section above, the zoning amendment would not apply to special permit projects approved by the Board of Aldermen. Floor area ratio (FAR) is a dimensional control that measures the massing of a building. It is calculated as the ratio between the size of the house and the size of the lot. For each zoning district in Newton, there is a limit for FAR that cannot be exceeded except with a special permit. If a moratorium is approved, homeowners may choose to apply for a special permit to exceed FAR and thus be allowed to avoid the moratorium. Not only would these new homes be necessarily larger than what could be built by right, the Board would have to process several more special permits per year.

Neighborhood character

The City of Newton is made up of 13 villages and surrounding residential neighborhoods. Each village center and its surrounding areas have a distinct character. While it is not the purpose of this memo to describe the character of each village a few examples are helpful. The storefronts along Watertown Street in Nonantum are primarily smaller than elsewhere in the City. They are also often locally-owned and neighborhood-oriented. The residential neighborhoods in and around the village consist of modest homes on small lots. At the other end of the spectrum is Chestnut Hill whose commercial spine along Boylston Street (Route 9) is made up of high-end retail outlets clustered within several shopping malls. The residential character in this area of the City is also upscale with many significant-sized and historic homes.

A final example is the village of Oak Hill on the south side of the Newton. Oak Hill has very limited commercial activity and its primary residential neighborhood, Oak Hill Park, was completely built-out in only a few years on land the City purchased to provide housing for returning veterans after World War II. The original houses were built along and faced an internal path system to encourage community interaction. In recent years as the original residents in this neighborhood have aged and moved on, the character of this neighborhood has changed significantly. A large number of the smaller, starter homes have been purchased, demolished and replaced by much larger buildings that now face the roadway system and not the internal pathways.

This change in Oak Hill Park and the fear that it will happen at the same rate in other neighborhoods in the city may be the driving force behind this zoning amendment. But change will come in every neighborhood whether we plan for it or not. So we need to thoughtfully plan for the change that we, as a community, want to see in each of our neighborhoods. To do this takes time. First, we need to understand existing conditions, engage with the community about future needs and expectations, and only then can we develop appropriate plans, policies and regulations.

Moderately priced housing

Supporters of the proposed moratorium on demolition have stated that one of the problems that the so-called rapid demolition of homes in Newton has caused is the loss of moderately priced housing. They define this category as homes priced at “less than \$800,000.” The median home price in Newton in 2013 was \$884,000 (according to the Newton Assessing Department). In order to afford a house at this price using industry standard assumptions for interest rates, mortgage insurance and percent of income spent on housing costs, a family or individual would have to make between \$145,000 and \$244,000 per year. The median income for a Newton household of four is \$104,887, while the area median income (AMI) for a household of four in the Boston-Cambridge-Quincy area that includes Newton is \$94,400. Using industry standards for housing costs and interest rates a household earning the Newton median income can afford a home priced between \$382,000 and \$635,500 and a household earning 100% of the regional AMI can afford a house priced between \$343,650 and \$572,000.

Unfortunately there is little or no housing stock in Newton being offered for sale at these prices. Planning staff contends that to truly address the problem stated as the loss of socio-economic and generational diversity in the City, we must address the issue of housing for low-and moderate-income families and individuals, and for higher-income wage earners and older adults who want to “age in place” in Newton all of whom are still priced out of the local housing market where the median sale price is almost \$900,000 and rising driven by regional housing dynamics characterized by high demand and low supply.

ALTERNATIVE SOLUTIONS TO THE IDENTIFIED PROBLEMS

Amendment proponents believe that a moratorium on residential demolition will allow City staff, residents and decision-makers adequate time to address the problems identified through the imposition of limits on the size, setback and height of newly constructed buildings and through

regulations that require specific architectural designs (i.e. houses that face the street and/or do not have the protruding garages). This is a lofty goal.

The Floor Area Ratio (FAR) Working Group was formed with a similar directive – to “more accurately reflect the current conditions [existing community character], be easier to apply and enforce, and result in new construction that is in keeping with surrounding structures and the *Newton Comprehensive Plan*.” In its final report, the Working Group keenly noted that “[w]orking within existing zoning designations presents challenges to preserving the character of each neighborhood.” If as stated by the amendment sponsors, one of the main purposes of the proposed moratorium is to allow time to adopt regulations to preserve neighborhood character, we will have difficulty similar to that of the FAR Working Group if we try to find a relatively quick “one-size fits all” policy to solve the problem.

Instead of implementing piecemeal fixes to the systemic problems highlighted in this memo, Planning staff recommends that we address the legitimate concerns of the proponents of this zoning amendment by setting a vision and goals for the community. Good planning allows an understanding of what the desired outcomes of the zoning ordinance are, which can then be codified into a coherent and consistent set of regulations.

The Planning Department is proposing a Village and Neighborhood Master Plans approach to phase 2 of the Zoning Reform project. The approach begins with community-based master planning, leading to the creation of zoning districts that reflect local character and community needs and expectations. This approach is clearly recommended in *Newton’s Comprehensive Plan* and provides the greatest opportunity to tailor zoning to the unique characteristics of the many different village centers, commercial districts, and residential neighborhoods in the City. With the completion of the reformatting of the Zoning Ordinance through phase 1, new zoning districts will be able to be adopted into the Zoning Ordinance as they are completed.

NEXT STEPS

The Planning Department will be bringing the final draft of the phase 1 Zoning Ordinance to the Zoning and Planning Committee within the next month for review and public hearing. Discussions will also begin this fall on the work program, community engagement methodologies, and project timeline for phase 2.

DATE: October 14, 2014

TO: Alderman Marcia Johnson, Chair
Members of the Zoning and Planning Committee

FROM: Amy Sangiolo, Ward 4, Alderman-at-Large

RE: #237-14

MEETING DATE: October 15, 2014

Cc: Board of Aldermen
Planning and Development Board

SUMMARY

Petition #237-14 proposes a zoning amendment requesting a temporary moratorium on one and two family full and partial residential demolitions where the replacement structure will be greater than 120% of the size of the original structure. Alderman Sangiolo recognizes the tremendous impact this would have on residents and businesses but believes it irresponsible to ignore the problems that Newton residents, colleagues on the Board, members of the FAR working group and even Planning staff have identified and wait until Phase 2 of Zoning Reform is completed.

RESPONSE TO PLANNING DEPARTMENT'S OCTOBER 10TH MEMORANDUM

As has been stated in previous memorandum by Alderman Sangiolo and stated in several committee meetings, the proposed temporary moratorium is to allow for a specific amount of time to address the following issues:

1. Clarify and revise the definition of two-family dwelling unit and the definition of attached dwellings;
2. Create regulations that require front door orientation to the street for all new construction and discourage or prohibit the side facing construction and protruding garage or "snout house" construction
3. Create a neighborhood context design and site plan review process for all new construction and expansion that would result in a structure that is 20% more than the existing structure for which demolition is requested
4. Adopt additional zoning measures to deal with by-right development that will retain neighborhood character, preserve existing structures, trees and landscapes, and preserve moderately priced housing stock.

The overall goal is to get better control over the by-right development that occurs after demolition and get the zoning issues associated with demolitions addressed sooner rather than wait for Zoning Reform Phase 2 which is already 2 years behind schedule and another 3 year process to complete.

RESPONSE TO PLANNING DEPARTMENT'S OCTOBER 10TH MEMORANDUM

Staff makes a number of incorrect and misleading assertions that need to be addressed. The following is a section-by-section response.

Existing controls on demolition

Staff suggests that the concern Alderman Sangiolo and proponents have expressed about the increased trend in the number of demolitions and the likely continuation of that trend is “misleading” and further states: “proponents suggests that there are no controls currently in place to prevent wholesale demolition throughout the City.” Neither Alderman Sangiolo nor opponents have made such an assertion. The only control on demolition lies with the Historic Commission. As correctly stated by Planning Staff, the City’s Demolition Delay Ordinance requires homeowners to go through the Newton Historic Commission for full and partial demolitions of structures that are 50 years or older. The Newton Historic Commission can make a finding on whether the structure is preferably preserved or not and can issue a one year delay (or in the case of a structure listed on the National Register – an 18 month delay on demolition). However, Planning Staff left out several important pieces of information regarding the Historic Commission process:

1. Not all structures get reviewed by the Newton Historic Commission. The Newton Historic Preservation Planner in conjunction with the Chair of the Commission, determine whether or not the structure should even be reviewed by the full Commission.
2. After 4-month period, an applicant can request and receive a waiver from the demolition delay.
3. After the demolition delay has expired, the structure can be torn down – protection and prevention of the resource ends.

The Newton Historic Commission recognizes that problems exist with their current process and are in support of two items currently on the Zoning and Planning Committee’s docket that have been identified as issues to be addressed under this proposal. The items are:

#265-14 ALD. BLAZAR, YATES AND DANBERG requesting to amend Section 22-50 to increase the time period for determinations of historical significance to 30 days, and to increase the time period for hearings, rulings and written notice on appeals from historical significance determinations to 60 days; to amend Section 22-50 to increase the time period to hold a public hearing as to whether or not a historically significant building or structure is preferably preserved to 60 days; to amend Section 22-50 to increase the demolition delay period for buildings and structures on or eligible for listing in the National Register of Historic Places to 30 months; and to amend Section 22-50 to

increase the demolition delay period for all other preferably preserved buildings or structures to 24 months; and

#266-14 ALD. BLAZAR, YATES AND DANBERG requesting to amend Section 22-50 to require that in the event there is a transfer of legal or beneficial ownership of a preferably preserved property during the demolition delay period, the full demolition delay period will restart from the date of the transfer of ownership; and further requesting to amend Section 22-50 to require that in the event a transfer of legal or beneficial ownership of a preferably preserved property occurs after the expiration of a demolition delay period but prior to the issuance of a demolition permit, no demolition permit shall issue until the new owner complies with the procedures of Section 22-50(c)(5).

The Newton Historic Commission's letter of support for these items is attached to this document.

Enforcement

Staff raises the issue of enforcement. They ask what would happen if there are no plans available for a replacement at the time the demolition permit is submitted. Alderman Sangiolo's response is that the applicant would not be granted a demolition permit unless they also can submit replacement plans showing that it meets the criteria. Planning Staff goes on to suggest that there is no guidance regarding a situation where the replacement plans show a structure that is less than 120% of the original, "but changes are made during the construction period and the final structure exceeds that threshold." Alderman Sangiolo is puzzled by this as she has been under the impression that the current system does not allow for changes to a permit that has been approved without a subsequent approval. She questions whether that is in fact the current practice implemented by the Inspectional Services Department and poses the following question: If a building permit is issued for a set of plans and there are changes made to those plans that exceed what is allowed, what does the Inspectional Services Department do?

Finally, in the enforcement section of the Planning Department's memo, staff makes the following statement: "But many residents, who have planned their retirement based on selling their property in Newton for fair market value in the next year, could be adversely affected." Was this statement meant to be in this section of the memorandum?

Additional Density

First, staff is incorrect about the applicability of this moratorium. While it was originally proposed to exclude special permits, the discussions in the Zoning and Planning Committee suggested that there was sentiment that the proposal should apply to special permits and was amended accordingly.

Second, the proponents of the proposal have never asserted that the proposal would somehow trump the Chapter 40B process. As long as the City of Newton fails to meet the 10% affordable housing requirement and as long as the City is reluctant to adopt a

Housing Production Plan and meet the goals of such plan, the City remains limited in the amount of control it can exert over 40B projects.

Finally, staff makes the following statement: “Finally, while staff understands the desire for clarification on the design parameters of two-family dwellings that tend now to look like more like townhouses rather than the traditional double-deckers or “Philadelphia-style: two-family structures, this problem developed over time in a piecemeal manner and will take time to be resolved in a meaningful and comprehensive way.” It has been over a year since the following items dealing with this very issue were first docketed and nothing has been done to address these issues.

#222-13 ALD. HESS-MAHAN, ALBRIGHT, BAKER, CROSSLEY, DANBERG, FISCHMAN & JOHNSON proposing to amend the definitions of "Common roof connector", "Common wall connector", and "Dwelling, two-family" in Chapter 30, Section 30-1 of the City of Newton Zoning Ordinances.
[06/07/13 @ 1:31 PM]

#129-13 ALD. HESS-MAHAN proposing to amend and/or clarify definition and provisions for granting a special permit for “attached dwellings” in the City of Newton Zoning Ordinances, Chapter 30-1, 30-8(b)(13) and 30-9(b)(5).
[05/25/13 @5:14 PM]

Since that time, two-family structures have been built, changing the streetscape, setting precedents and the altering the context of the neighborhoods that Zoning Reform Phase 2 is supposed to preserve and protect.

Special Permit exemption

This issue is addressed above.

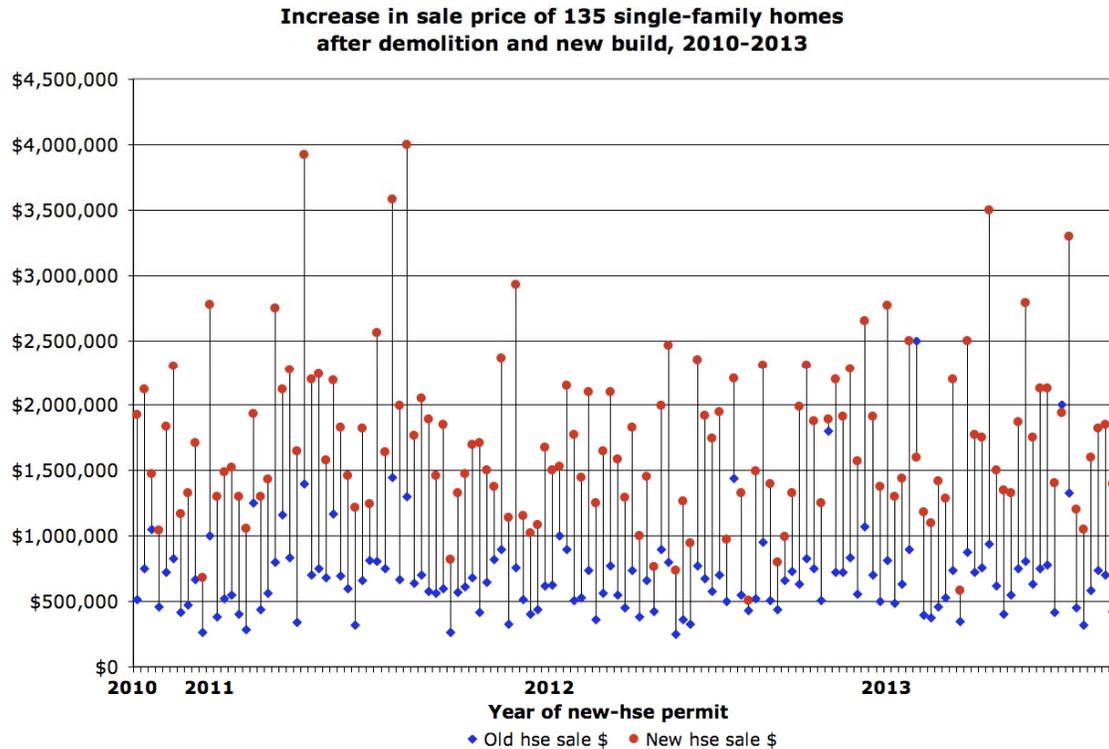
Neighborhood character

Staff describes the distinct character of several of our 13 villages. However, first they state: “But change will come in every neighborhood whether we plan for it or not,” suggesting we can’t control change and then go on to state: “So we need to thoughtfully plan for the change that we as a community, want to see in each of our neighborhoods.” Huh?

Moderately-Priced Housing

Staff suggests that there is little or no housing stock in Newton being offered for sale at the price proponents are considering as moderately priced - \$800,000. Currently, a crude search on Hammond Real Estate’s website produced 53 single- and multi-family homes available at or below \$800,000. Trulia lists 26 single-family homes at or below \$800K on its website and Realtor.com lists 88 single- and multi-family homes available at or below \$800K.

The housing stock that does come to the market that is \$800K or less are the ones that when demolished and torn down, are mostly converted to larger homes and sell far above the \$800K price point as shown in the chart below.



Alternative Solutions to the Identified Problems

Staff continues to refuse to address the issues identified in this proposal now even though they acknowledge there is “a legitimate concern over the loss of character and diversity of housing in the City of Newton.”

They refer to the work of the Floor Area Ratio Working Group as having been tasked with the difficult issue of reforming our FAR rules. Yet, even the FAR Working Group suggested the need for changes to the rules they came up with. The Planning Department’s report dated March 12, 2012 summarized the working group’s thoughts – consensus on some items and disagreement on others. The recommendation at that time, was to continue to study the issue and track the impacts those new rules were having on development in the City. When the issue was taken up again in July 2013 and November 2013, the Planning Department recommended that consideration of changes to the FAR regulations be considered in the context of the comprehensive zoning reform Phase 2 efforts.

Many of us on the Board and in the community have bought into the notion of a Comprehensive Zoning Reform effort. This proposal is not designed to interfere with

that effort. The intent of this proposal to get some kind of control over the issues we are seeing with by-right development while we wait for the comprehensive, village by village zoning reform effort to unfold. We have been waiting over 2 years to get to Phase 2 and Phase 2 is anticipated to take 3 years to complete.

CONCLUSION

Whether you support a temporary one-year moratorium or not the zoning issues identified within this proposal need to be addressed now. The Board of Aldermen used to have control of the zoning process but we abdicated our responsibility to the Administration in the name of Zoning Reform. We need to take back some control while that Zoning Reform process runs its course. We need to do something to preserve and protect that very context and character that the Zoning Reform Phase 2 process is supposed to protect.



DEMOLITION MORATORIUM PROPOSAL

Public Hearing
October 15, 2014

THE PROBLEM OVERVIEW

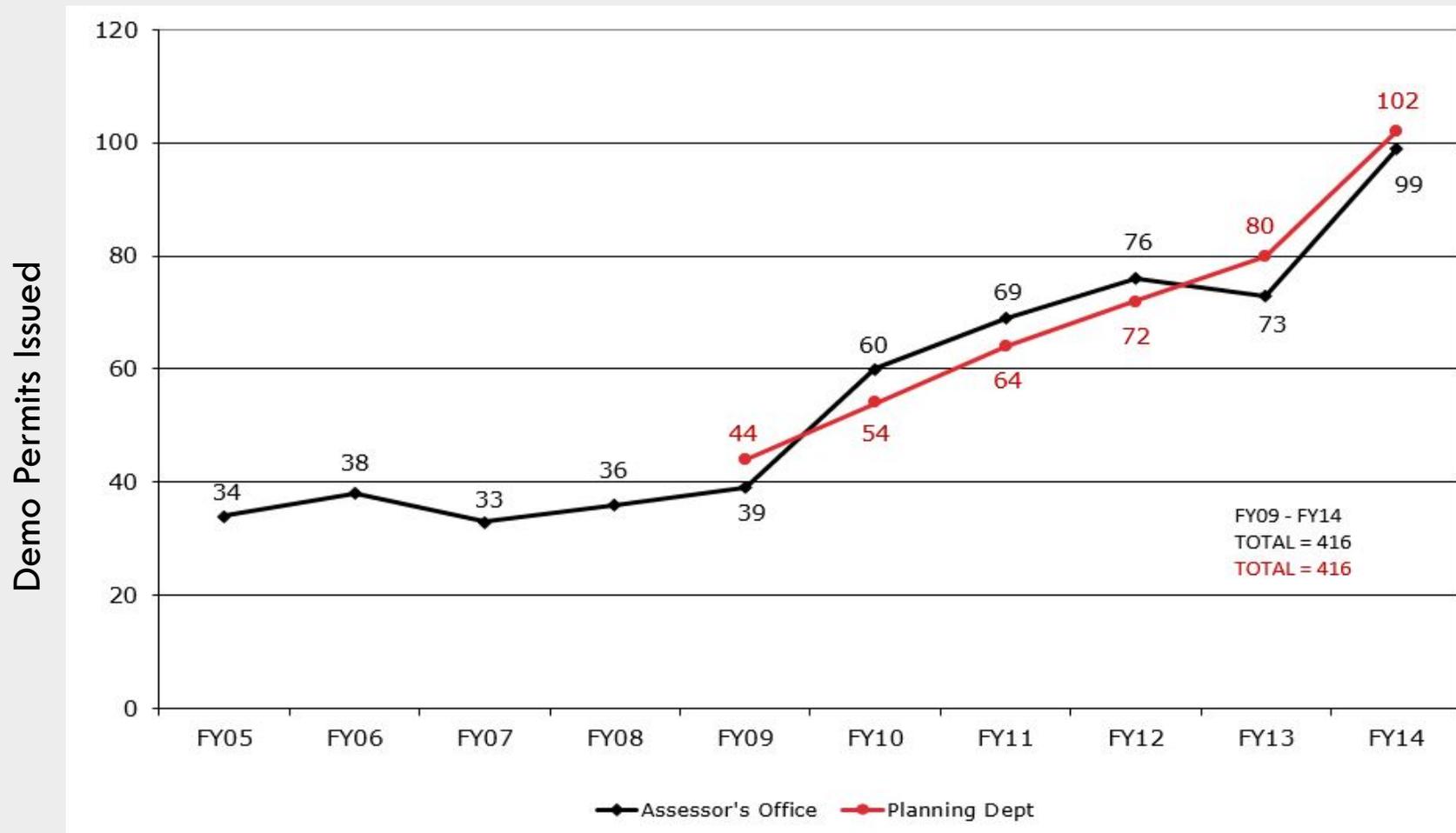
- Single Family homes replaced by multi-family dwellings, overbuilt, out of scale, and stressing city infrastructure
- Replacement properties often 2-3x size and 3x price of previous home
- Environmental Impact – disposal of previous home and carbon footprint of new ones

THE PROBLEM OVERVIEW

- Loss of neighborhood character
- Loss of historic and moderately-priced homes
- Loss of trees and open space

FULL-HOUSE DEMO PERMITS 2006-2014

Data does not include partial demolitions



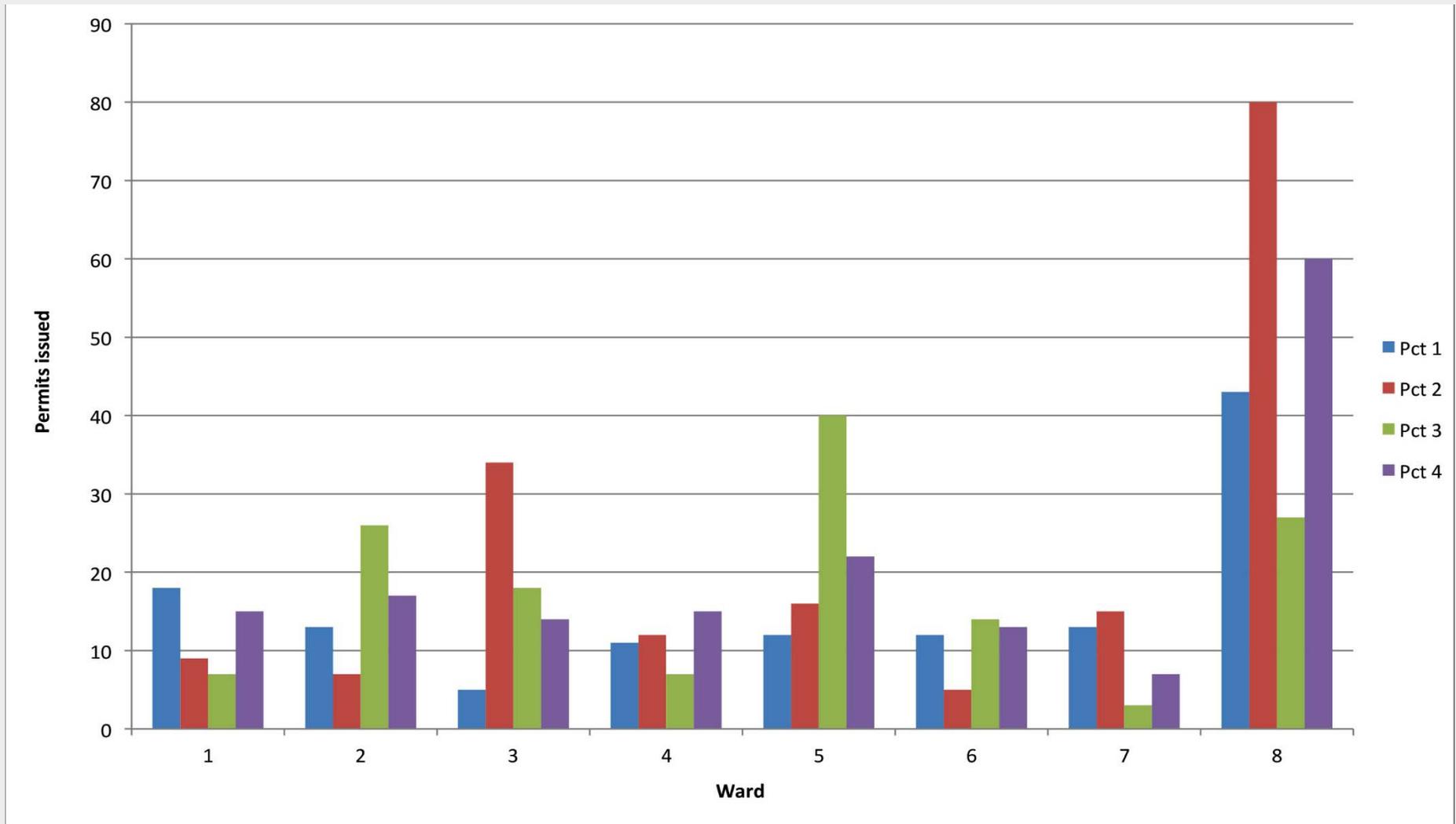
FULL-HOUSE DEMO PERMITS 2006-2014

Data set extracted from assessor's office spreadsheet and presented in following slides

Full document available on city website posted with docket item #237-14 public hearing documents

Planning Dept. data from memo dated October 10, 2014

FULL-HOUSE DEMO PERMITS ISSUED 2005-MID 2014 BY WARD AND PRECINCT



DATA DOES NOT INCLUDE PARTIAL DEMOLITIONS

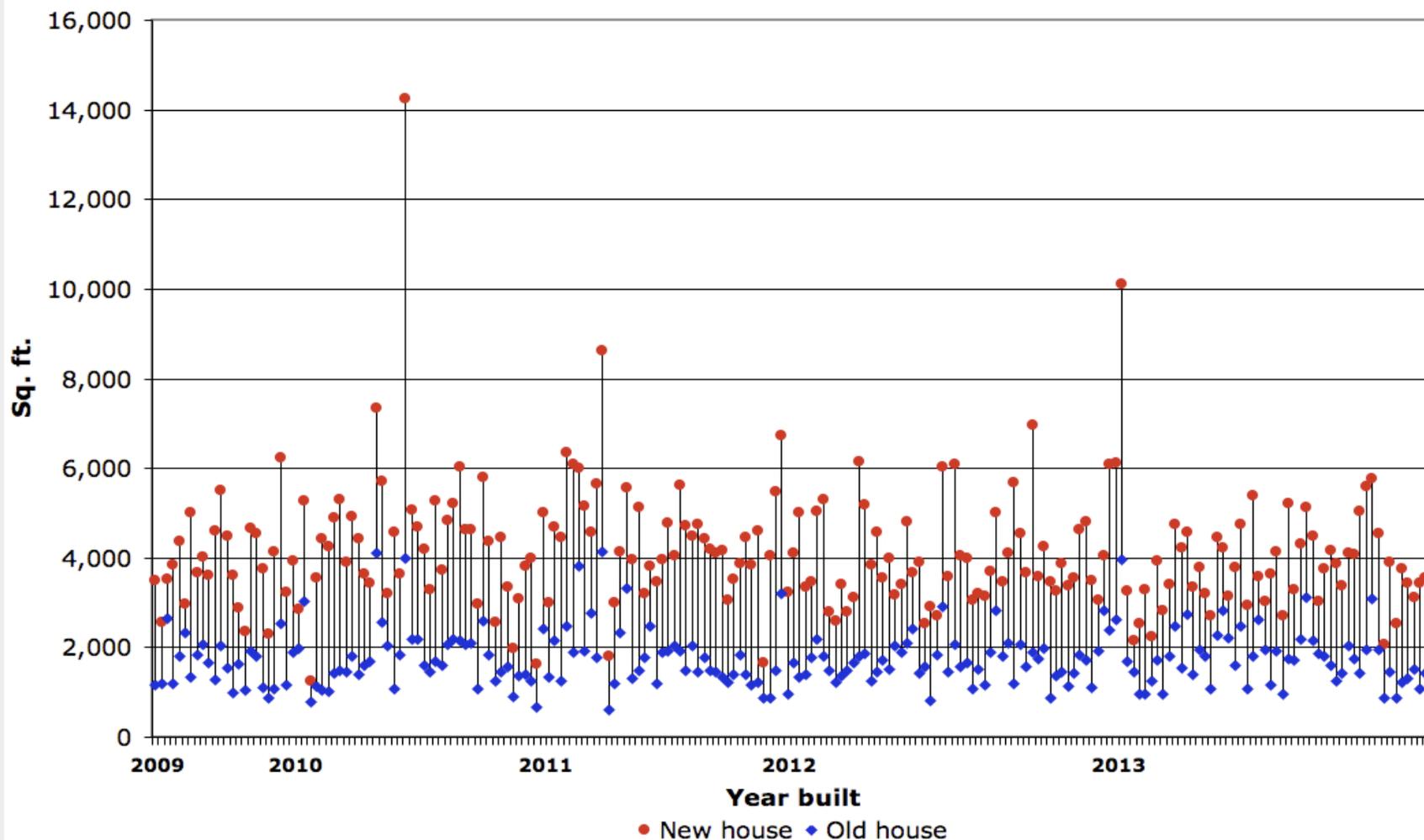
Partial Demolitions like this one are not included in the Full-House Demo numbers previously shown

Before

After



CHANGES IN FLOOR AREA OF SINGLE FAMILY HOMES AFTER DEMOLITIONS, 2009-2013



ASSESSOR'S DATA Δ GLA (J SHAUGHNESSY) P-1

SBL	PID	No1	Street	Use NOW	Use THEN	Age Now	Age Then	Age Change	GLA NOW	GLA Then	GLAChange	SizeChange
31026 0027	5734	20	KENSINGTON ST	Single Family	Single Family	2009	1954	55	3,494	1,152	2,342	203.30%
34008 0001	7857	3	FULLER AVE	Single Family	Single Family	2009	1965	44	2,576	1,196	1,380	115.38%
42015 0009	9606	55	CLEARWATER RD	Single Family	Single Family	2009	1964	45	3,540	2,650	890	33.58%
42029 0013	9792	47	SWALLOW DR	Single Family	Single Family	2009	1950	59	3,840	1,201	2,639	219.73%
53005 0032	13794	26	GORDON RD	Single Family	Single Family	2009	1950	59	4,375	1,821	2,554	140.25%
53026 0019	14206	448	WOODWARD ST	Single Family	Single Family	2009	1900	109	2,979	2,320	659	28.41%
53033 0011	14339	8	FREDANA RD	Single Family	Single Family	2009	1950	59	5,020	1,348	3,672	272.40%
54012 0013	14788	140	BEETHOVEN AVE	Single Family	Single Family	2009	1950	59	3,685	1,826	1,859	101.81%
61028 0002	16690	150	GIBBS ST	Single Family	Two Family	2009	1929	80	4,014	2,076	1,938	93.35%
64002 0022	18375	48	NORTH ST CTR	Single Family	Single Family	2009	1870	139	3,602	1,664	1,938	116.47%
65003 0011	19176	24	WARREN ST	Single Family	Single Family	2009	1949	60	4,616	1,283	3,333	259.78%
82016 0022	24946	73	OLD FARM RD	Single Family	Single Family	2009	1945	64	5,520	2,048	3,472	169.53%
82025 0018	25123	280	HARTMAN RD	Single Family	Single Family	2009	1950	59	4,498	1,556	2,942	189.07%
82030 0040	25268	90	BROOKLINE ST	Single Family	Single Family	2009	1940	69	3,606	996	2,610	262.05%
82034 0013	25333	5	BOTSFORD RD	Single Family	Single Family	2009	1950	59	2,890	1,644	1,246	75.79%
82037 0020	25394	60	BOTSFORD RD	Single Family	Single Family	2009	1957	52	2,347	1,040	1,307	125.67%
82037 0043	25416	45	HARWICH RD	Single Family	Single Family	2009	1960	49	4,661	1,912	2,749	143.78%
83030 0017	26308	110	CHARLEMONT ST	Single Family	Single Family	2009	1950	59	4,554	1,800	2,754	153.00%
83031 0001A	26311	117	WALLACE ST	Single Family	Single Family	2009	1940	69	3,770	1,107	2,663	240.56%
84016 0012	26968	621	SAW MILL BROOK PKWY	Single Family	Single Family	2009	1948	61	2,290	864	1,426	165.05%
84026 0006	27058	41	CALLAHAN PATH	Single Family	Single Family	2009	1948	61	4,126	1,080	3,046	282.04%
13029 0011	1711	811	COMMONWEALTH AVE	Single Family	Single Family	2010	1946	64	6,247	2,530	3,717	146.92%
21011 0009	2613	75	ALBEMARLE RD	Single Family	Single Family	2010	1954	56	3,246	1,162	2,084	179.35%
24041 0016	5118	92	BULLOUGH PK	Single Family	Single Family	2010	1919	91	3,926	1,890	2,036	107.72%
32028 0017	6392	209	FULLER ST WAB	Single Family	Single Family	2010	1949	61	2,855	1,993	862	43.25%
32035 0008	6486	81	FULLER ST WAB	Single Family	Single Family	2010	1951	59	5,286	3,033	2,253	74.28%
34034 0002	8328	210	DERBY ST	Single Family	Single Family	2010	1917	93	1,240	797	443	55.58%
34037 0029	8409	49	EDWARD RD	Single Family	Single Family	2010	1950	60	3,566	1,132	2,434	215.02%
42016 0013	9622	40	SHERRIN RD	Single Family	Single Family	2010	1976	34	4,425	1,040	3,385	325.48%
42029 0010	9789	52	BAKER PL	Single Family	Single Family	2010	1951	59	4,251	1,024	3,227	315.14%
53016 0029	14026	45	BEETHOVEN AVE	Single Family	Single Family	2010	1955	55	4,898	1,422	3,476	244.44%
53034 0008	14350	10	KAREN RD	Single Family	Single Family	2010	1958	52	5,316	1,485	3,831	257.98%
53034A0011	14373	37	MONTCLAIR RD	Single Family	Single Family	2010	1956	54	3,912	1,463	2,449	167.40%
54013 0010	14832	72	BEETHOVEN AVE	Single Family	Single Family	2010	1953	57	4,929	1,813	3,116	171.87%
63004 0034	17792	14	MANET CIR	Single Family	Single Family	2010	1958	52	4,442	1,413	3,029	214.37%
64017 0003	18737	238	HOMER ST	Single Family	Single Family	2010	1928	82	3,654	1,596	2,058	128.95%
64032 0036	19013	118	HOMER ST	Single Family	Single Family	2010	1914	96	3,439	1,684	1,755	104.22%

ASSESSOR'S DATA Δ GLA (J SHAUGHNESSY) P-2

SBL	PID	No1	Street	Use NOW	Use THEN	Age Now	Age Then	Age Change	GLA NOW	GLA Then	GLAChange	SizeChange
73009 0009	21768	31	MAGNOLIA AVE	Single Family	Single Family	2010	1929	81	7,347	4,100	3,247	79.20%
73010 0006	21784	28	ELIOT MEMORIAL RD	Single Family	Single Family	2010	1929	81	5,719	2,576	3,143	122.01%
73043 0021	22322	63	AVONDALE RD	Single Family	Single Family	2010	1944	66	3,198	2,036	1,162	57.07%
81003 0014	22505	45	VILLAGE CIR	Single Family	Single Family	2010	1951	59	4,582	1,092	3,490	319.60%
81007 0003	22584	26	FOX HILL RD	Single Family	Single Family	2010	1955	55	3,652	1,823	1,829	100.33%
81051 0004	23473	95	DUDLEY RD	Single Family	Single Family	2010	1911	99	14,243	3,996	10,247	256.43%
81051 0022E	23498	62	WINSTON RD	Single Family	Single Family	2010	1960	50	5,064	2,191	2,873	131.13%
81051 0045A	23529	99	LITTLEFIELD RD	Single Family	Single Family	2010	1945	65	4,705	2,198	2,507	114.06%
82007 0023	24556	130	HARTMAN RD	Single Family	Single Family	2010	1951	59	4,204	1,613	2,591	160.63%
82007 0055	24587	351	DUDLEY RD	Single Family	Single Family	2010	1947	63	3,298	1,447	1,851	127.92%
82009 0024	24676	7	DEBORAH RD	Single Family	Single Family	2010	1955	55	5,270	1,680	3,590	213.69%
82015A0002	24893	414	BROOKLINE ST	Single Family	Single Family	2010	1967	43	3,742	1,595	2,147	134.61%
82022 0004	25057	56	WESTGATE RD	Single Family	Single Family	2010	1953	57	4,838	2,062	2,776	134.63%
82022 0005	25058	62	WESTGATE RD	Single Family	Single Family	2010	1954	56	5,223	2,199	3,024	137.52%
82025 0040	25146	471	DUDLEY RD	Single Family	Single Family	2010	1954	56	6,029	2,143	3,886	181.33%
82025 0049	25155	17	BALDPATE HILL RD	Single Family	Single Family	2010	1951	59	4,634	2,080	2,554	122.79%
82025 0058	25164	105	BALDPATE HILL RD	Single Family	Single Family	2010	1951	59	4,636	2,108	2,528	119.92%
82034 0003	25323	73	BOTSFORD RD	Single Family	Single Family	2010	1952	58	2,972	1,068	1,904	178.28%
82037 0005	25376	134	VINE ST	Single Family	Single Family	2010	1750	260	5,811	2,584	3,227	124.88%
82039A0005	25495	203	OLD FARM RD	Single Family	Single Family	2010	1960	50	4,359	1,833	2,526	137.81%
83008 0015	25844	62	BRIERFIELD RD	Single Family	Single Family	2010	1951	59	2,558	1,243	1,315	105.79%
83019 0002	26001	119	WILLARD ST HGH	Single Family	Single Family	2010	1960	50	4,451	1,460	2,991	204.86%
83021 0015	26057	222	UPLAND AVE	Single Family	Single Family	2010	1952	58	3,364	1,588	1,776	111.84%
84001 0012	26613	10	FREDETTE RD	Single Family	Single Family	2010	1948	62	1,980	909	1,071	117.82%
84001A0020	26634	15	BONTEMPO RD	Single Family	Single Family	2010	1949	61	3,077	1,362	1,715	125.92%
84028 0014	27095	22	CONSIDINE RD	Single Family	Single Family	2010	1949	61	3,806	1,399	2,407	172.05%
84034 0022	27329	191	WISWALL RD	Single Family	Single Family	2010	1948	62	3,998	1,248	2,750	220.35%
14014 0051	2200	53	WEST ST	Single Family	Single Family	2011	1880	131	1,632	676	956	141.42%
22021 0035A	3797	124	KIRKSTALL RD	Single Family	Single Family	2011	1960	51	5,023	2,418	2,605	107.73%
22029 0011B	3969	200	UPLAND RD NVL	Single Family	Single Family	2011	1953	58	2,994	1,355	1,639	120.96%
24025 0008	4802	73	OAK CLIFF RD	Single Family	Single Family	2011	1954	57	4,694	2,167	2,527	116.61%
31028 0018	5801	311	ALBEMARLE RD	Single Family	Single Family	2011	1951	60	4,459	1,260	3,199	253.89%
32008 0006	6028	18	TEMPLE ST	Single Family	Single Family	2011	1959	52	6,359	2,490	3,869	155.38%
32009 0018	6047	165	HIGHLAND ST	Single Family	Two Family	2011	1966	45	6,078	1,889	4,189	221.76%
32020 0011	6233	31	STERLING ST	Single Family	Single Family	2011	1895	116	5,993	3,807	2,186	57.42%
32021 0001	6236	212	TEMPLE ST	Single Family	Single Family	2011	1953	58	5,170	1,914	3,256	170.11%
32028 0024	6398	29	ELIZABETH CIR	Single Family	Single Family	2011	1952	59	4,572	2,769	1,803	65.11%
32029 0014	6417	1489	COMMONWEALTH AVE	Single Family	Single Family	2011	1949	62	5,647	1,768	3,879	219.40%

ASSESSOR'S DATA Δ GLA (J SHAUGHNESSY) P-3

SBL	PID	No1	Street	Use NOW	Use THEN	Age Now	Age Then	Age Change	GLA NOW	GLA Then	GLAChange	SizeChange
32040 0008	6532	55	VALENTINE ST	Single Family	Single Family	2011	1916	95	8,637	4,136	4,501	108.82%
51021 0006	12184	12	CHARLES ST HGH	Single Family	Single Family	2011	1938	73	1,800	598	1,202	201.00%
53005 0041	13803	21	COYNE RD	Single Family	Two Family	2011	1900	111	2,988	1,196	1,792	149.83%
53014 0018	13963	91	AVALON RD	Single Family	Single Family	2011	1928	83	4,153	2,319	1,834	79.09%
53037 0010	14421	91	PICKWICK RD	Single Family	Single Family	2011	1930	81	5,561	3,336	2,225	66.70%
54006 0011	14632	36	STANLEY RD	Single Family	Single Family	2011	1951	60	3,952	1,325	2,627	198.26%
62015 0012	17320	116	OXFORD RD	Single Family	Single Family	2011	1954	57	5,130	1,484	3,646	245.69%
73043 0020	22321	55	AVONDALE RD	Single Family	Single Family	2011	1948	63	3,220	1,766	1,454	82.33%
81005 0019	22542	50	HARTMAN RD	Single Family	Single Family	2011	1951	60	3,822	2,466	1,356	54.99%
82007 0027	24560	156	HARTMAN RD	Single Family	Single Family	2011	1951	60	3,456	1,187	2,269	191.15%
82015 0078	24843	105	REDWOOD RD	Single Family	Single Family	2011	1950	61	3,949	1,881	2,068	109.94%
82016 0017	24941	33	OLD FARM RD	Single Family	Single Family	2011	1940	71	4,790	1,926	2,864	148.70%
82019 0006	24972	45	COLUMBINE RD	Single Family	Single Family	2011	1954	57	4,059	2,053	2,006	97.71%
82020 0003	24986	56	BROKEN TREE RD	Single Family	Single Family	2011	1950	61	5,618	1,922	3,696	192.30%
82021 0008	25037	26	CLIFTON RD	Single Family	Single Family	2011	1952	59	4,733	1,498	3,235	215.95%
82022 0003	25056	40	WESTGATE RD	Single Family	Single Family	2011	1955	56	4,490	2,054	2,436	118.60%
82023 0008	25077	275	HARTMAN RD	Single Family	Single Family	2011	1951	60	4,756	1,456	3,300	226.65%
82023 0015	25084	11	WESTGATE RD	Single Family	Single Family	2011	1954	57	4,435	1,784	2,651	148.60%
82023 0026	25095	50	REDWOOD RD	Single Family	Single Family	2011	1949	62	4,208	1,500	2,708	180.53%
82028 0017	25224	20	DREW RD	Single Family	Single Family	2011	1941	70	4,108	1,468	2,640	179.84%
82034 0007	25327	43	BOTSFORD RD	Single Family	Single Family	2011	1952	59	4,171	1,348	2,823	209.42%
82034 0011	25331	17	BOTSFORD RD	Single Family	Single Family	2011	1950	61	3,057	1,224	1,833	149.75%
82037 0010	25384	94	VINE ST	Single Family	Single Family	2011	1957	54	3,528	1,396	2,132	152.72%
82037 0032	25406	40	HARWICH RD	Single Family	Single Family	2011	1956	55	3,890	1,834	2,056	112.10%
82037 0075	25445	119	HARWICH RD	Single Family	Single Family	2011	1960	51	4,466	1,402	3,064	218.54%
83002 0014	25669	50	WALNUT PL HGH	Single Family	Single Family	2011	1945	66	3,849	1,152	2,697	234.11%
83027 0006	26126	368	WINCHESTER ST	Single Family	Single Family	2011	1940	71	4,609	1,236	3,373	272.90%
84017 0001	26980	36	CALDON PATH	Single Family	Single Family	2011	1949	62	1,664	875	789	90.17%
84027 0001	27064	133	HANSON RD	Single Family	Single Family	2011	1948	63	4,052	864	3,188	368.98%
13011 0006	1372	51	FAIRMONT AVE	Single Family	Single Family	2012	1954	58	5,473	1,480	3,993	269.80%
13011 0009	1377	20	CLAREMONT ST	Single Family	Single Family	2012	1911	101	6,726	3,204	3,522	109.93%
21007 0004	2574	132	NEVADA ST	Single Family	Single Family	2012	1946	66	3,240	959	2,281	237.85%
22021 0021	3783	119	BLAKE ST	Single Family	Single Family	2012	1951	61	4,096	1,671	2,425	145.12%
24030 0011	4964	39	DEXTER RD	Single Family	Single Family	2012	1958	54	5,000	1,347	3,653	271.20%
24033 0013A	5017	36	GROVE HILL PK	Single Family	Single Family	2012	1960	52	3,360	1,400	1,960	140.00%
32025 0002	6344	15	OLDHAM RD	Single Family	Single Family	2012	1950	62	3,476	1,791	1,685	94.08%
32035 0007	6485	73	FULLER ST WAB	Single Family	Single Family	2012	1949	63	5,030	2,191	2,839	129.58%
32035 0011	6489	386	CHESTNUT ST	Single Family	Single Family	2012	1950	62	5,292	1,808	3,484	192.70%

ASSESSOR'S DATA Δ GLA (J SHAUGHNESSY) P-4

SBL	PID	No1	Street	Use NOW	Use THEN	Age Now	Age Then	Age Change	GLA NOW	GLA Then	GLAChange	SizeChange
34001 0004	7727	9	DECATUR ST	Single Family	Single Family	2012	1870	142	2,812	1,492	1,320	88.47%
34039 0001	8496	50	BARBARA RD	Single Family	Single Family	2012	1950	62	2,586	1,236	1,350	109.22%
42023 0018	9710	100	PINE GROVE AVE	Single Family	Single Family	2012	1950	62	3,403	1,380	2,023	146.59%
43005 0012	10039	67	WINDERMERE RD	Single Family	Single Family	2012	1933	79	2,792	1,488	1,304	87.63%
53005 0040	13802	15	COYNE RD	Single Family	Single Family	2012	1920	92	3,121	1,665	1,456	87.45%
53009 0009	13876	20	GAMMONS RD	Single Family	Single Family	2012	1918	94	6,148	1,818	4,330	238.17%
53016 0037	14034	103	BEETHOVEN AVE	Single Family	Single Family	2012	1910	102	5,198	1,854	3,344	180.37%
53016 0041	14038	155	BEETHOVEN AVE	Single Family	Single Family	2012	1950	62	3,854	1,242	2,612	210.31%
53017 0005	14044	18	AVALON RD	Single Family	Single Family	2012	1927	85	4,585	1,446	3,139	217.08%
54006 0018	14638	78	STANLEY RD	Single Family	Single Family	2012	1948	64	3,562	1,710	1,852	108.30%
54006 0023	14643	108	STANLEY RD	Single Family	Single Family	2012	1950	62	4,000	1,524	2,476	162.47%
55022 0013	15802	287	WABAN AVE	Single Family	Single Family	2012	1925	87	3,182	2,054	1,128	54.92%
55050 0004	16222	801	CHESTNUT ST	Single Family	Single Family	2012	1927	85	3,404	1,888	1,516	80.30%
61022 0015	16602	16	CROFTDALE RD	Single Family	Single Family	2012	1955	57	4,806	2,088	2,718	130.17%
61022 0023	16610	184	GRANT AVE	Single Family	Single Family	2012	1951	61	3,678	2,432	1,246	51.23%
62023 0027	17549	12	SUNHILL LN	Single Family	Single Family	2012	1952	60	3,912	1,428	2,484	173.95%
64002 0005	18356	418	HOMER ST	Single Family	Single Family	2012	1860	152	2,535	1,564	971	62.08%
64003 0034	18442	69	NORTH ST CTR	Single Family	Single Family	2012	1890	122	2,917	824	2,093	254.00%
73028 0006	22074	20	BURRAGE RD	Single Family	Single Family	2012	1930	82	2,714	1,844	870	47.18%
81003 0026	22517	104	COUNTRY CLUB RD	Single Family	Single Family	2012	1958	54	6,035	2,900	3,135	108.10%
81004 0005	22522	20	VILLAGE CIR	Single Family	Single Family	2012	1948	64	3,585	1,456	2,129	146.22%
81008 0006	22597	74	COUNTRY CLUB RD	Single Family	Single Family	2012	1950	62	6,101	2,068	4,033	195.02%
81013 0014	22699	14	MELINA RD	Single Family	Single Family	2012	1965	47	4,060	1,588	2,472	155.67%
81018 0006	22766	36	BOULDER RD	Single Family	Single Family	2012	1954	58	3,979	1,664	2,315	139.12%
81034 0019	23181	31	SELWYN RD	Single Family	Single Family	2012	1955	57	3,058	1,092	1,966	180.04%
81050 0001	23441	444	PARKER ST	Single Family	Single Family	2012	1950	62	3,212	1,516	1,696	111.87%
82007 0001	24533	140	GREENWOOD ST	Single Family	Single Family	2012	1946	66	3,143	1,152	1,991	172.83%
82007 0005	24537	28	JUNIPER LN	Single Family	Single Family	2012	1954	58	3,687	1,904	1,783	93.64%
82007 0060	24592	16	CYNTHIA RD	Single Family	Single Family	2012	1953	59	5,012	2,837	2,175	76.67%
82008 0014	24639	6	DEBORAH RD	Single Family	Single Family	2012	1955	57	3,479	1,799	1,680	93.39%
82011 0005	24711	91	ARNOLD RD	Single Family	Single Family	2012	1960	52	4,098	2,112	1,986	94.03%
82015 0055	24821	39	COTTONWOOD RD	Single Family	Single Family	2012	1955	57	5,680	1,200	4,480	373.33%
82025 0002	25107	14	BALDPATE HILL RD	Single Family	Single Family	2012	1952	60	4,532	2,056	2,476	120.43%
82025 0019	25124	11	JACOBS TER	Single Family	Single Family	2012	1950	62	3,665	1,572	2,093	133.14%
82025 0055	25161	73	BALDPATE HILL RD	Single Family	Single Family	2012	1965	47	6,974	1,887	5,087	269.58%
82041 0013	25557	80	DORCAR RD	Single Family	Single Family	2012	1954	58	3,595	1,735	1,860	107.20%
83026 0006	26104	48	DRUID HILL RD	Single Family	Single Family	2012	1950	62	4,257	1,993	2,264	113.60%
84007 0013	26788	674	SAW MILL BROOK PKWY	Single Family	Single Family	2012	1948	64	3,457	864	2,593	300.12%

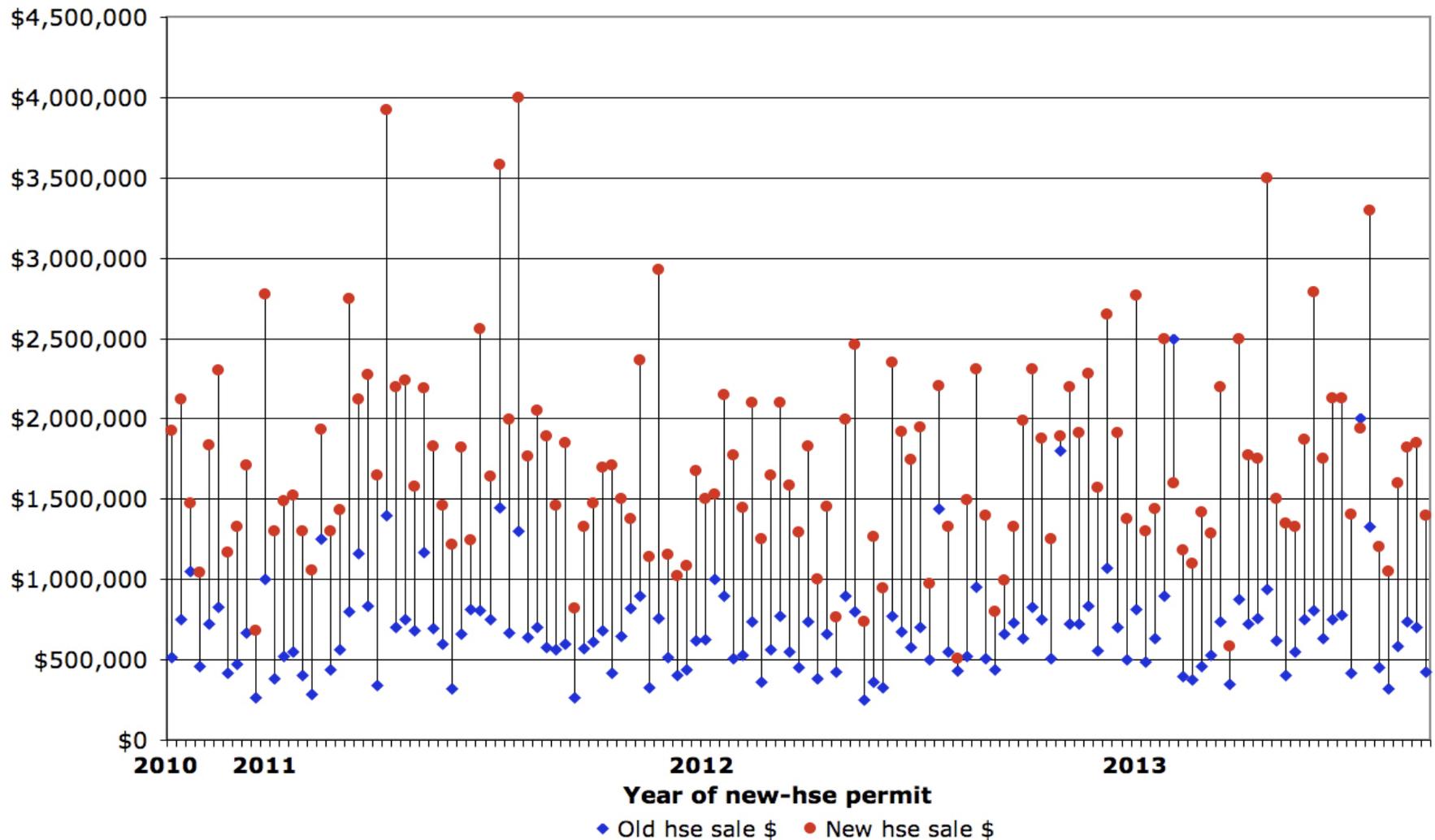
ASSESSOR'S DATA Δ GLA (J SHAUGHNESSY) P-5

SBL	PID	No1	Street	Use NOW	Use THEN	Age Now	Age Then	Age Change	GLA NOW	GLA Then	GLAChange	SizeChange
84009 0010	26815	70	SPIERS RD	Single Family	Single Family	2012	1948	64	3,252	1,382	1,870	135.31%
84016 0003	26959	48	MCCARTHY RD	Single Family	Single Family	2012	1949	63	3,888	1,444	2,444	169.25%
84016 0020	26976	55	HANSON RD	Single Family	Single Family	2012	1948	64	3,371	1,150	2,221	193.13%
84023 0005	27036	23	OSBORNE PATH	Single Family	Single Family	2012	1948	64	3,562	1,430	2,132	149.09%
84029 0008	27117	12	MARVIN LN	Single Family	Single Family	2012	1950	62	4,624	1,850	2,774	149.95%
84031 0015	27160	34	DOROTHY RD	Single Family	Single Family	2012	1953	59	4,802	1,717	3,085	179.67%
84034 0007	27312	71	WISWALL RD	Single Family	Single Family	2012	1957	55	3,508	1,104	2,404	217.75%
13011 0001	1366	10	BELLEVUE ST	Single Family	Single Family	2013	1948	65	3,048	1,931	1,117	57.85%
32021 0032	6267	51	MIGNON RD	Single Family	Single Family	2013	1950	63	4,048	2,814	1,234	43.85%
32034 0011	6478	80	DARTMOUTH ST	Single Family	Single Family	2013	1929	84	6,082	2,399	3,683	153.52%
32053 0037	6700	25	SHEFFIELD RD	Single Family	Single Family	2013	1928	85	6,126	2,626	3,500	133.28%
32053 0051	6713	44	SYLVAN AVE	Single Family	Single Family	2013	1916	97	10,120	3,958	6,162	155.68%
33016 0002	7080	9	LARKIN RD	Single Family	Single Family	2013	1935	78	3,256	1,680	1,576	93.81%
34004 0024	7807	10	MAYNARD ST	Single Family	Single Family	2013	1953	60	2,166	1,456	710	48.76%
34037 0025	8405	9	EDWARD RD	Single Family	Single Family	2013	1950	63	2,539	960	1,579	164.48%
41004 0017	8676	26	EVERGREEN AVE	Single Family	Single Family	2013	1946	67	3,286	957	2,329	243.36%
41030 0008	9227	64	FREEMAN ST	Single Family	Single Family	2013	1950	63	2,248	1,260	988	78.41%
42005 0010	9442	31	AGAWAM RD	Single Family	Single Family	2013	1955	58	3,938	1,734	2,204	127.10%
42013 0010	9583	62	PIERREPONT RD	Single Family	Single Family	2013	1940	73	2,832	948	1,884	198.73%
53002 0006	13698	44	MARY ELLEN RD	Single Family	Single Family	2013	1952	61	3,413	1,818	1,595	87.73%
53011 0009	13914	63	GAMMONS RD	Single Family	Single Family	2013	1925	88	4,748	2,482	2,266	91.30%
53016 0004	14003	152	ALLEN AVE	Single Family	Single Family	2013	1955	58	4,234	1,536	2,698	175.65%
53028 0018	14252	1538	BEACON ST	Single Family	Single Family	2013	1890	123	4,566	2,727	1,839	67.44%
54001 0053	14547	70	ARLO RD	Single Family	Single Family	2013	1970	43	3,342	1,408	1,934	137.36%
54002 0003	14558	121	STANLEY RD	Single Family	Single Family	2013	1955	58	3,780	1,955	1,825	93.35%
54012 0016	14790	130	BEETHOVEN AVE	Single Family	Single Family	2013	1950	63	3,200	1,797	1,403	78.07%
54012 0040	14813	203	WINSLOW RD	Single Family	Single Family	2013	1905	108	2,722	1,075	1,647	153.21%
55019 0004	15754	34	WILDE RD	Single Family	Single Family	2013	1910	103	4,463	2,271	2,192	96.52%
55048 0023	16189	70	COLLINS RD	Single Family	Single Family	2013	1953	60	4,228	2,827	1,401	49.56%
61042 0016	16948	34	RIPLEY ST	Single Family	Two Family	2013	1900	113	3,159	2,204	955	43.33%
62001 0028	17000	35	NORWOOD AVE CTR	Single Family	Single Family	2013	1930	83	3,781	1,603	2,178	135.87%
63032 0009A	18276	172	CHESTNUT HILL RD	Single Family	Single Family	2013	1961	52	4,746	2,488	2,258	90.76%
72037 0018	21539	287	KENRICK ST	Single Family	Single Family	2013	1956	57	2,936	1,064	1,872	175.94%
73001 0015	21655	45	JAMESON RD	Single Family	Single Family	2013	1948	65	5,396	1,811	3,585	197.96%
73008 0016	21754	329	WAVERLEY AVE	Single Family	Single Family	2013	1953	60	3,592	2,613	979	37.47%
73040 0007	22241	34	PRENTICE RD	Single Family	Single Family	2013	1945	68	3,023	1,959	1,064	54.31%
81005 0012	22535	115	MEADOWBROOK RD	Single Family	Single Family	2013	1954	59	3,638	1,174	2,464	209.88%
81016 0002	22725	59	MARCELLUS DR	Single Family	Single Family	2013	1953	60	4,147	1,928	2,219	115.09%

ASSESSOR'S DATA Δ GLA (J SHAUGHNESSY) P-6

SBL	PID	No1	Street	Use NOW	Use THEN	Age Now	Age Then	Age Change	GLA NOW	GLA Then	GLAChange	SizeChange
81022 0064	22909	85	WOODCLIFF RD	Single Family	Single Family	2013	1951	62	2,714	972	1,742	179.22%
82006 0001	24514	9	NARDELL RD	Single Family	Single Family	2013	1950	63	5,228	1,735	3,493	201.33%
82008 0025	24650	131	CYNTHIA RD	Single Family	Single Family	2013	1958	55	3,302	1,720	1,582	91.98%
82013 0007	24736	119	ROSALIE RD	Single Family	Single Family	2013	1950	63	4,312	2,190	2,122	96.89%
82015 0005	24771	17	ROSALIE RD	Single Family	Single Family	2013	1930	83	5,128	3,125	2,003	64.10%
82026 0011	25188	98	BALDPATE HILL RD	Single Family	Single Family	2013	1958	55	4,477	2,158	2,319	107.46%
82029 0005	25229	17	DREW RD	Single Family	Single Family	2013	1946	67	3,020	1,864	1,156	62.02%
82030 0027	25256	80	HIGH ROCK TER	Single Family	Single Family	2013	1941	72	3,770	1,802	1,968	109.21%
82031 0019	25303	4	NEWBROOK CIR	Single Family	Single Family	2013	1949	64	4,163	1,616	2,547	157.61%
82041 0009	25553	104	DORCAR RD	Single Family	Single Family	2013	1956	57	3,888	1,248	2,640	211.54%
82041 0016	25560	111	WAYNE RD	Single Family	Single Family	2013	1958	55	3,375	1,416	1,959	138.35%
83021 0009	26051	51	BRUSH HILL RD	Single Family	Single Family	2013	1953	60	4,108	2,028	2,080	102.56%
83026 0003	26101	24	DRUID HILL RD	Single Family	Single Family	2013	1944	69	4,086	1,760	2,326	132.16%
83027 0031	26153	295	UPLAND AVE	Single Family	Single Family	2013	1958	55	5,030	1,416	3,614	255.23%
83027 0040	26161	355	UPLAND AVE	Single Family	Single Family	2013	1964	49	5,605	1,952	3,653	187.14%
83036 0039	26577	150	COUNTRYSIDE RD	Single Family	Single Family	2013	1979	34	5,779	3,092	2,687	86.90%
83036 0040	26578	140	COUNTRYSIDE RD	Single Family	Single Family	2013	1979	34	4,555	1,957	2,598	132.75%
84002 0002	26725	19	FREDETTE RD	Single Family	Single Family	2013	1946	67	2,080	864	1,216	140.74%
84005 0009	26762	634	SAW MILL BROOK PKWY	Single Family	Single Family	2013	1955	58	3,918	1,459	2,459	168.54%
84010 0037	26861	95	SPIERS RD	Single Family	Single Family	2013	1948	65	2,534	864	1,670	193.29%
84027 0016	27079	111	HANSON RD	Single Family	Single Family	2013	1948	65	3,768	1,236	2,532	204.85%
84028 0011	27092	27	CONSIDINE RD	Single Family	Single Family	2013	1949	64	3,453	1,304	2,149	164.80%
84028 0015	27096	16	CONSIDINE RD	Single Family	Single Family	2013	1949	64	3,111	1,512	1,599	105.75%
84028 0016	27097	12	CONSIDINE RD	Single Family	Single Family	2013	1948	65	3,448	1,066	2,382	223.45%
84028 0023	27104	53	MCCARTHY RD	Single Family	Single Family	2013	1949	64	3,554	1,416	2,138	150.99%
84029 0011	27120	45	INDIAN RIDGE RD	Single Family	Single Family	2013	1952	61	4,065	1,956	2,109	107.82%

INCREASE IN SALE PRICE OF SINGLE FAMILY HOMES AFTER DEMOLITION AND NEW BUILD, 2010-2013



PRICE DIFFERENTIAL P-1

SOURCE: ASSESSOR'S DATABASE

Hse#	Address	Vill.	W	P	Issue dt.	Structure description	Fam	Demo?	Zone	Lot s.f.	Old hse s	Old hse yr	New hse	Year built	Pre-demo valuation	Prev. sale date	Prev. sale amount	New hse sale date	Sale Amt / Valuation
62	Westgate Rd	OH	8	2	08/09/10	demo; new 1-fam hse. 2.5	1	D	SR2	16,100			5,223	2010	\$875,000	09/01/99	\$514,000	FY13 val	\$1,925,700
471	Dudley Rd	OH	8	2	09/14/10	demo; new 1-fam hse. 2 fl	1	D	SR1	22,872			5,214	2010		07/19/10	\$750,000		\$2,122,500
209	Fuller St	WN	3	2	09/20/10	demo; new 1-fam hse, 1 fl	1	D	SR1	15,526			2,855	2010		05/19/10	\$1,050,000		\$1,473,400
75	Albemarle Rd	NV	3	4	10/22/10	demo; new 1-fam hse, 2.5	1	D	SR3	7,648			3,246	2010		03/01/03	\$460,700		\$1,041,800
56	Westgate Rd	OH	8	2	10/05/10	demo; new 1-fam hse, 2.5 fl	1	D	SR2	16,750			4,838	2010	\$779,600	05/06/10	\$725,000	09/02/11	\$1,837,500
10	Karen Rd	Wab	5	3	10/22/10	demo; new 1-fam Col, 2.5 fl	1	D	SR2	15,057			5,316	2010	\$693,200	09/22/10	\$825,000	06/01/11	\$2,300,000
49	Edward Rd	WN	3	4	10/28/10	demo; new 1-fam hse, 2.5 fl	1	D	SR3	10,359			3,566	2010		10/21/10	\$420,000	05/20/11	\$1,167,300
73	Botsford Rd	OH	8	2	10/20/10	demo; new 1-fam hse, 2 fl	1	D	SR3	7,943			2,972	2010		09/13/10	\$470,000	06/10/11	\$1,330,000
7	Deborah Rd	OH	8	1	11/01/10	demo; new 1-fam hse, 2.5 fl, on	1	D	SR2	13,428			5,270	2010	\$659,600	05/05/10	\$670,000	FY13 val	\$1,711,700
12	Charles St	NH	5	2	01/26/11	demo; new 1-fam prefab, 2 fl	1	D	MR2	5,130	598	1938	1,800	2011	\$312,500	09/29/10	\$261,500	10/12/12	\$685,000
124	Kirkstall Rd	NV	2	4	01/06/11	new 1-fam hse, 2.5 fl	1	D	SR2	17,601	2,418	1960	5,023	2011		11/16/10	\$1,000,000	04/30/12	\$2,775,000
21	Coyne Rd	Wab	5	3	02/24/11	demo; new 1-fam hse, 2.75 fl, p	1	D	MR1	6,592	1,196	1900	2,988	2011	\$400,700	05/01/05	\$380,000	FY14 val	\$1,303,500
36	Stanley Rd	Wab	5	2	03/18/11	demo; new 1-fam hse, 2.5 fl	1	D	SR2	12,218	1,325	1951	3,952	2011	\$471,000	11/05/10	\$520,000	11/18/11	\$1,488,000
94	Vine St	CH	8	2	04/05/11	new 1-fam hse, 2 fl	1	D	SR3	11,185	1,396	1957	3,528	2011		02/28/11	\$550,000	01/13/12	\$1,520,000
133	Hanson Rd	OHP	8	4	04/27/11	demo; new 1-fam hse, 2.75 fl	1	D	SR2	10,172	864	1948	4,052	2011		06/11/10	\$400,000	12/14/11	\$1,300,000
50	Walnut Pl	NH	5	2	05/06/11	demo; new 1-fam hse, 2.5 fl	1	D	SR3	11,170	1,152	1945	3,849	2011	\$366,500	10/13/10	\$285,000	05/22/12	\$1,055,000
31	Sterling St	WN	3	2	05/23/11	new 1-fam hse, 2.75 fl	1	D	SR1	14,848	3,806	1895	5,960	2011		04/28/09	\$1,250,000		\$1,930,800
40	Sherrin Rd	LF	4	2	05/31/11	demo; new 1-fam prefab, 2.5 fl	1	D	SR3	11,458	1,040	1976	4,425	2011	\$480,400	12/09/10	\$438,750	08/08/12	\$1,300,000
52	Baker Pl	LF	4	2	05/26/11	demo; new 1-fam hse, 2.5 fl	1	D	SR3	11,963	1,208	1951	4,251	2011?	\$483,100	04/04/11	\$565,500	02/02/12	\$1,435,000
51	Fairmont Ave	NCo	1	2	06/16/11	demo; new 1-fam hse, 2.5 fl	1	D	SR2	14,040	1,480	1954	4,957	2012	\$702,300	12/22/10	\$799,000	08/10/12	\$2,750,000
104	Country Club Rd	NC	8	1	06/02/11	demo; new 1-fam hse, 2.5 fl	1	D	SR2	22,641	2,900	1958	6,890	2012	\$1,128,500	10/21/09	\$1,160,000	FY14 val	\$2,121,100
74	Country Club Rd	NC	8	1	06/21/11	demo; new 1-fam hse, 2.5 fl	1	D	SR2	15,310	2,068	1950	6,000	2012	\$770,200	05/02/11	\$835,000	06/04/13	\$2,275,000
368	Winchester St	NH	8	3	06/28/11	demo; new 1-fam hse, 2 fl	1	D	SR3	15,747		1964	4,609	2011	\$496,800	08/31/99	\$342,000	10/31/13	\$1,650,000
20	Claremont St	NCo	1	2	06/20/11	new 1-fam hse, 2.5 fl	1	D	SR2	25,266	3,204	1911	6,598	2012	\$1,209,600	08/25/10	\$1,400,000	06/20/14	\$3,925,000
91	Avalon Rd	Wab	5	3	06/23/11	demo; new 1-fam hse, 2.5 fl	1	D	SR2	13,980	2,319	1928	4,153	2011	\$870,500	12/02/10	\$700,000	05/02/12	\$2,200,000
56	Broken Tree Rd	OH	8	2	06/27/11	new 1-fam hse, 2.75 fl	1	D	SR1	18,910	2,060	1950	6,044	2011		05/26/11	\$750,000	07/03/12	\$2,240,000
50	Redwood Rd	OH	8	2	07/01/11	demo; new 1-fam hse, 2.5 fl	1	D	SR2	10,541	1,500	1949	4,208	2011	\$676,500	06/03/11	\$680,000	03/02/12	\$1,580,000
29	Elizabeth Cir	WN	3	2	08/12/11	demo; new 1-fam Col, 2.5 fl	1	D	SR1	17,150	2,769	1952	4,572	2011	\$1,260,300	12/10/10	\$1,165,000	FY14 val	\$2,193,000
119	Harwich Rd	CH	8	2	08/26/11	demo; new 1-fam hse, 2 fl	1	D	SR3	12,141	1,402	1960	4,466	2011	\$636,300	03/01/10	\$696,000	FY14 val	\$1,826,700
43	Botsford Rd	OH	8	2	08/01/11	demo; new 1-fam hse, 2.5 fl	1	D	SR3	11,155	1,348	1952	4,171	2011	\$475,000	07/28/11	\$600,000	02/23/12	\$1,460,000
12	Marvin Ln	OHP	8	4	08/16/11	demo; new 1-fam hse, 2.5 fl	1	D	SR2	12,040			4,678	2012	\$491,000	07/01/98	\$319,000	FY14 val	\$1,214,900

PRICE DIFFERENTIAL P-2

SOURCE: ASSESSOR'S DATABASE

Hse#	Address	Vill.	W	P	Issue dt.	Structure description	Fam	Demo?	Zone	Lot s.f.	Old hse s	Old hse yr	New hse	Year built	Pre-demo valuation	Prev. sale date	Prev. sale amount	New hse sale date	Sale Amt / Valuation
11	Jacobs Ter	OH	8	2	08/12/11	demo; new 1-fam hse, 2 fl	1	D	SR1	15,492	1,572	1950	3,665	2012	\$547,300	07/29/11	\$662,500	05/30/12	\$1,823,000
40	Westgate Rd	OH	8	2	08/12/11	demo; new 1-fam hse, 2.75 fl	1	D	SR2	12,850	2,114	1955	4,989	2011	\$695,500	07/01/03	\$815,000	FY13 val	\$1,243,300
1489	Commonwealth	WN	3	2	09/08/11	demo; new 1-fam hse, 2.5 fl	1	D	SR1	17,117	1,768	1949	5,647	2011	\$811,400	07/28/11	\$805,000	05/22/13	\$2,562,500
50	Hartman Rd	NC	8	1	09/21/11	demo; new 1-fam hse, 2 fl	1	D	SR2	17,226	2,360	1951	3,950	2011	\$755,000	09/06/11	\$752,000	FY14 val	\$1,642,700
165	Highland St	WN	3	2	09/23/11	demo; new 1-fam hse, 2.5 fl	1	D	SR1	30,334	1,889	1966	6,253	2011	\$1,064,200	08/30/11	\$1,450,000	06/18/12	\$3,585,000
275	Hartman Rd	OH	8	2	09/27/11	demo; new 1-fam hse, 2 fl	1	D	SR1	16,588			4,756	2011	\$632,800	08/19/11	\$670,000	08/01/12	\$1,999,000
18	Temple St	WN	3	2	10/12/11	demo; new 1-fam hse, 2.75 fl	1	D	SR2	24,713	2,490	1959	6,350	2011	\$1,051,600	09/01/11	\$1,300,000	10/16/12	\$3,999,000
119	Blake St	NV	2	4	10/04/11	demo; new 1-fam hse, 2.5	1	D	SR2	10,315	1,671	1951	4,096	2012	\$548,200	07/29/11	\$640,000	12/13/12	\$1,765,000
48	Druid Hill Rd	NH	8	3	10/26/11	demo; new 1-fam hse, 2 fl	1	D	SR2	14,504	1,993	1950	4,257	2012	\$574,100	10/03/11	\$705,000	05/24/13	\$2,050,000
55	Avondale Rd	NC	7	4	10/18/11	demo; new 1-fam hse, 2.5 fl	1	D	SR2	8,956	2,036	1944	3,220	2011	\$713,000	11/22/11	\$575,000	07/02/13	\$1,894,000
230	Hartman Rd	OH	8	2	10/18/11	demo; new 1-fam hse, 2.75 fl	1	D	SR2	10,887	1,454	1954	4,404	2011	\$426,700	10/05/11	\$560,000	07/03/12	\$1,460,000
11	Westgate Rd	OH	8	2	11/16/11	demo; new 1-fam hse, 2.5 fl	1	D	SR2	11,875	1,784	1954	4,352	2011	\$719,600	08/04/11	\$600,000	06/25/12	\$1,850,000
156	Hartman Rd	OH	8	1	11/14/11	demo; new 1-fam hse, 2.75 fl	1	D	SR2	10,000			3,555	2011	\$493,200	11/01/95	\$267,500		\$822,600
23	Osborne Path	OHP	8	4	11/14/11	demo; new 1-fam Col, 2 fl	1	D	SR2	10,880	1,430	1948	3,562	2012	\$390,200	11/13/12	\$570,000	12/07/12	\$1,325,000
105	Redwood Rd	OH	8	2	11/04/11	demo; new 1-fam hse, 2.75 fl	1	D	SR2	11,440	1,881	1950	4,276	2011	\$528,100	10/25/11	\$610,000	05/23/13	\$1,475,000
34	Dorothy Rd	OHP	8	4	11/02/11	demo; new 1-fam hse, 2.5 fl	1	D	SR1	16,038			4,553	2012	\$503,300	10/11/11	\$680,000	05/31/12	\$1,700,000
45	Columbine Rd	OH	8	2	11/10/11	demo; new 1-fam hse, 2.5 fl	1	D	SR1	14,900			4,059	2011	\$663,300	09/04/92	\$415,500	FY14 val	\$1,709,800
287	Waban Ave	Wab	5	4	11/21/11	demo; new 1-fam Col, 2 fl	1	D	SR2	10,065	2,054	1925	3,182	2012	\$649,500	10/11/11	\$643,500	05/30/13	\$1,500,000
18	Evergreen Cir/ 22 Pk	WN	3	3	11/21/11	demo; new 1-fam hse-L5; 2.5 fl	1	D	SR3	14,363		1930	3,986	2012	\$651,300	02/22/11	\$817,500	11/16/12	\$1,375,000
103	Beethoven Ave	Wab	5	3	12/06/11	demo; new 1-fam hse, 2.5 fl	1	D	SR2	11,250			5,198	2012	\$613,300	11/11/11	\$900,000	11/30/12	\$2,365,000
69	North St	NC	2	3	12/13/11	demo; new 1-fam colonial, 2.5 fl	1	D	SR2	6,605	824	1890	2,917	2012	\$344,600	05/23/11	\$325,000	09/14/12	\$1,140,000
20	Gammons Rd	Wab	5	3	12/05/11	demo; new 1-fam Col, 2.5 fl	1	D	SR2	14,387	1,818	1918	6,148	2012	\$715,800	09/12/11	\$755,000	06/27/13	\$2,925,000
31	Selwyn Rd	NH	6	2	12/07/11	demo; new 1-fam prefab, 2 fl	1	D	SR3	15,593	1,092	1955	3,058	2012	\$481,500	03/17/11	\$517,000	FY14 val	\$1,156,400
48	McCarthy Rd	OHP	8	4	12/19/11	demo; new 1-fam Col, 2 fl	1	D	SR3	11,814	1,444	1949	3,888	2012	\$376,200	10/07/11	\$400,000	06/13/12	\$1,025,000
55	Hanson Rd	OHP	8	4	01/13/12	demo; new 1-fam Col, 2 fl	1	D	SR3	10,042	1,150	1948	3,371	2012	\$381,200	06/18/10	\$438,000	FY14 val	\$1,088,100
28	Juniper Ln	NC	8	1	01/23/12	demo; new 1-fam col., 2.5 fl	1	D	SR2	10,144	1,904	1954	3,687	2013	\$608,500	06/29/10	\$620,000	2013Val	\$1,673,100
36	Grove Hill Pk	NV	2	3	01/03/12	demo; new 1-fam Col, 2 fl	1	D	SR2	11,339			3,360	2012	\$591,100	11/21/11	\$625,000	08/09/12	\$1,500,000
15	Laurel St	NC	6	4	01/05/12	demo; new 1-fam Col, 2 fl	1	D	SR2	17,903			3,983	2013	\$774,900	07/13/11	\$1,002,000	FY14 val	\$1,526,700
14	Baldpate Hill Rd	OH	8	2	01/11/12	demo; new 1-fam Col, 2 fl	1	D	SR1	16,090	2,056	1952	4,532	2012	\$838,500	10/13/11	\$900,000	08/30/13	\$2,150,000
39	Dexter Rd	NV	2	3	02/17/12	demo; new 1-fam Col, 2.75 fl	1	D	SR2	12,400			5,000	2012	\$508,400	06/15/11	\$510,000	01/31/13	\$1,775,000
108	Stanley Rd	Wab	5	2	02/15/12	demo; new 1-fam Col, 2.5 fl	1	D	SR2	13,500	1,524	1950	4,000	2012	\$651,000	11/09/11	\$530,000	03/29/13	\$1,445,000

PRICE DIFFERENTIAL P-3

SOURCE: ASSESSOR'S DATABASE

Hse# Address	Vill.	W	P	Issue dt.	Structure description	Fam	Demo?	Zone	Lot s.f.	Old hse s	Old hse yr	New hse	Year built	Pre-demo valuation	Prev. sale date	Prev. sale amount	New hse sale date	Sale Amt / Valuation
40 Druid Hill Rd	NH	8	3	02/06/12	demo; new 1-fam Col, 2.5 fl	1	D	SR2	14,466	2,132	1948	4,483	2012	\$756,800	12/19/11	\$740,000	06/13/13	\$2,100,000
674 Saw Mill Brook Pkwy	OHP	8	4	02/09/12	demo; new 1-fam Col, 2.5 fl	1	D	SR3	8,735	864	1948	3,457	2012	\$330,300	06/02/11	\$360,000	08/12/13	\$1,250,000
36 Boulder Rd	NC	8	3	02/28/12	demo; new 1-fam Col, 2.5 fl	1	D	SR2	13,360	1,664	1954	3,979	2012	\$621,800	02/06/12	\$560,000	11/07/12	\$1,650,000
16 Cynthia Rd	OH	8	1	03/01/12	demo; new 1-fam Col, 2.5 fl	1	D	SR2	14,324	2,837	1953	5,012	2012	\$810,400	12/08/11	\$775,000	04/23/13	\$2,100,000
12 SunHill Lane	NC	6	2	03/07/12	demo; new 1-fam Col, 2.5 fl	1	D	SR3	8,075	1,428	1952	3,912	2012	\$500,800	02/09/12	\$550,000	04/29/13	\$1,585,000
71 Wiswall Rd	OHP	8	4	03/12/12	demo; new 1-fam Col, 2 fl	1	D	SR2	43,590	1,312	1957	3,508	2012	\$546,300	04/29/11	\$450,000	FY14 val	\$1,291,600
34 Prentice Rd	NC	7	4	03/19/12	demo; new 1-fam Col, 2 fl	1	D	SR2	9,375	1,959	1945	3,023	2013	\$669,500	01/13/12	\$737,000	12/17/12	\$1,830,000
44 Carl St	NH	8	3	05/03/12	demo; new 1-fam Col, 2 fl	1	D	SR3	7,500	866	1930	2,962	2013	\$377,000	12/28/11	\$385,000	FY14 val	\$999,200
801 Chestnut St	Wab	5	4	05/02/12	demo; new 1-fam Col, 2 fl	1	D	SR2	15,000	1,888	1927	3,404	2012	\$551,100	04/17/12	\$657,500	10/05/12	\$1,455,000
50 Barbara Rd	WN	3	4	05/23/12	demo; new 1-fam Col, 2 fl	1	D	SR3	7,750	1,236	1950	2,586	2012	\$431,400	12/01/02	\$425,000	FY14 val	\$764,000
73 Fuller St	Wab	3	2	05/25/12	demo; new 1-fam hse, 2 fl	1	D	SR2	15,224	2,165	1949	5,030	2012	\$787,900	04/03/12	\$900,000	FY14 val	\$1,998,200
386 Chestnut St	WN	3	2	06/06/12	demo; new 1-fam Col, 2 fl	1	D	SR2	17,235	1,808	1950	5,292	2012	\$728,100	05/18/12	\$800,000	04/05/13	\$2,462,500
9 Decatur St	NV	3	4	06/18/12	demo; new 1-fam Col, 2 fl	1	D	SR3	6,014	1,492	1870	2,812	2012	\$406,800	04/17/12	\$250,000	05/06/13	\$740,000
418 Homer St	NC	2	3	07/11/12	demo; new 1-fam Col, 2 fl	1	D	SR2	7,003	1,564	1860	2,535	2012	\$522,200	02/01/12	\$360,000	06/07/13	\$1,265,000
70 Spiers Rd	OHP	8	4	07/10/12	demo; new 1-fam Col, 2 fl	1	D	SR3	8,542	1,382	1948	3,252	2012	\$333,600	10/31/11	\$325,000	FY 14 val	\$948,700
39 Cottonwood Rd	NC	8	2	07/09/12	demo; new 1-fam Col, 2.5 fl	1	D	SR2	19,803	1,224	1955	5,503	2012	\$597,700	04/30/12	\$775,000	05/24/13	\$2,350,000
91 Arnold Rd	NC	8	1	07/13/12	demo; new 1-fam Col, 2 fl	1	D	SR2	12,365	2,037	1960	4,098	2012	\$656,700	05/31/12	\$675,000	01/22/14	\$1,920,000
20 Village Cir	NC	8	1	07/31/12	demo; new 1-fam Col, 2 fl	1	D	SR2	10,867	1,456	1948	3,585	2012	\$543,800	04/18/12	\$575,000	08/29/13	\$1,749,000
6 Deborah Rd	OH	8	1	08/03/12	demo; new 1-fam Col, 2 fl	1	D	SR2	10,634	1,799	1955	3,479	2012	\$671,800	06/04/12	\$701,000	08/23/13	\$1,950,000
67 Windermere Rd	Aub	4	3	08/15/12	demo; new 1-fam Col, 2 fl	1	D	SR2	7,510	1,488	1933	2,792	2012	\$429,900	12/15/11	\$500,500	09/13/13	\$974,400
73 Baldpate Hill Rd	OH	8	2	08/30/12	demo; new 1-fam Col, 2.5 fl	1	D	SR1	32,933	1,887	1965	6,974	2012	\$1,432,700	03/01/12	\$1,437,500	FY 14 val	\$2,207,500
58 North St	NC	2	3	07/25/12	demo; new 1-fam Col, 2 fl	1	D	SR2	12,600			3,166	2012	\$653,400	06/26/12	\$550,000	11/07/12	\$1,325,000
287 Kenrick St	NCo	7	2	09/13/12	demo; new 1-fam Col, 2.5 fl	1	D	SR2	11,400	1,064	1956	2,936	2013	\$504,600	03/01/03	\$433,000	FY14 val	\$504,600
78 Stanley Rd	Wab	5	2	08/08/12	demo; new 1-fam Col, 2 fl	1	D	SR2	14,250	1,710	1948	3,562	2012	\$515,000	05/03/12	\$520,000	07/03/13	\$1,496,750
188 Collins Rd	Wab	5	4	08/20/12	demo; new 1-fam, 1.75 fl	1	D	SR2	13,185	2,104	1923	4,077	2012	\$672,200	07/05/12	\$950,000	01/02/14	\$2,310,000
140 Greenwood St	NC	8	1	08/30/12	demo; new 1-fam Col, 2 fl	1	D	SR2	10,190	1,152	1946	3,143	2012	\$468,900	08/13/12	\$510,000	04/11/13	\$1,400,000
132 Nevada St	NV	2	1	08/31/12	demo; new 1-fam Col, 2 fl	1	D	SR3	10,100	959	1946	3,316	2012	\$395,200	05/06/12	\$440,000	FY14 val	\$796,700
80 Dorcar Rd	CH	8	2	09/06/12	demo; new 1-fam Col, 2 fl	1	D	SR2	10,990	1,735	1954	3,595	2012	\$738,400	06/29/12	\$661,000	FY14 val	\$993,500
78 Lovett Rd	OH	8	2	10/01/12	demo; new 1-fam Col, 2 fl	1	D	SR2	16,004	1,304	1954	4,900	2013	\$615,900	07/11/12	\$730,000	FY14 val	\$1,328,900
4 Newbrook Circle	OH	8	2	09/27/12	demo; new 1-fam Col, 2.5 fl	1	D	SR3	8,781	1,616	1949	4,163	2013	\$649,800	07/24/12	\$630,000	06/16/14	\$1,990,000
18 Avalon Rd	Wab	5	3	10/23/12	demo; new 1 fam Col, 2 fl	1	D	SR2	7,117			3,940	2012	\$831,900	03/08/12	\$825,000	09/09/13	\$2,310,000

PRICE DIFFERENTIAL P-4

SOURCE: ASSESSOR'S DATABASE

Hse#	Address	Vill.	W	P	Issue dt.	Structure description	Fam	Demo?	Zone	Lot s.f.	Old hse s	Old hse yr	New hse	Year built	Pre-demo valuation	Prev. sale date	Prev. sale amount	New hse sale date	Sale Amt / Valuation
40	Harwich Rd	CH	8	2	10/28/11	demo; new 1-fam hse, 2.5 fl	1	D	SR3	11,200	1,834	1956	3,890	2013	\$584,400	09/20/12	\$750,000	06/10/13	\$1,875,000
20	Burrage Rd	NC	7	2	11/16/12	demo; new 1-fam, 2 fl	1	D	SR2	5,767	1,844	1930	2,714	2012	\$482,600	05/24/12	\$511,000	12/31/13	\$1,249,000
112	Dedham St (lot 4)	NH	8	3	11/06/12	demo; new 1-fam Col, 2.5 fl	1	D	SR3	65,054	3,180	1918	4,459	2012	\$800,000	10/03/12	\$1,800,000	08/28/13	\$1,890,000
155	Beethoven Ave	Wab	5	3	11/16/12	demo; new 1 fam Col, 2 fl	1	D	SR2	12,000	1,242	1950	3,854	2012	\$652,700	04/13/12	\$725,000	11/08/13	\$2,200,000
15	Oldham Rd	WN	3	2	11/28/12	demo; new 1 fam Col, 2 fl	1	D	SR2	10,530	1,791	1950	3,476	2012	\$593,100	09/04/12	\$725,000	11/15/13	\$1,912,500
295	Upland Ave	NH	8	3	12/26/12	demo; new 1 fam hse, 2.5 fl	1	D	SR2	26,859	1,416	1958	5,030	2013	\$654,000	11/08/12	\$837,620	09/23/14	\$2,279,750
100	Pine Grove Ave	LF	4	2	11/20/12	demo; new 1 fam hse, 2 fl	1	D	SR2	12,720	1,380	1950	3,403	2012	\$536,100	11/06/12	\$555,000	06/14/13	\$1,575,000
51	Mignon Rd	WN	3	2	12/19/12	demo; new 1-fam Col, 2 fl	1	D	SR1	15,236			4,048	2013	\$803,800	11/09/12	\$1,070,000	12/17/13	\$2,650,000
104	Dorcar Rd	CH	8	2	01/16/13	demo; new 1-fam Col, 2 fl	1	D	SR2	12,770	1,248	1956	3,888	2013	\$589,200	10/19/12	\$700,000	12/17/13	\$1,915,000
27	Considine Rd	OHP	8	4	01/31/13	demo; new 1-fam Col, 2 fl	1	D	SR2	11,146	1,304	1949	3,453	2013	\$477,600	12/03/12	\$500,000	08/01/13	\$1,375,000
45	Jameson Rd	NCo	7	2	01/08/13	demo; new 1-fam Col, 2.25 fl	1	D	SR2	11,250	1,811	1948	5,396	2013	\$644,900	11/28/12	\$815,000	10/01/13	\$2,765,000
26	Evergreen Ave	Aub	4	1	01/11/13	demo; new 1-fam Col, 2 fl	1	D	SR3	10,234	957	1946	3,286	2013	\$418,600	12/04/12	\$488,000	06/26/13	\$1,298,000
70	Arlo Rd	UF	5	2	01/16/13	demo; new 1-fam Col, 2 fl	1	D	SR2	15,000	3,297	1979	3,342	2013	\$676,300	12/07/12	\$630,000	09/23/13	\$1,439,999
17	Rosalie Rd	OH	8	2	01/25/13	demo; new 1-fam Col, 2 fl	1	D	SR2	21,810	2,316	1930	5,128	2013	\$1,094,000	09/28/12	\$900,000	09/30/13	\$2,495,000
44	Sylvan Ave	WN	2	3	03/15/13	demo; new 1-fam Col, 2 fl	1	D	SR1	43,000	3,958	1916	10,120	2013	\$1,601,800	05/23/12	\$2,500,000	FY14 val	\$1,601,800
62	Pierrepoint Rd	LF	4	2	05/03/13	demo; new 1-fam hse, 2 fl	1	D	SR3	7,875	948	1940	2,832	2013	\$386,700	09/27/12	\$399,900	03/14/14	\$1,180,000
29	Shute Path	OHP	8	4	03/22/13	demo; new 1 fam Col, 2 fl	1	D	SR3	7,009	864	1947	2,505	2013	\$246,400	10/30/12	\$375,000	09/20/13	\$1,099,000
111	Hanson Rd	OHP	8	4	04/09/13	demo; new 1 fam Col, 2 fl	1	D	SR2	12,270	1,236	1948	3,768	2013	\$350,700	02/15/13	\$462,500	08/19/13	\$1,416,700
10	Maynard St	WN	3	1	05/01/13	demo; new 1-fam hse, 1.75 fl	1	D	SR3	8,600	1,456	1953	2,166	2013	\$419,200	10/21/13	\$530,000	04/18/14	\$1,289,000
152	Allen Ave	Wab	5	3	04/25/13	demo; new 1 fam Col, 2 fl	1	D	SR2	12,000	1,536	1955	4,234	2013	\$542,800	03/11/13	\$736,900	07/15/14	\$2,200,000
115	Meadowbrook Rd	NC	8	1	5/28/13	demo; new 1 fam Col, 2 fl	1	D	SR2	10,309	1,174	1954	3,638	2013	\$587,400	11/06/97	\$350,000	FY14 val	\$587,400
70	Collins Rd	Wab	5	4	05/28/13	demo; new 1-fam Col, 2.5 fl	1	D	SR2	15,057	2,827	1953	4,228	2013	\$947,700	04/22/13	\$875,000	02/18/14	\$2,495,000
193	Brookline St	OH	8	2	06/21/13	demo; new 1-fam Col, 2 fl	1	D	SR2	15,644	1,636	1953	3,100	2013	\$498,500	05/16/13	\$725,000	01/07/14	\$1,776,000
111	Wayne Rd	OH	8	2	07/09/13	demo; new 1 fam Col, 2 fl	1	D	SR2	10,700	1,416	1958	3,375	2013	\$581,500	05/30/13	\$758,000	08/13/14	\$1,750,000
63	Gammons Rd	Wab	5	3	07/09/13	demo; new 1-fam Col, 2 fl	1	D	SR2	16,804	2,558	1925	4,748	2013	\$966,600	11/01/12	\$940,000	10/03/14	\$3,500,000
23	Princess Rd	WN	3	3	07/30/13	demo; new 1-fam Col, 2.5 fl	1	D	SR3	23,665			4,041	2013	\$480,000	04/09/13	\$620,000	04/11/14	\$1,502,000
12	Considine Rd	OHP	8	4	07/17/13	demo; new 1-fam Col, 2 fl	1	D	SR3	9,440	1,066	1948	3,448	2013	\$320,700	05/24/13	\$402,000	03/12/14	\$1,349,000
9	Larkin Rd	WN	3	3	07/11/13	demo; new 1-fam Col, 2 fl	1	D	SR3	7,859	1,680	1935	3,256	2013	\$527,500	06/28/13	\$550,000	04/18/14	\$1,329,000
44	Mary Ellen Rd	Wab	5	3	08/13/13	demo; new 1-fam Col, 2 fl	1	D	SR2	10,000	1,818	1952	3,413	2013	\$732,000	03/27/13	\$750,000	03/25/14	\$1,869,000
34	Wilde Rd	Wab	5	4	08/26/13	demo; new 1-fam Col, 2.5 fl	1	D	SR2	21,753	2,271	1910	4,463	2013	\$637,500	04/24/13	\$810,000	09/05/14	\$2,790,000
121	Stanley Rd	Wab	5	2	07/31/13	demo; new 1-fam Col, 2 fl	1	D	SR2	10,800	1,955	1955	3,780	2013	\$583,000	05/07/13	\$635,000	06/03/14	\$1,750,000

PRICE DIFFERENTIAL P-5

SOURCE: ASSESSOR'S DATABASE

Hse#	Address	Vill.	W	P	Issue dt.	Structure description	Fam	Demo?	Zone	Lot s.f.	Old hse s	Old hse yr	New hse	Year built	Pre-demo valuation	Prev. sale date	Prev. sale amount	New hse sale date	Sale Amt / Valuation
80	High Rock Ter	OH	8	2	08/12/13	demo; new 1-fam Col, 2 fl	1	D	SR3	16,870	1,802	1941	3,770	2013	\$640,400	05/03/13	\$749,000	07/15/14	\$2,130,000
24	Druid Hill Rd	NH	8	3	09/11/13	demo; new 1-fam hse, 2 fl	1	D	SR2	14,876	1,760	1944	4,086	2013	\$633,400	06/26/13	\$780,000	08/07/14	\$2,125,000
53	McCarthy Rd	OHP	8	4	09/09/13	demo; new 1-fam Col, 2 fl	1	D	SR3	10,636	1,416	1949	3,554	2013	\$360,600	06/17/13	\$415,000	04/03/14	\$1,403,800
170	Windsor Rd	Wab	5	3	08/30/13	demo; new 1-fam hse	1	D	SR2	33,202	3,917	1905			\$1,939,000	04/18/13	\$2,000,000	FY14 val	\$1,939,000
98	Baldpate Hill Rd	OH	8	2	09/11/13	demo; new 1-fam Col, 2 fl	1	D	SR1	27,382	2,158	1958	4,477	2013	\$1,363,200	08/02/13	\$1,325,000	06/12/14	\$3,300,000
9	Edward Rd	WN	3	4	09/26/13	demo; new 1-fam Col, 2 fl	1	D	SR3	8,503	960	1950	2,539	2013	\$327,500	07/01/13	\$450,000	05/20/14	\$1,200,000
95	Spiers Rd	OHP	8	4	09/29/13	demo; new 1-fam Col, 2 fl	1	D	SR3	7,043	864	1948	2,534	2013	\$284,700	06/06/13	\$320,000	08/07/14	\$1,050,000
203	Winslow Rd	Wab	5	3	10/21/13	demo; new 1-fam Col, 2 fl	1	D	SR2	7,500	1,075	1905	2,722	2013	\$436,000	05/23/13	\$585,000	07/29/14	\$1,600,000
31	Agawam Rd	Wab	5	4	10/23/13	demo; new 1-fam hse	1	D	SR2	11,260	1,734	1955			\$676,200	07/26/13	\$740,000	08/04/14	\$1,825,000
51	Brush Hill Rd	NH	8	3	10/31/13	demo; new 1-fam hse	1	D	SR2	13,177	2,028	1953				09/09/13	\$700,000	06/30/14	\$1,850,000
36	Bontempo Rd	OHP	8	4	12/06/13	demo; new 1-fam hse	1	D	SR3	10,168	1,739	1949				09/18/13	\$425,000	07/07/14	\$1,400,000

LOSING HISTORIC HOMES

Before

Sargent St



LOSING HISTORIC HOMES

During

Sargent St



LOSING HISTORIC HOMES

After

Sargent St





LOSING HISTORIC HOMES

Wetherell House
Built 1835
Demolished 2014

LOSING HISTORIC AND MODERATELY-PRICED HOMES

Before

55 Auburn \$580,000
1900 Gambrel Style



LOSING HISTORIC AND MODERATELY-PRICED HOMES

After

55 Auburn
2 Units - ?



LOSING HISTORIC AND MODERATELY-PRICED HOMES

Before

29 Shute Path
\$375,000



LOSING HISTORIC AND MODERATELY-PRICED HOMES

After

29 Shute Path
\$1,099,000
Now 150 Spiers Rd



REBUILT PROPERTY UP TO 2-3x SIZE AND 3x PRICE OF PREVIOUS HOME

Before

24 Druid Hill \$780,000



REBUILT PROPERTY UP TO 2-3x SIZE AND 3x PRICE OF PREVIOUS HOME

After

24 Druid Hill \$2,150,000



REBUILT PROPERTY UP TO 2-3x SIZE AND 3x PRICE OF PREVIOUS HOME

Before

48 Druid Hill \$705,000



REBUILT PROPERTY UP TO 2-3x SIZE AND 3x PRICE OF PREVIOUS HOME



48 Druid Hill \$2,050,000



REBUILT PROPERTY UP TO 2-3x SIZE AND 3x PRICE OF PREVIOUS HOME

Before

40 Druid Hill \$740,000



REBUILT PROPERTY UP TO 2-3x SIZE AND 3x PRICE OF PREVIOUS HOME

After

40 Druid Hill \$2,100,000



REBUILT PROPERTY UP TO 2-3x SIZE AND 3x PRICE OF PREVIOUS HOME

Before

295 Upland \$575,000



REBUILT PROPERTY UP TO 2-3x SIZE AND 3x PRICE OF PREVIOUS HOME

After

295 Upland \$2,475,000



LOSS OF NEIGHBORHOOD CHARACTER

Before

100 & 104 Hull



MULTI FAMILY REPLACING SINGLE FAMILY

100 & 104 Hull



After

LOSING HISTORIC AND MODERATELY-PRICED HOMES

Before

1928 Colonial
361 Winchester



LOSS OF TREE CANOPY

During

361 Winchester



REGRADE

During

361 Winchester



RETAINING WALL

During

361 Winchester



OVERBUILT AND OUT OF CONTEXT

After



361 Winchester

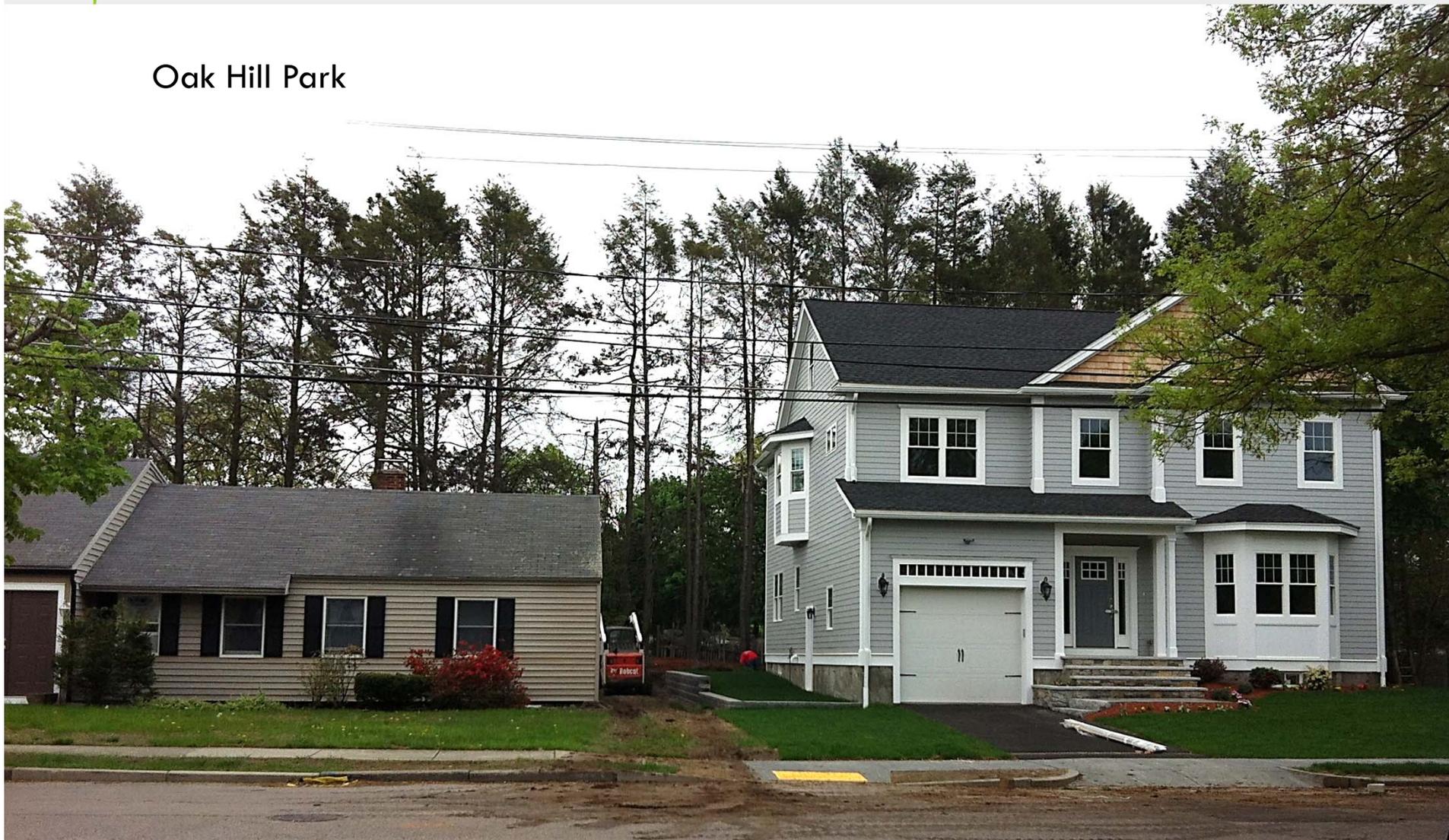
OVERBUILT AND OUT OF CONTEXT



65 Albemarle

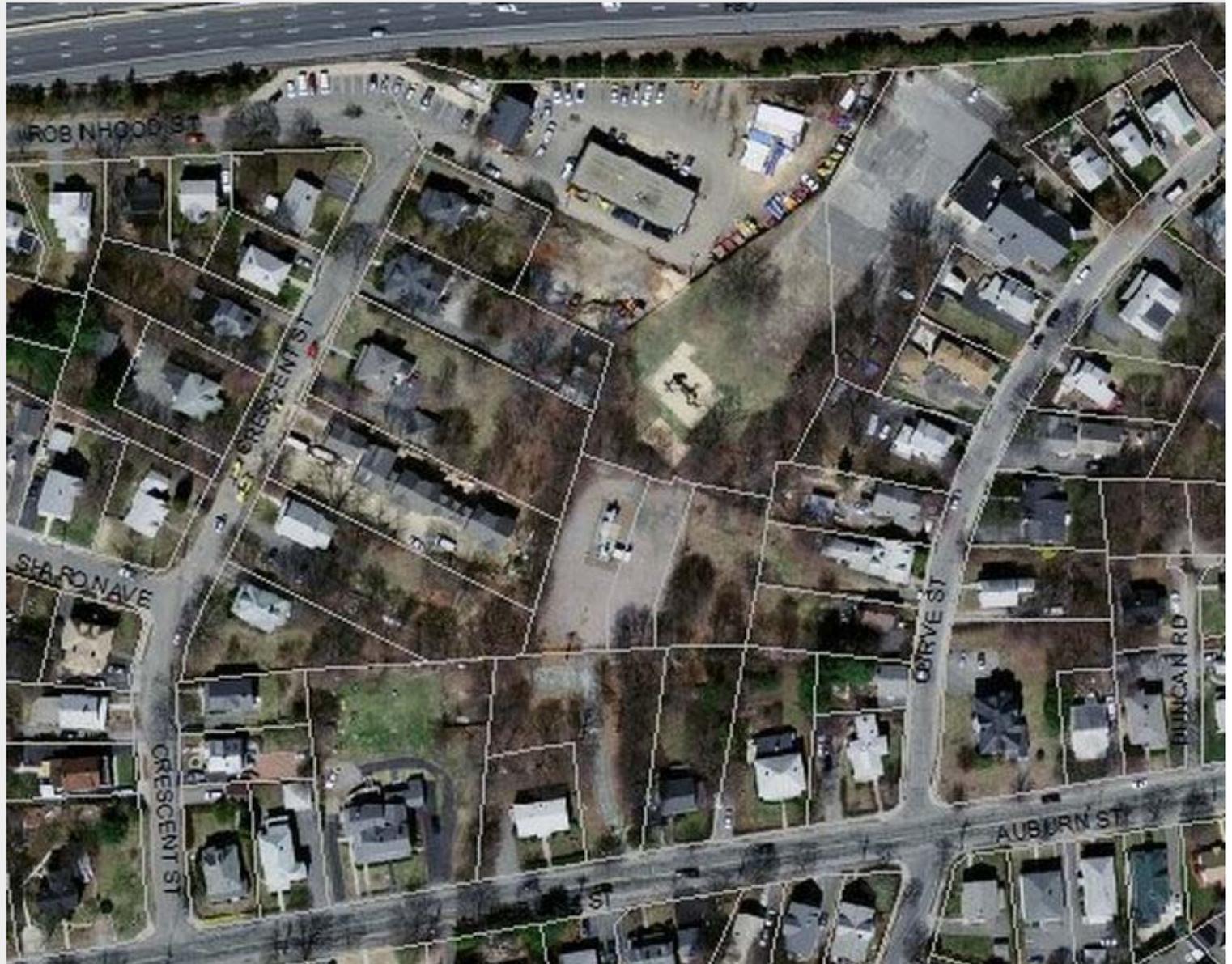
OVERBUILT AND OUT OF CONTEXT

Oak Hill Park



TARGETED MRI NEIGHBORHOOD

Auburn
Street
corridor



LOSS OF RESIDENTIAL OPEN SPACE

97 Auburn St, Built c1900
1800 sq ft house with grass and trees

Before



LOSS OF RESIDENTIAL OPEN SPACE

97 Auburn St, Built c1900
Replaced by 8400 sq ft. structure

After



LOSS OF MATURE TREE CANOPY

60 trees lost at Commonwealth Ave and Dartmouth St



HURLEY HILL RAZED

34 Wilde



Before

HURLEY HILL RAZED

34 Wilde



34 Wilde

After

ENVIRONMENTAL IMPACT DISPOSAL OF PREVIOUS HOME AND CARBON FOOTPRINT OF NEW ONES

Before



ENVIRONMENTAL IMPACT DISPOSAL OF PREVIOUS HOME AND CARBON FOOTPRINT OF NEW ONES



SINGLE FAMILY HOMES REPLACED BY MULTI FAMILY DWELLINGS

Before

125 Warren St.
Newton Centre



REPLACEMENT BUILD

After

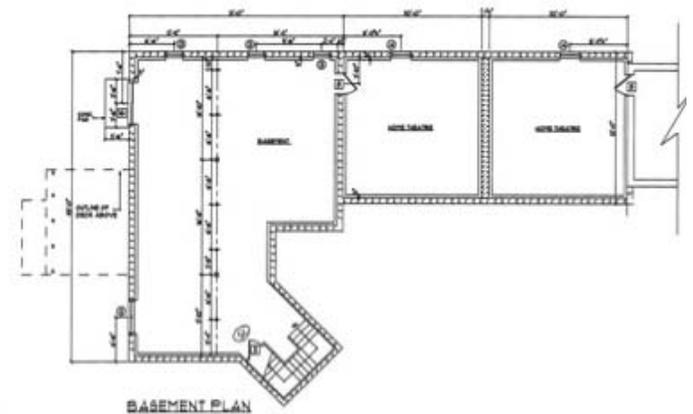
125 Warren St.
Newton Centre



NEW HOUSE
3X LARGER
THAN ANY
HOUSES IN
VICINITY

After

125 Warren St.
Newton Centre



SINGLE FAMILY HOMES REPLACED BY MULTI FAMILY DWELLINGS

Before

648 Watertown St.



SINGLE FAMILY HOMES REPLACED BY MULTI FAMILY DWELLINGS

After

648 Watertown St.



CLARIFY DEFINITIONS OF ATTACHED DWELLING VERSUS 2 FAMILY NEEDED



Property Details | Maps & Directions | Community Info | Nearby Schools

648 Watertown Street #2
Newton, MA 02460

Like | Tweet | +1 | Pin it

Save | Email | Print

Recently Reduced



Basic Information

Price:	\$1,249,500	Get Pre-Approved
Type:	Condo	
Bedrooms:	4	
Bathrooms:	3 Full, 2 Partial	
Lot Size:	0.30 Acres	
Living Area:	3,869 Sq.Ft.	
MLS ID:	71680022	

[Request More Information](#)

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< Prev 4 of 20 Next > [Large Photos](#)

Or call us at (866) 339-6533

CORRECT DEFINITION OF TWO FAMILY?



APPROPRIATE SETBACKS?



CLARIFY DEFINITIONS OF ATTACHED DWELLING VERSUS 2 FAMILY STRUCTURE

95-97 Webster Park



DESIGN ISSUES - SNOUT HOUSE



64 Freeman St

DESIGN ISSUES - SIDEWAYS HOUSE



104 Hull St

TARGETED NEIGHBORHOOD

2012 - Present

FULLER ST



New Build

DEMO

04-06 Build

TARGETED
NEIGHBORHOOD
75 FULLER ST

HARDSCAPE FRONT YARD



TARGETED
NEIGHBORHOOD

1388 COMMONWEALTH AVE

HARDSCAPE FRONT YARD



TARGETED
NEIGHBORHOOD

33 HELENE ST

EXAMPLE OF CONTEXTUAL RENOVATION



TARGETED
NEIGHBORHOOD
44 FULLER

Built in 1830

Before



TARGETED
NEIGHBORHOOD
44 FULLER

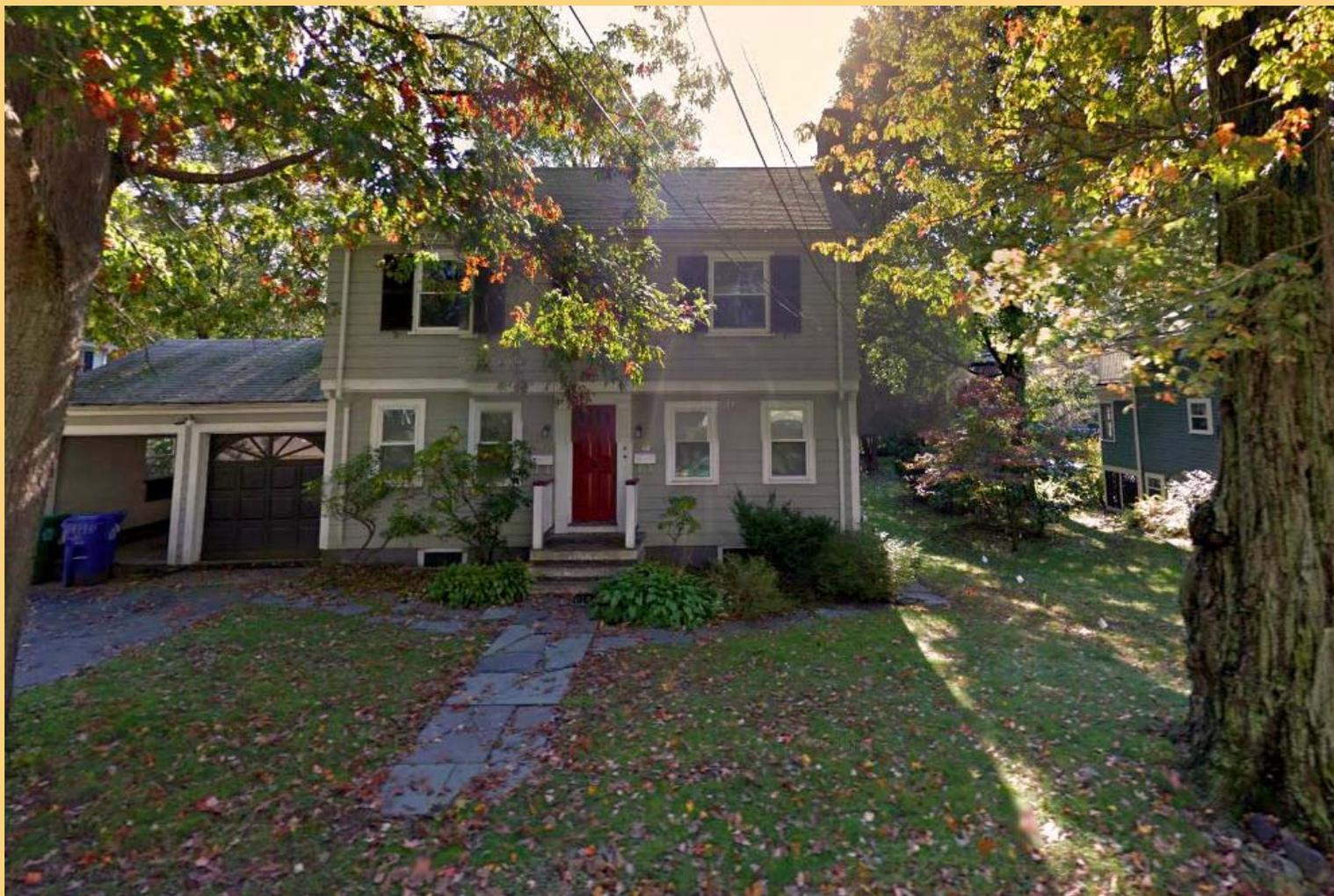
SNOUT HOUSE,
RAISING GRADE ON ENTIRE LOT

After



TARGETED
NEIGHBORHOOD
50-52 FULLER ST

DEED RESTRICTED AFFORDABLE HOUSING



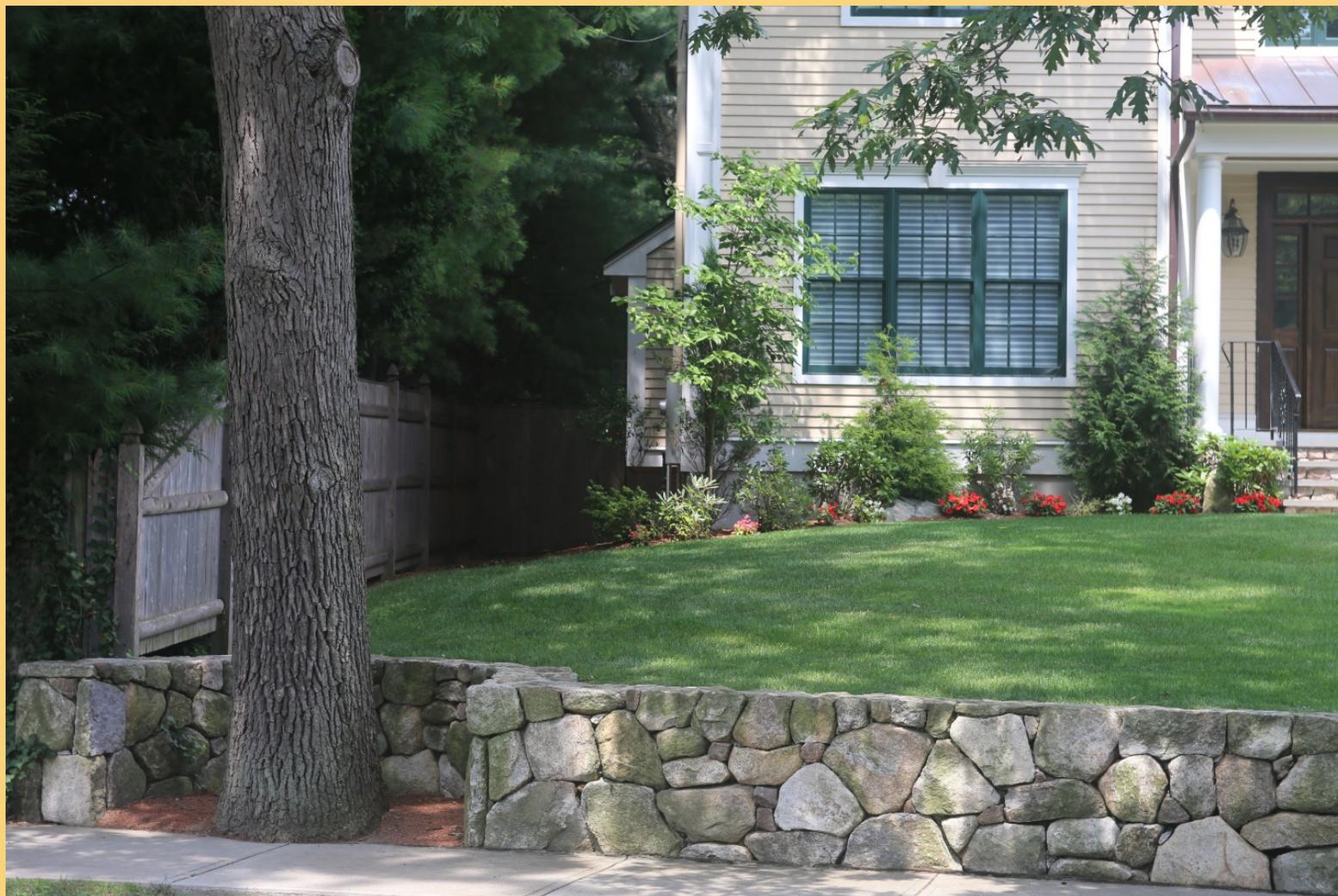
TARGETED
NEIGHBORHOOD
81 FULLER ST

NEW BUILD USING OLD LOT SIDE SETBACKS



TARGETED
NEIGHBORHOOD
81 FULLER ST

NEW BUILD USING OLD LOT SIDE SETBACKS



TARGETED
NEIGHBORHOOD
15 COYNE RD

SNOUT HOUSE



TARGETED
NEIGHBORHOOD
21 COYNE RD

SNOUT HOUSE



TARGETED
NEIGHBORHOOD
12-14 COYNE RD

DEMOLISHED OCTOBER 2014



TARGETED
NEIGHBORHOOD
8-10 COYNE RD

DEMOLISHED OCTOBER 2014



TARGETED
NEIGHBORHOOD
18-20 COYNE RD

LONG ESTABLISHED GROUP HOME



TARGETED
NEIGHBORHOOD
40 COTTER & 53 HELENE

ORIGINAL SINGLE FAMILY HOME



Before

TARGETED
NEIGHBORHOOD
40 COTTER

CORNER BUILD TOWNHOUSES



After

TARGETED
NEIGHBORHOOD
53 HELENE

CORNER BUILD TOWNHOUSES



After

WHY A DEMOLITION MORATORIUM ?

To prevent further derogation of residential neighborhood character and housing diversity while new zoning provisions are developed and adopted.

ISSUES TO ADDRESS

- Size, Setback and Height of New Construction
- Single Family to Multi-Family Conversions
- Distinction between Two-Family vs. Attached Dwelling
- Side-facing houses and snout houses
- Topographical changes

WHAT HAVE OTHER COMMUNITIES DONE?

Belmont recently used a demolition moratorium to adopt new guidelines for rebuilding in MR districts

Wellesley instituted a large house review ordinance and 500 ft. front setback compliance

Needham has commissioned a study committee

RECOMMENDATIONS

Adopt a time-limited, temporary moratorium on demolition of single and two-family structures while the City of Newton develops regulations that target the following :

1. Clarify and revise the definition of two-family dwelling units and the definition of attached dwellings;
2. Create regulations that require front door orientation to the street for all new construction and discourage or prohibit side facing constructing and protruding garage or “snout house” construction;
3. Create a neighborhood context design and site plan review process for all new construction and expansion that would result in a structure that is 20% more than the existing structure for which demolition is requested
4. Adopt additional zoning measures to deal with by-right development that will retain neighborhood character, preserve existing structures, trees and landscapes and preserve moderately priced housing stock.

DOCKETED ITEMS TO ADDRESS DEFINITION OF TWO-FAMILY AND ATTACHED DWELLINGS

#278-14 ALD. YATES proposing to amend Chapter 30 of the city of Newton Ordinances to restrict the two-unit structures allowed by-right in the multi-residence districts to structures with the two units side-by-side in a single structure, or one above the other as in double-deckers. [07/31/14 @ 12:03 p.m]

#222-13 ALD. HESS-MAHAN, ALBRIGHT, BAKER, CROSSLEY, DANBERG, FISCHMAN & JOHNSON proposing to amend the definitions of “Common roof connector”, “Common wall connector”, and Dwelling, two-family” in Chapter 30, Section 30-1 of the city of Newton Zoning Ordinances. [06/07/13 @1:31 PM]

#129-13 ALD. HESS-MAHAN proposing to amend and/or clarify definition and provisions for granting a special permit for “attached dwellings” in the City of Newton Zoning Ordinances, Chapter 30-1 30-8(b)(13) and 30-9(b)(5). [05/25/13 @5:14 PM]

DOCKETED ITEMS TO ADDRESS DEMOLITION OF HISTORIC PROPERTIES

#265-14 ALD. BLAZAR, YATES AND DANBERG requesting to amend Section 22-50 to increase the time period for determination of historical significance to 30 days, and to increase the time period for hearings, rulings and written notice on appeals from historical significance determinations to 60 days; to amend Section 22-50 to increase the time period to hold a public hearing as to whether or not a historically significant building or structure is preferably preserved to 60 days; to amend Section 22-50 to increase the demolition delay period for buildings and structures on or eligible for listing in the National Register of Historic Places to 30 months; and to amend Section 22-50 to increase the demolition delay period for all other preferably preserved buildings or structures to 24 months.

#266-14 ALD. BLAZAR, YATES AND DANBERG requesting to amend Section 22-50 to require that in the event there is a transfer of legal or beneficial ownership of a preferably preserved property during the demolition delay period, the full demolition delay period will restart from the date of the transfer of ownership; and further requesting to amend Section 22-50 to require that in the event a transfer of legal or beneficial ownership of a preferably preserved property occurs after the expiration of a demolition delay period but prior to the issuance of a demolition permit, no demolition permit shall issue until the new owner complies with the procedures of Section 22-50(c)(5).

DOCKETED ITEMS TO ADDRESS TREE AND LANDSCAPE

#397-13(3) ALD. SANGIOLO AND DANBERG requesting creation of an ordinance to protect trees deemed historic by the Historical Commission and the City's Tree Warden. [05-05-14@4:32 PM]

DOCKETED ITEMS TO ADDRESS FRONT DOOR ORIENTATION

#323-14 ALD. YATES proposing to amend Chapter 30 to require that the front doors of single-family homes, two-family homes and other residential structures face the street on which their lots are located. [08/25/14 @11:42AM]

DOCKETED ITEMS TO ADDRESS NEIGHBORHOOD CONTEXT DESIGN WITH A SITE PLAN REVIEW PROCESS FOR ALL NEW CONSTRUCTION OR EXPANSION THAT WOULD RESULT IN A LARGER STRUCTURE

#338-14 ALD. HESS-MAHAN, KALIS, SANGIOLO AND DANBERG proposing a Large House Review ordinance requiring design review and approval of by-right single and multi-residence residential structures exceeding certain dimensional limits to be determined, to expire by December 31, 2015." [09/05/14 @ 9:39AM]

DOCKETED ITEMS TO ADDRESS DRAINAGE

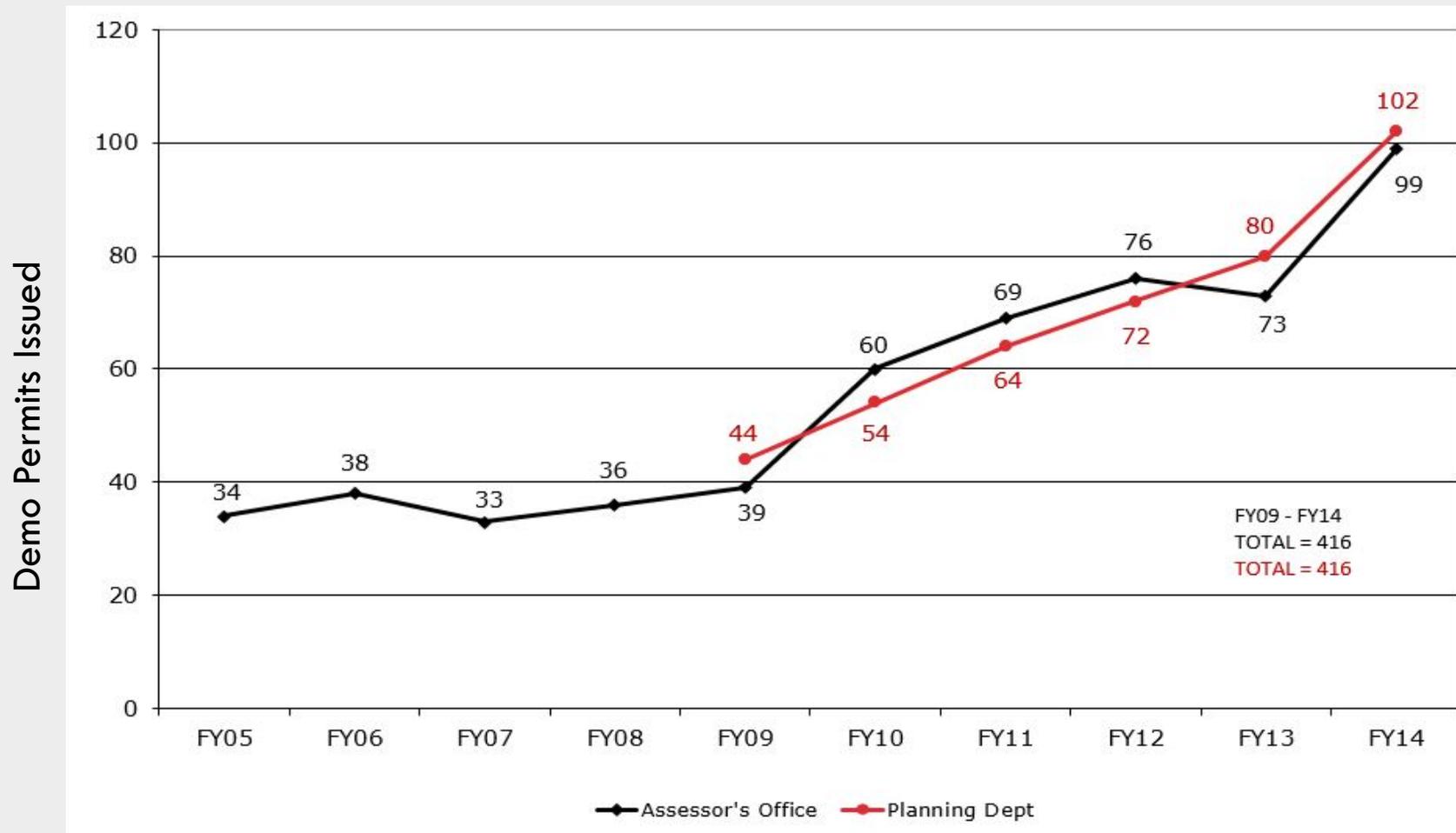
#11-12 ALD. HESS-MAHAN & LINSKY requesting discussion on the implementation and enforcement of the provisions of Section 30-5(c)(1) of the Newton Ordinances which requires that “[w]henver the existing contours of the land are altered, the land shall be left in a usable condition, graded in a manner to prevent the erosion of soil and the alteration of the runoff of surface water to or from abutting properties.”

DOCKETED ITEMS TO ADDRESS SIZE, MASS AND FAR

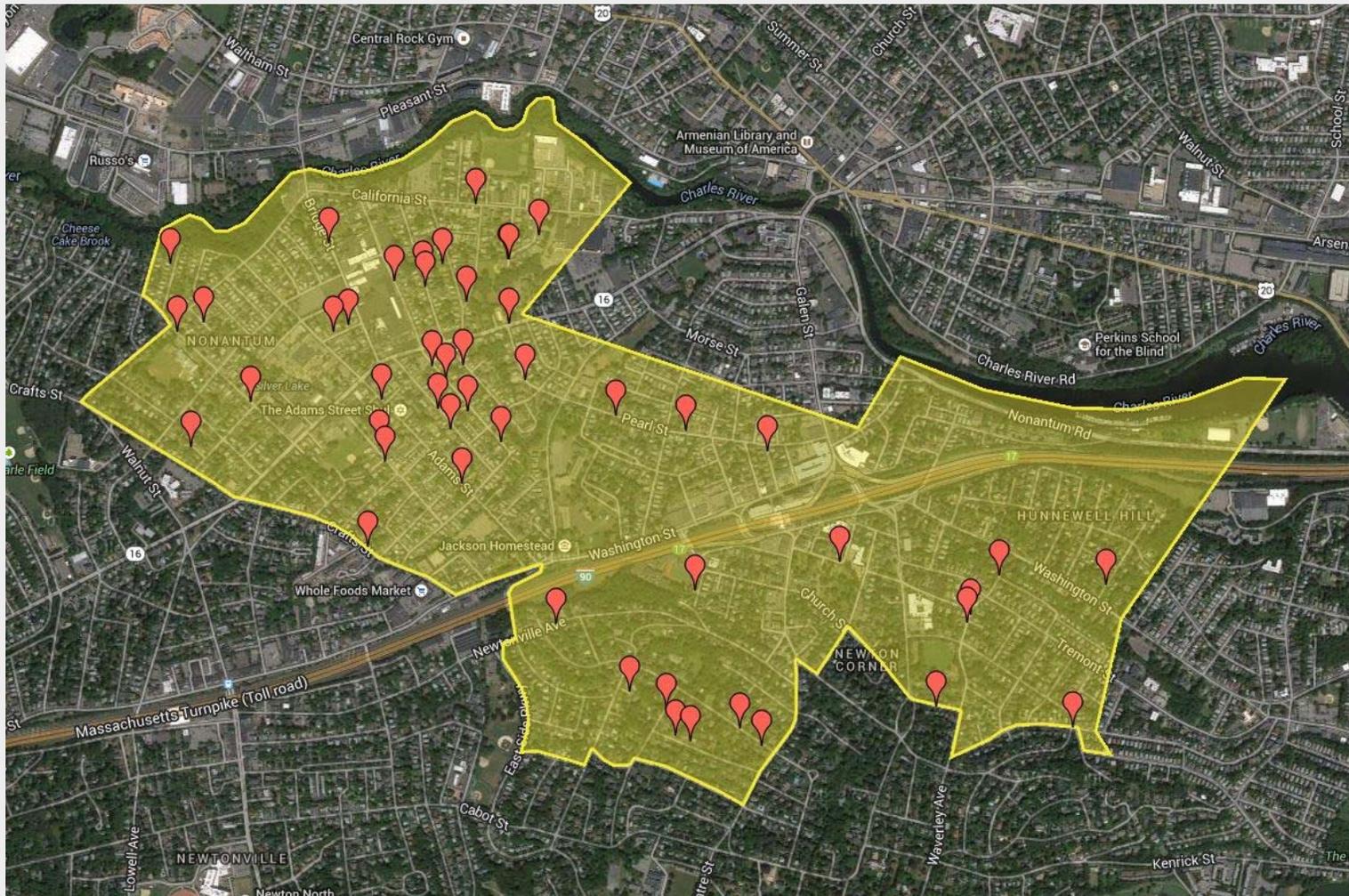
#142-09(7) ALD. HESS-MAHAN AND JOHNSON proposing a Resolution to request that the Director of Planning and Development and the Commissioner of Inspectional Services reconvene a Floor Area Ratio working group to review and analyze the definition of “Floor area, gross” for residential structures as it is used in the definition and calculation of “Floor area ratio” in Section 30-1 with respect to actual usage, and, if necessary, make recommendations for amendments thereto and in the dimensional regulations contained in Section 30-15(u) and Table A of Section 30-15(u), the purpose of which is to regulate the size, density and intensity of use in the construction or renovation of, or additions to a residential structure, to more accurately reflect and be compatible with neighborhood character, and to ensure that a proposed residential structure is consistent with and not in derogation of the size, scale and design of other existing structures in the neighborhood, and is not inconsistent with the City’s Comprehensive Plan. [07/07/14@9:10 a.m.]

FULL-HOUSE DEMO PERMITS 2006-2014

Data does not include partial demolitions



FULL-HOUSE DEMO PERMITS ISSUED 2005-MID 2014 - WARD 1



FULL-HOUSE DEMO PERMITS ISSUED 2005-MID 2014 WARD 2

HISTORIC
DISTRICT

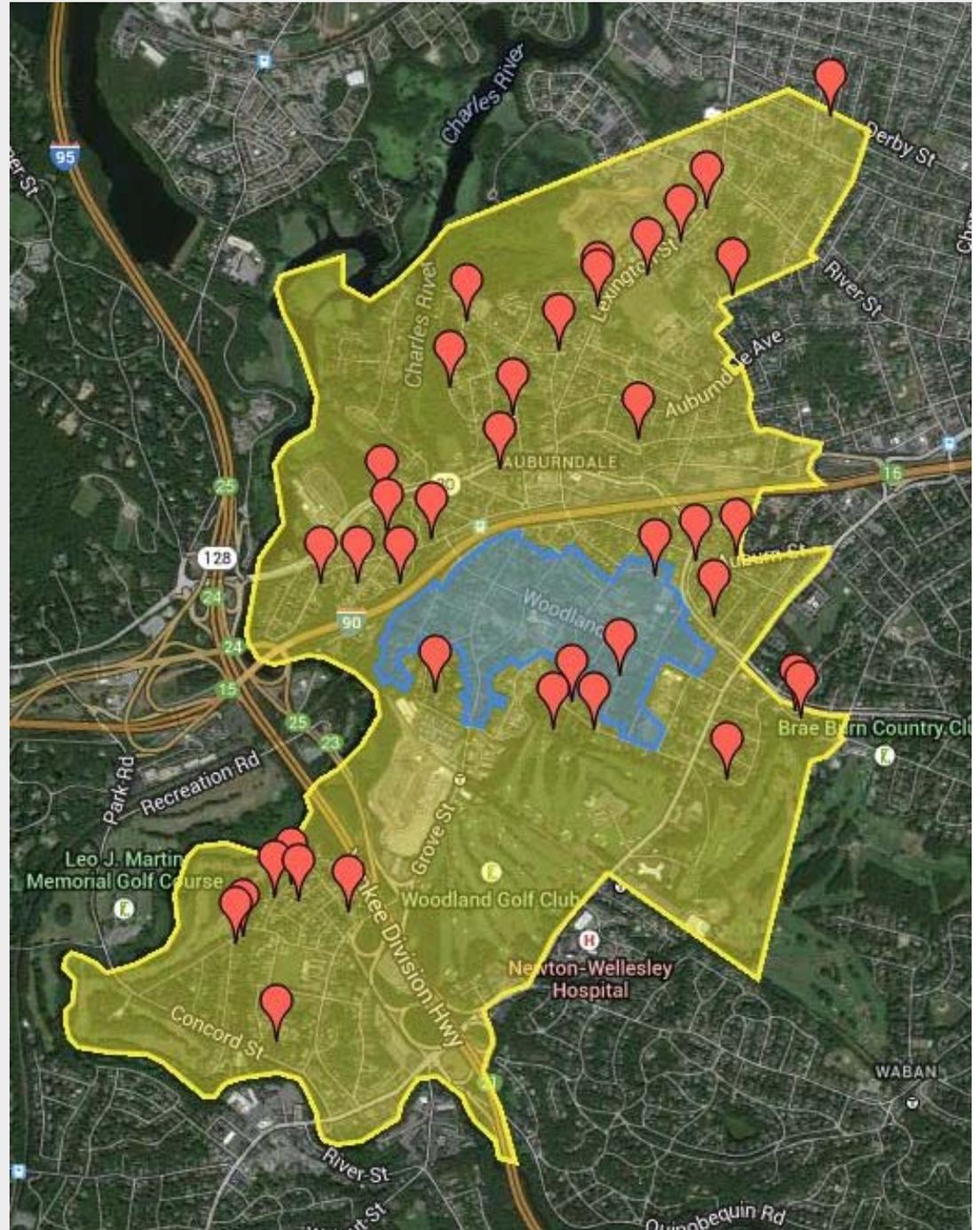


FULL-HOUSE DEMO PERMITS ISSUED 2005-MID 2014 WARD 3



FULL-HOUSE DEMO PERMITS ISSUED 2005-MID 2014 WARD 4

HISTORIC
DISTRICT



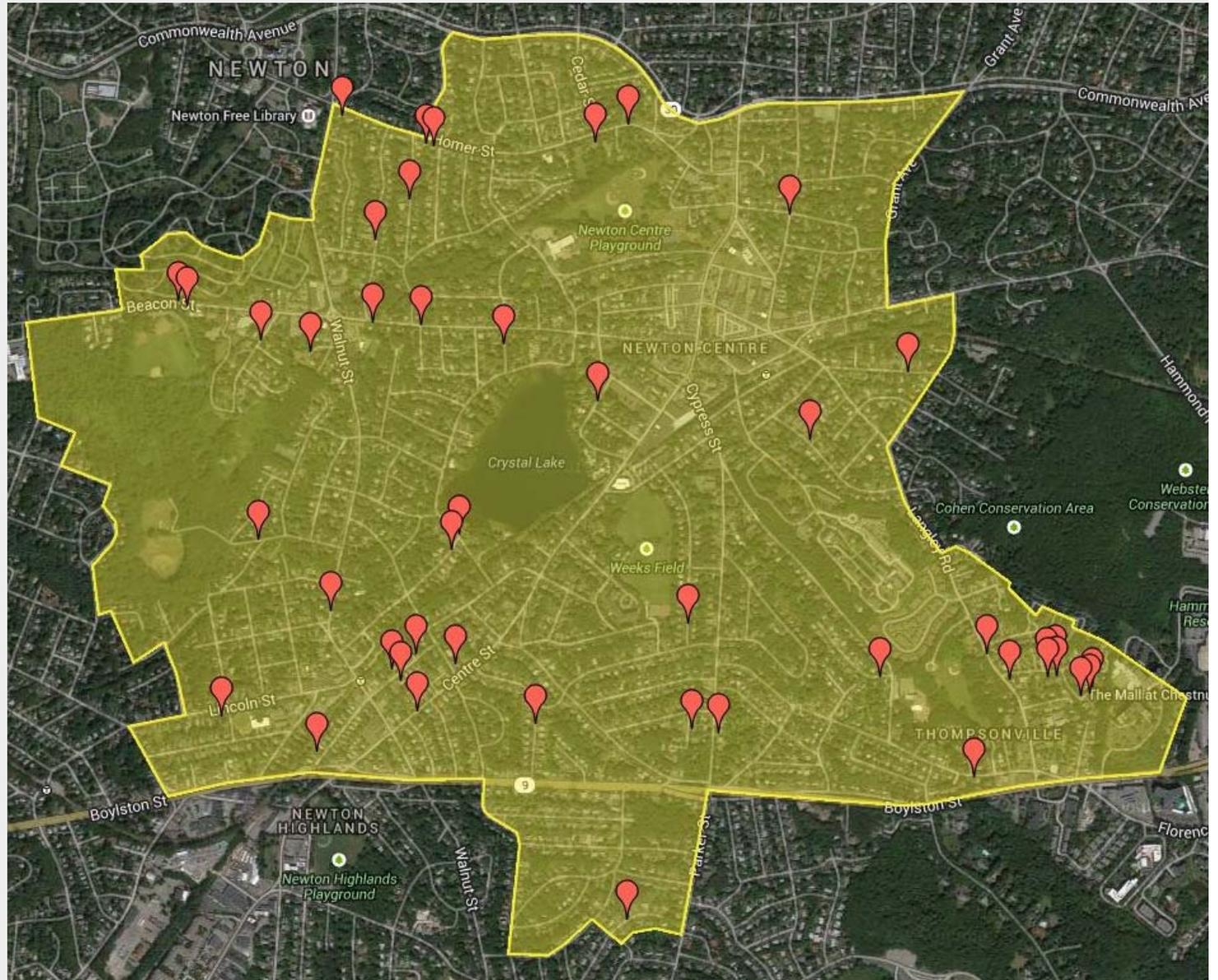
FULL-HOUSE DEMO PERMITS ISSUED 2005-MID 2014 - WARD 5



HISTORIC
DISTRICT

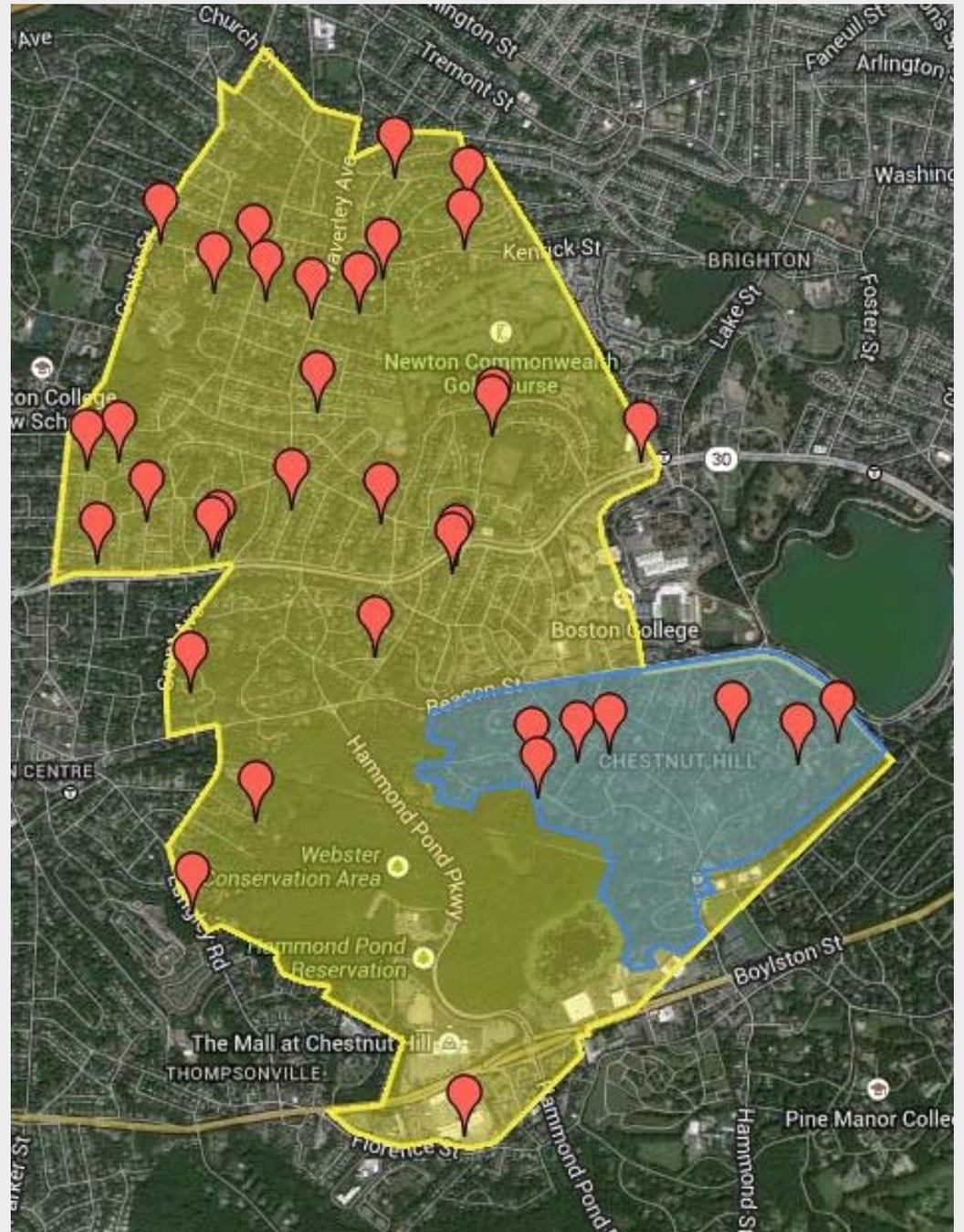
FULL-HOUSE DEMO PERMITS ISSUED

2005-
MID
2014
WARD 6



FULL-HOUSE
DEMO PERMITS
ISSUED
2005-MID 2014
WARD 7

HISTORIC
DISTRICT



**FULL-
HOUSE
DEMO
PERMITS
ISSUED
2005-MID
2014
WARD 8**



