



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

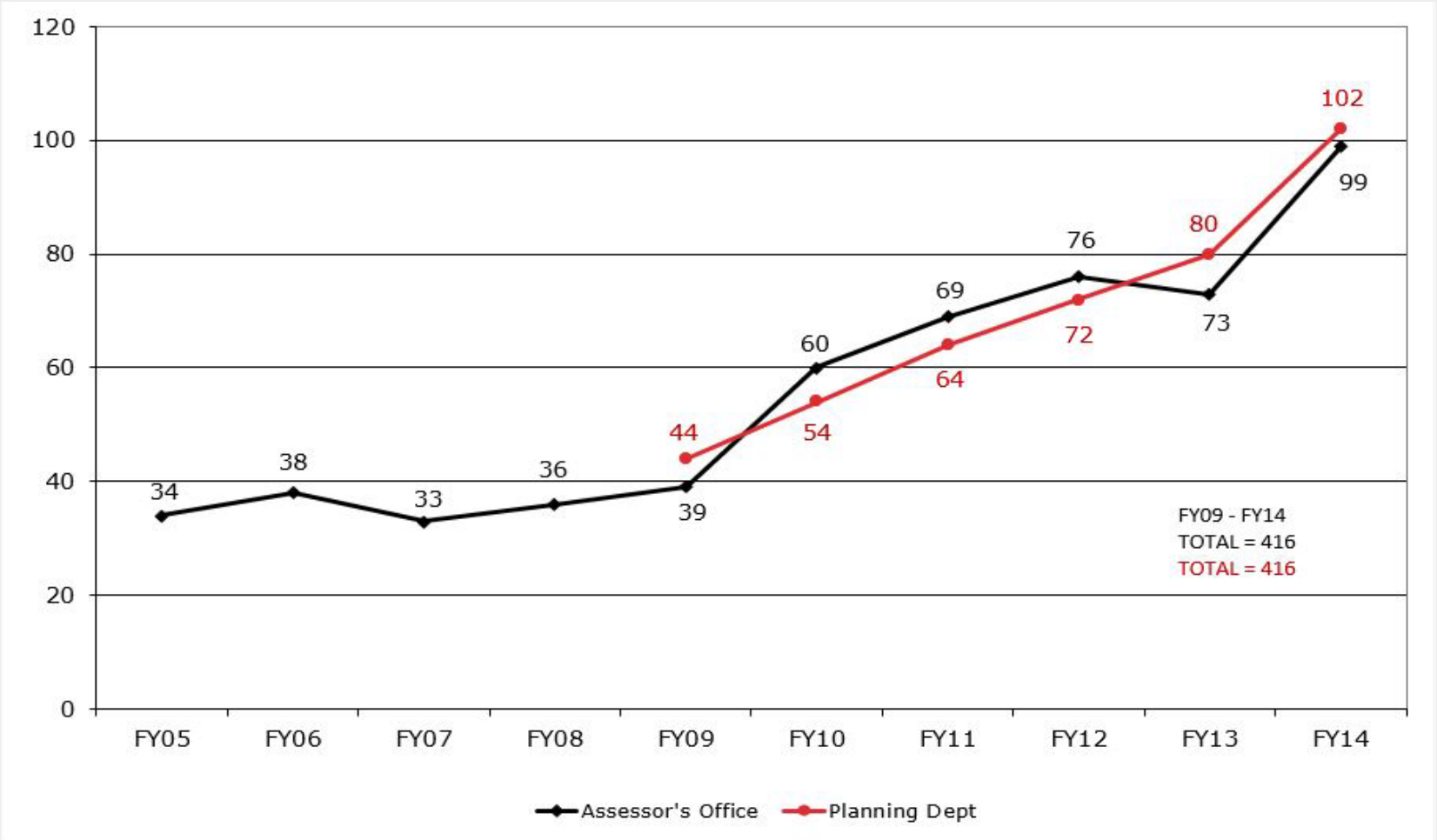
- Loss of neighborhood character
- Loss of historic and moderately-priced homes
- Loss of trees and open space



FULL-HOUSE DEMO PERMITS 2006-2014

Data does not include partial demolitions

Demo Permits Issued





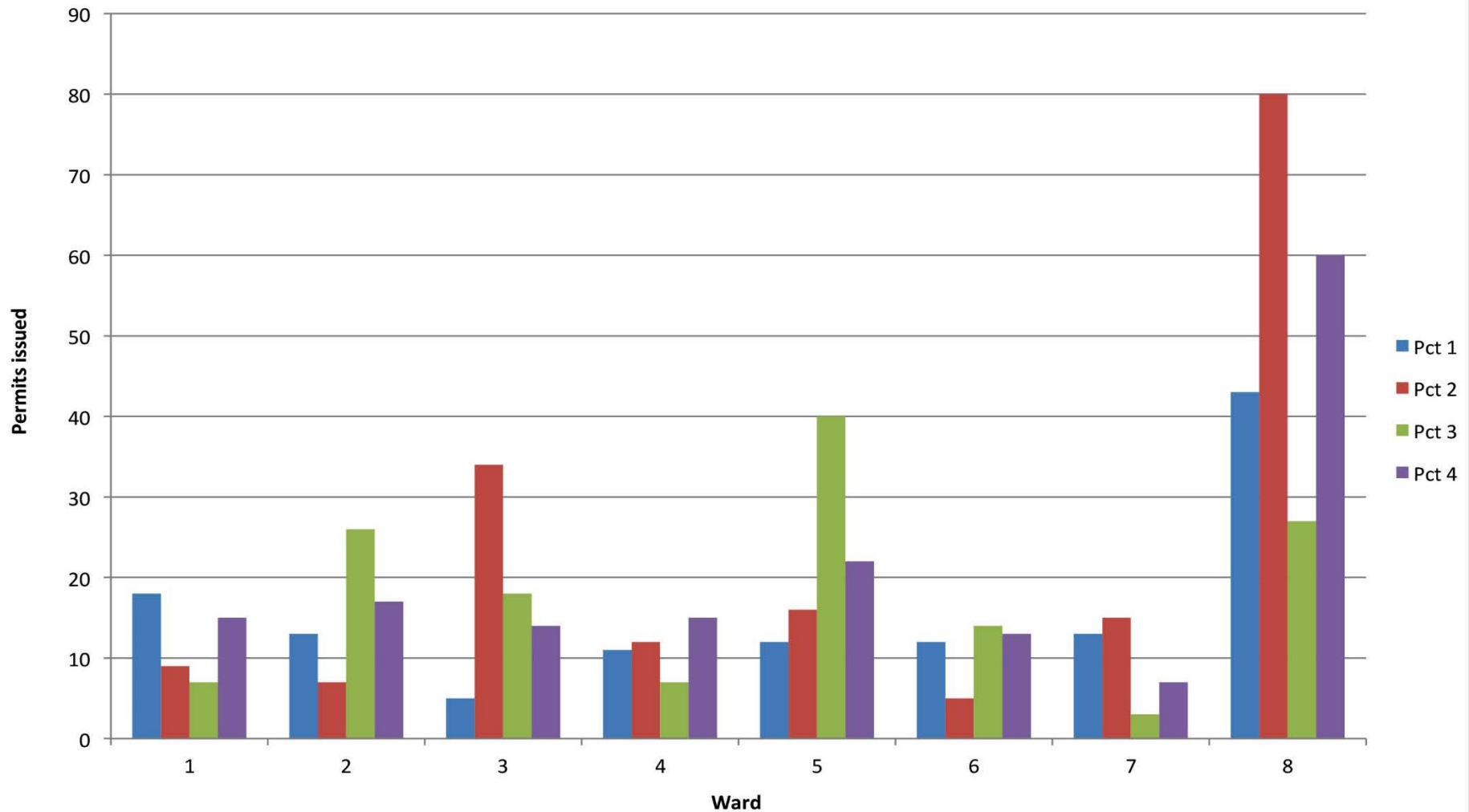
FULL-HOUSE DEMO PERMITS 2006-2014

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

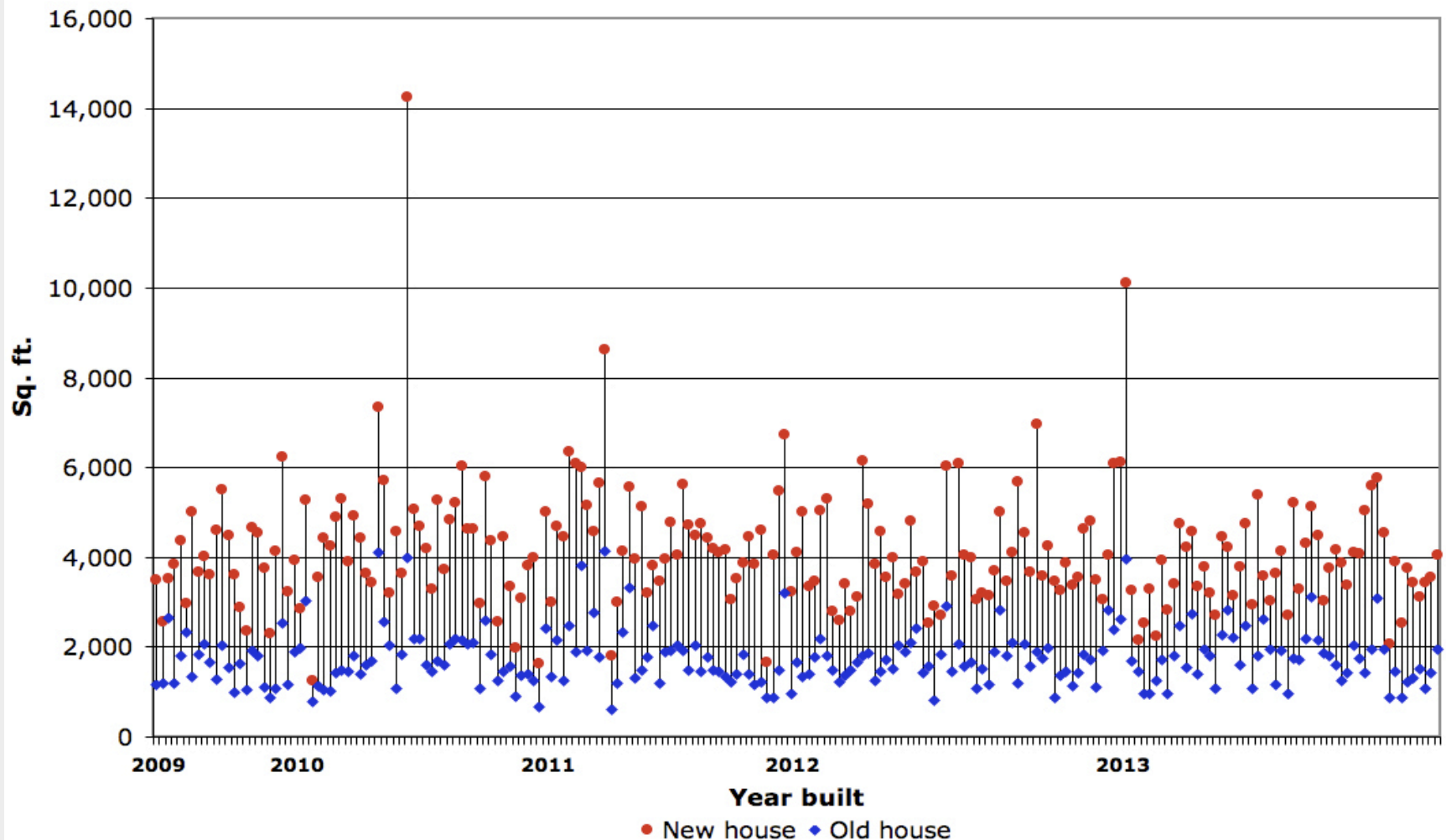
Partial Demolitions like this one are not included in the Full-House Demo numbers previously shown

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%

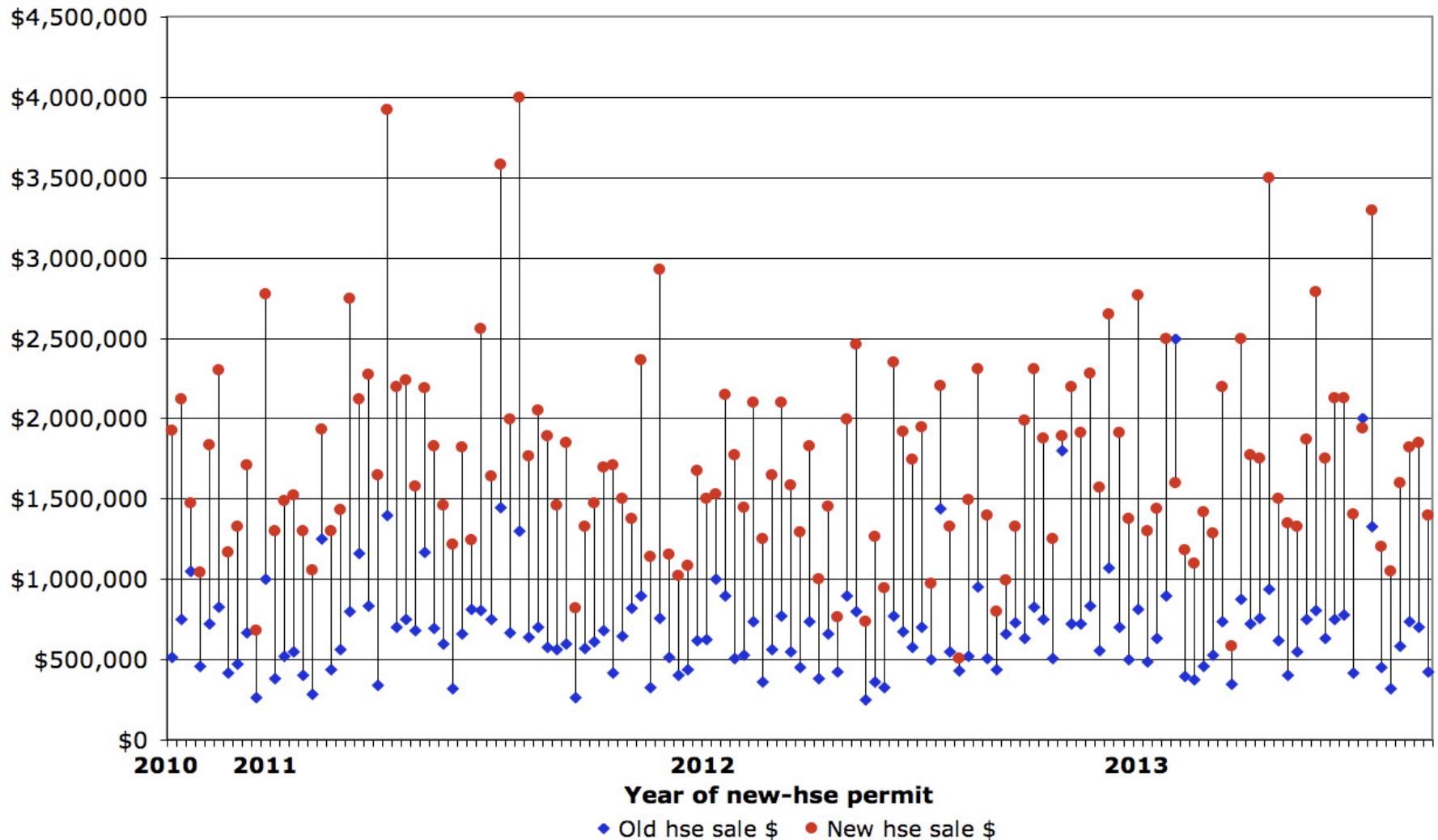
ASSESSOR'S DATA Δ GLA (J SHAUGHNESSY) P-5

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 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 Pir	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 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	NC	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	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 - ~\$2,000,000 ?



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

After

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

\$491,900
1928 Colonial
361 Winchester



LOSS OF TREE CANOPY

During



361 Winchester

REGRADE

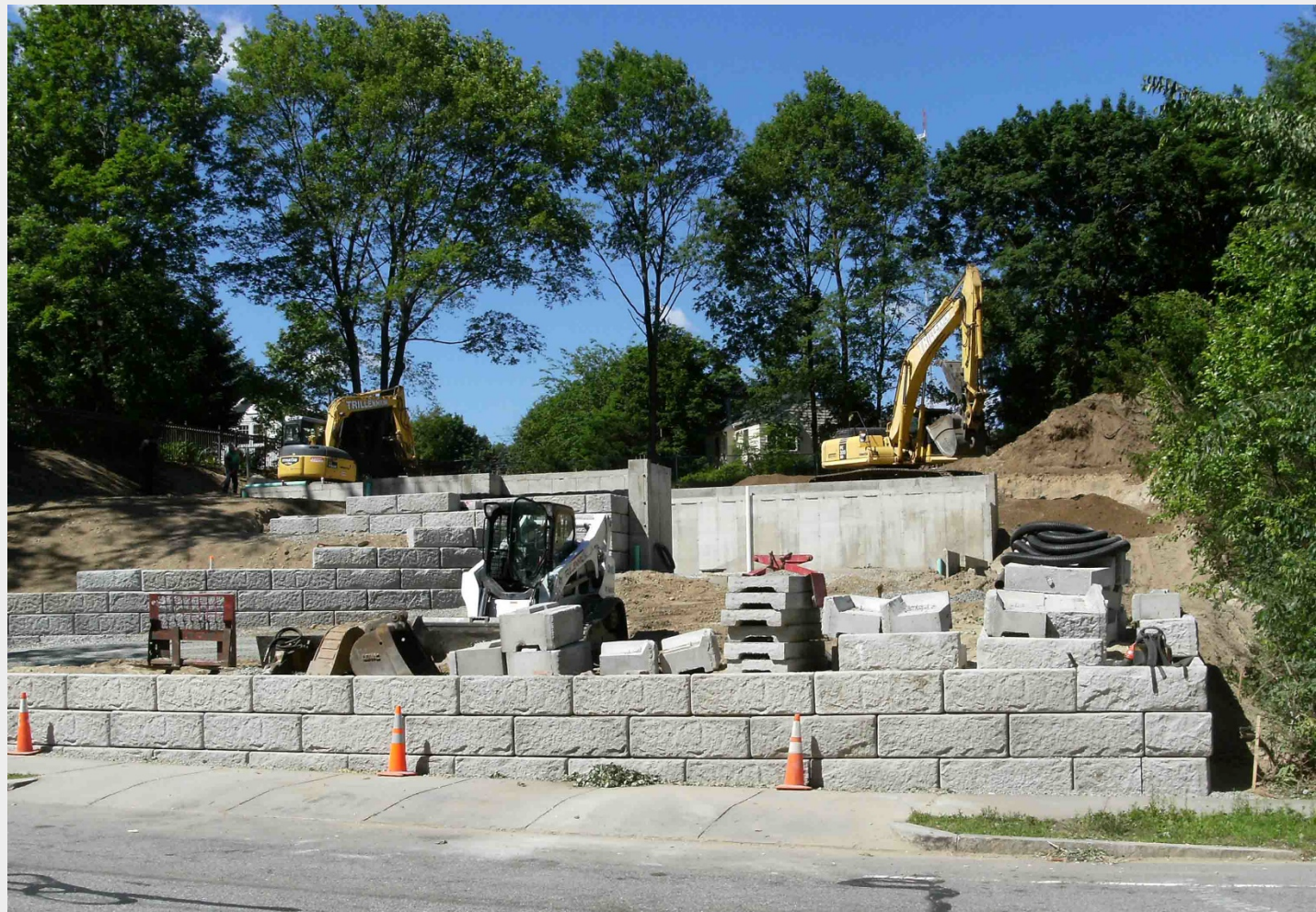
During



361 Winchester

RETAINING WALL

During



361 Winchester

OVERBUILT AND OUT OF CONTEXT

After



361 Winchester

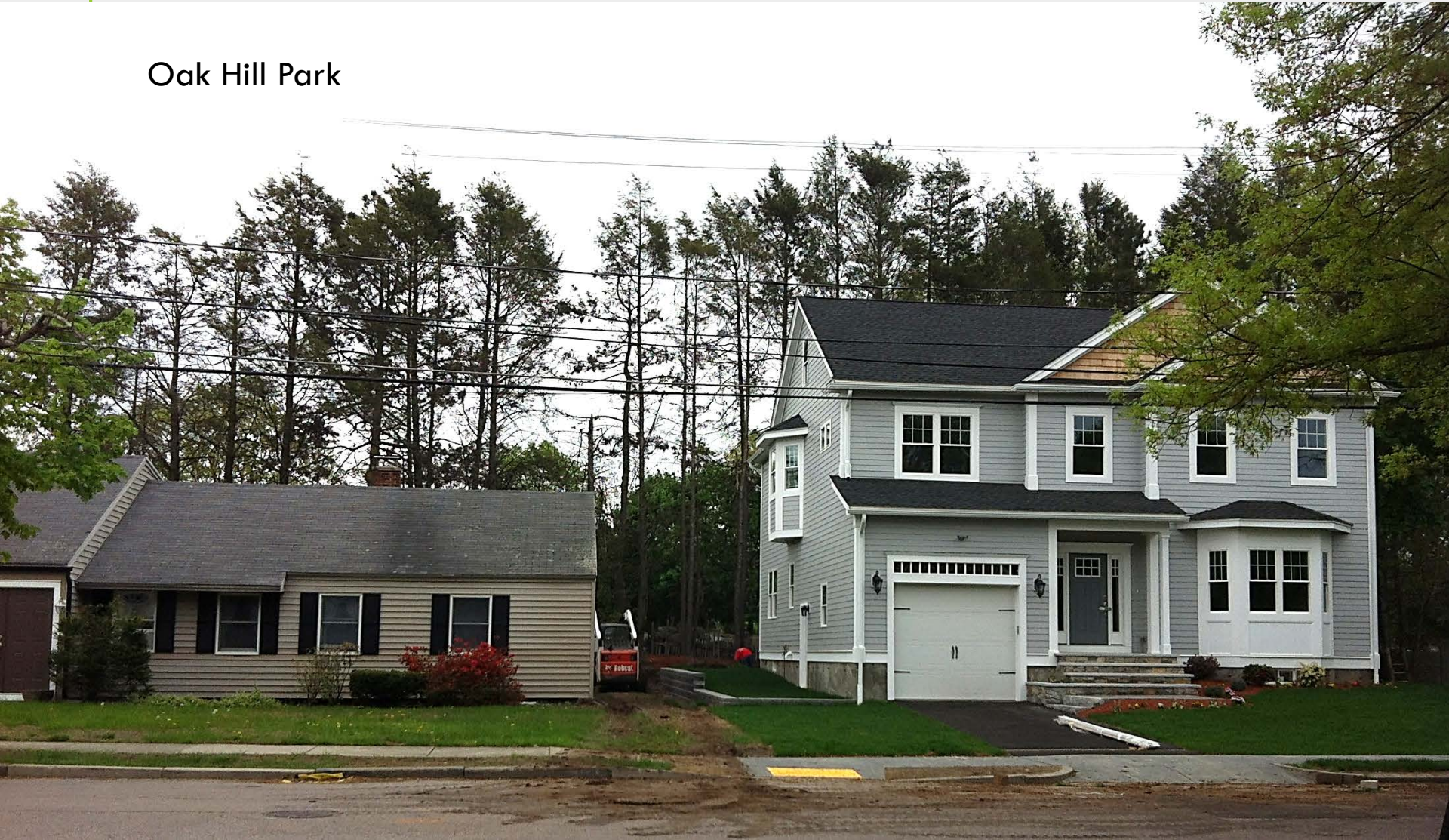
OVERBUILT AND OUT OF CONTEXT



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



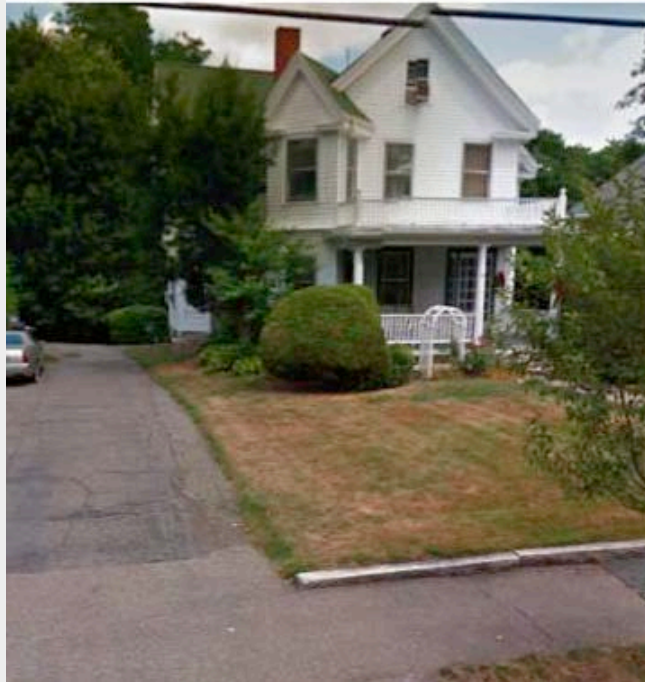
ENVIRONMENTAL IMPACT DISPOSAL OF PREVIOUS HOME AND CARBON FOOTPRINT OF NEW ONES



SINGLE FAMILY HOMES REPLACED BY MULTI FAMILY DWELLINGS

Before

125 Warren St.
Newton Centre



REPLACEMENT BUILD



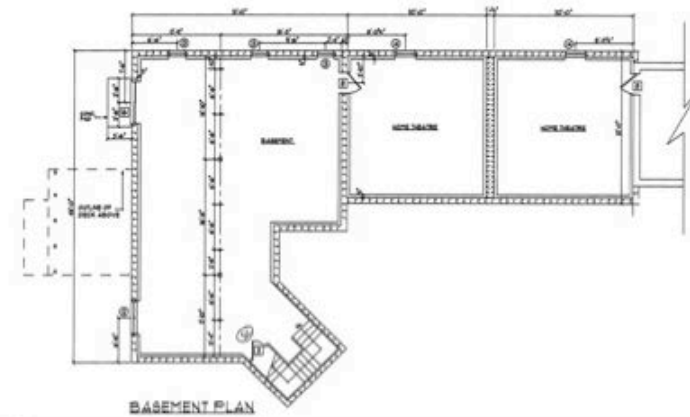
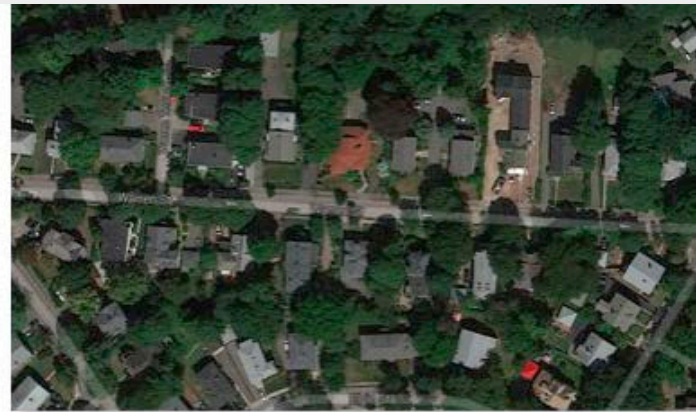
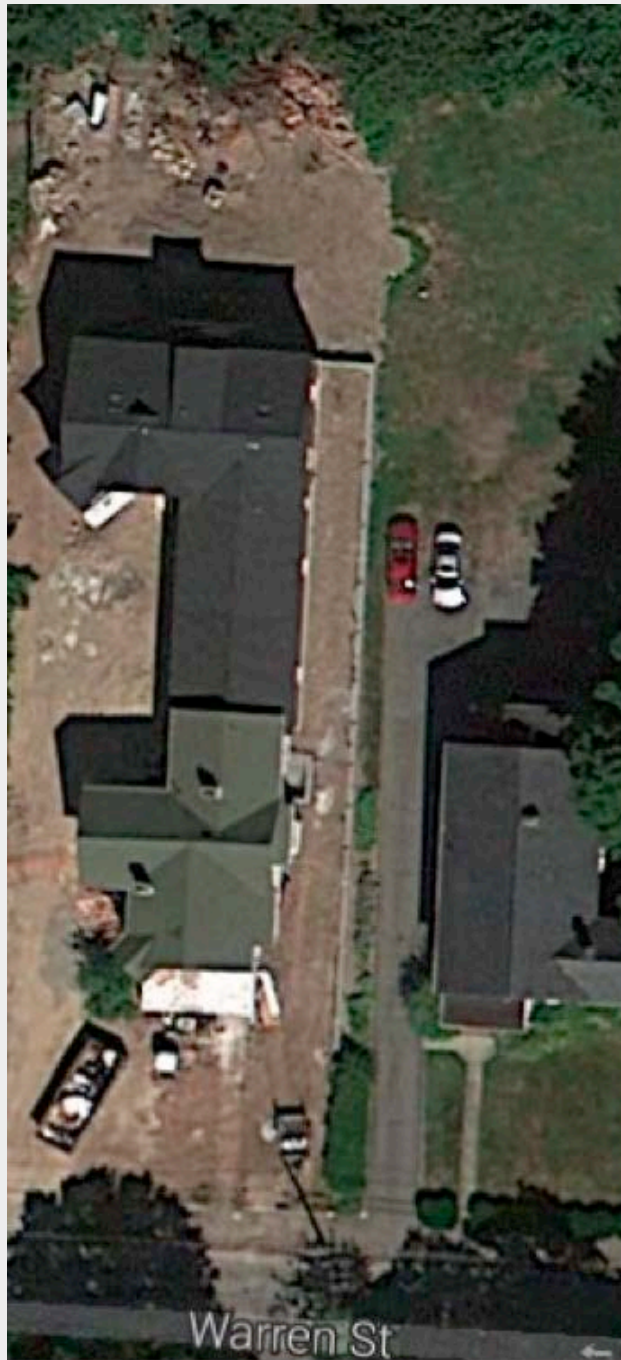
125 Warren St.
Newton Centre



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



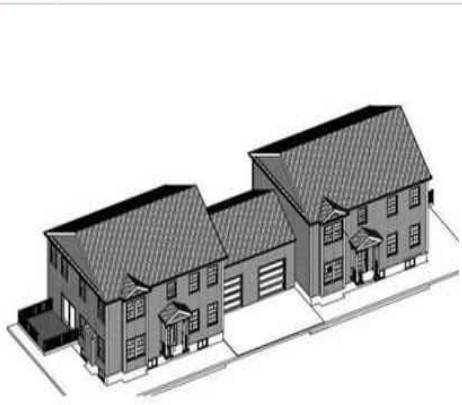
Property Details | Maps & Directions | Community Info | Nearby Schools

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](#)

[Schedule a Showing](#)

< 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

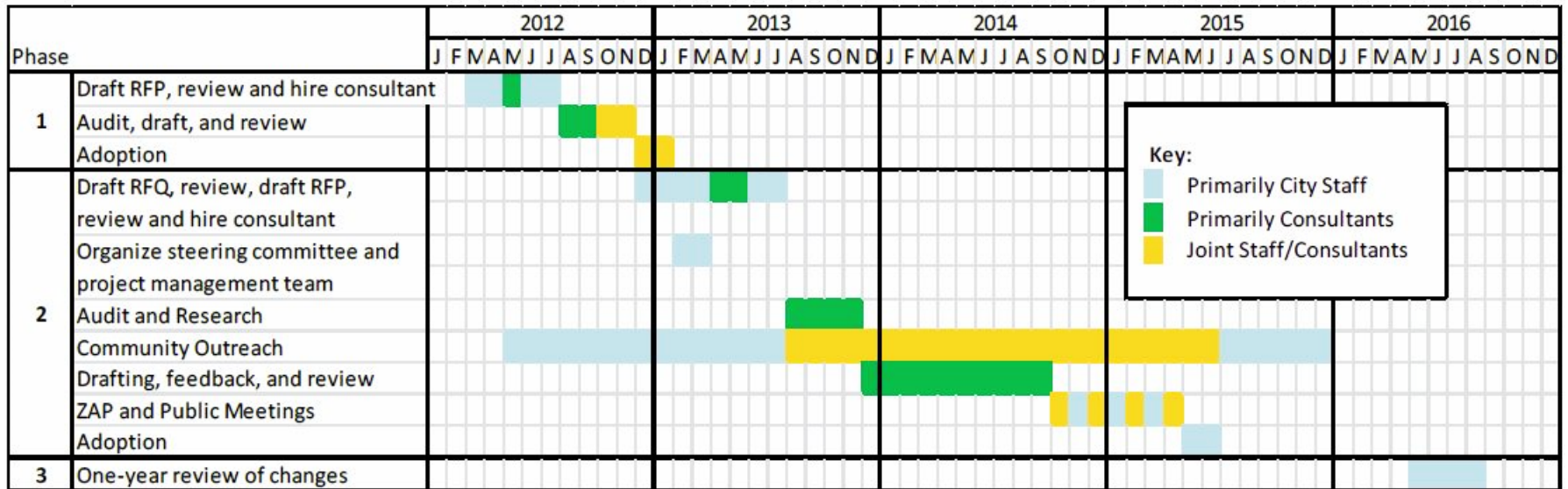
Needham has commissioned a study committee

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.

WHY NOT JUST WAIT FOR ZONING REFORM?



Zoning Report Final Report December 30, 2011

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

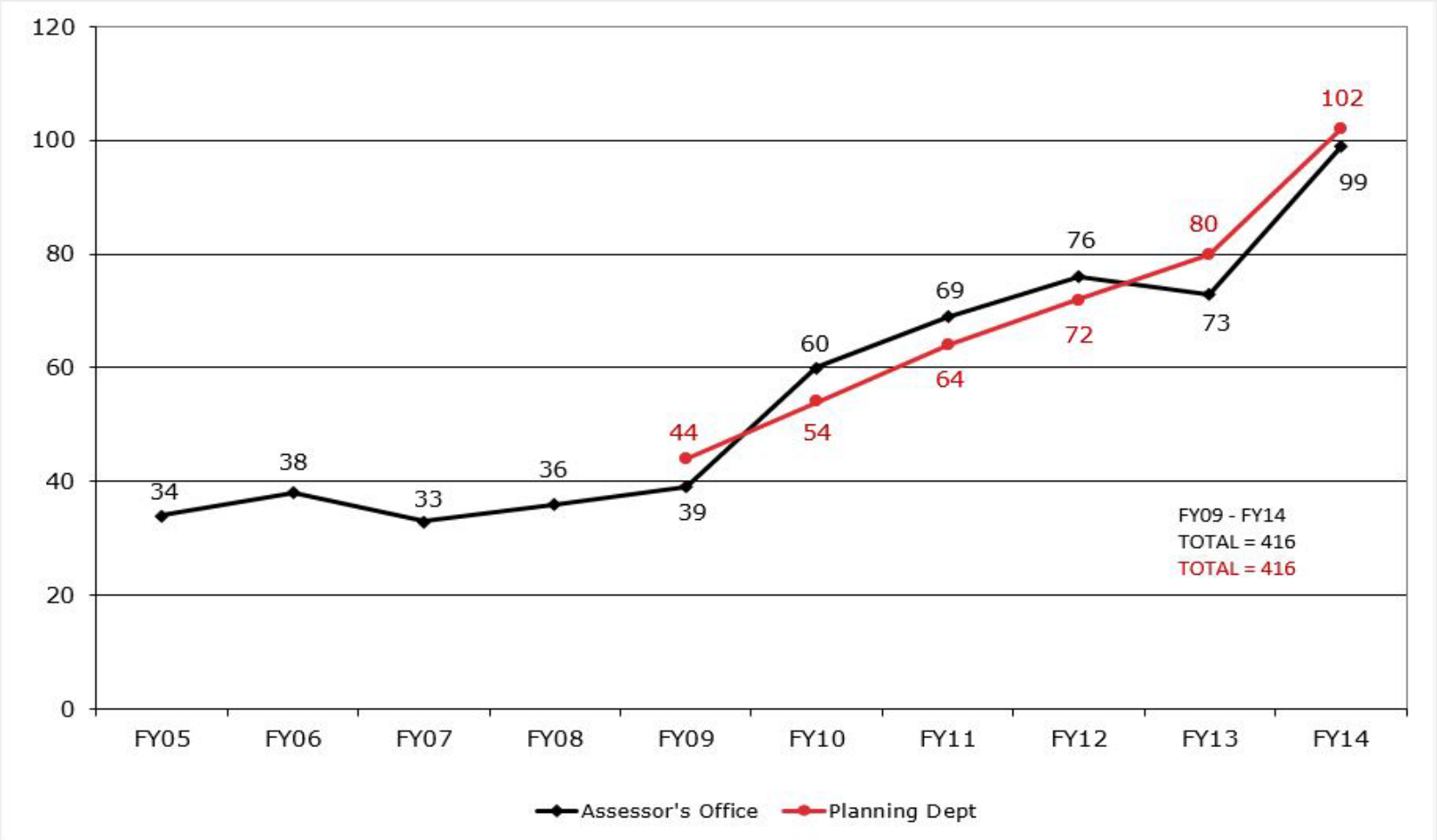
#142-09(7) ALD. HESS-MAHAN AND JOHNSON proposing a Resolution to request that the Director of Planning and Development and the Commissioner of Inspectional Services reconvene a Floor Area Ration working group to review and analyze the definition of “Floor area, gross” for residential structures as it is used in the definition and calculation of “Floor area ration” 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.]



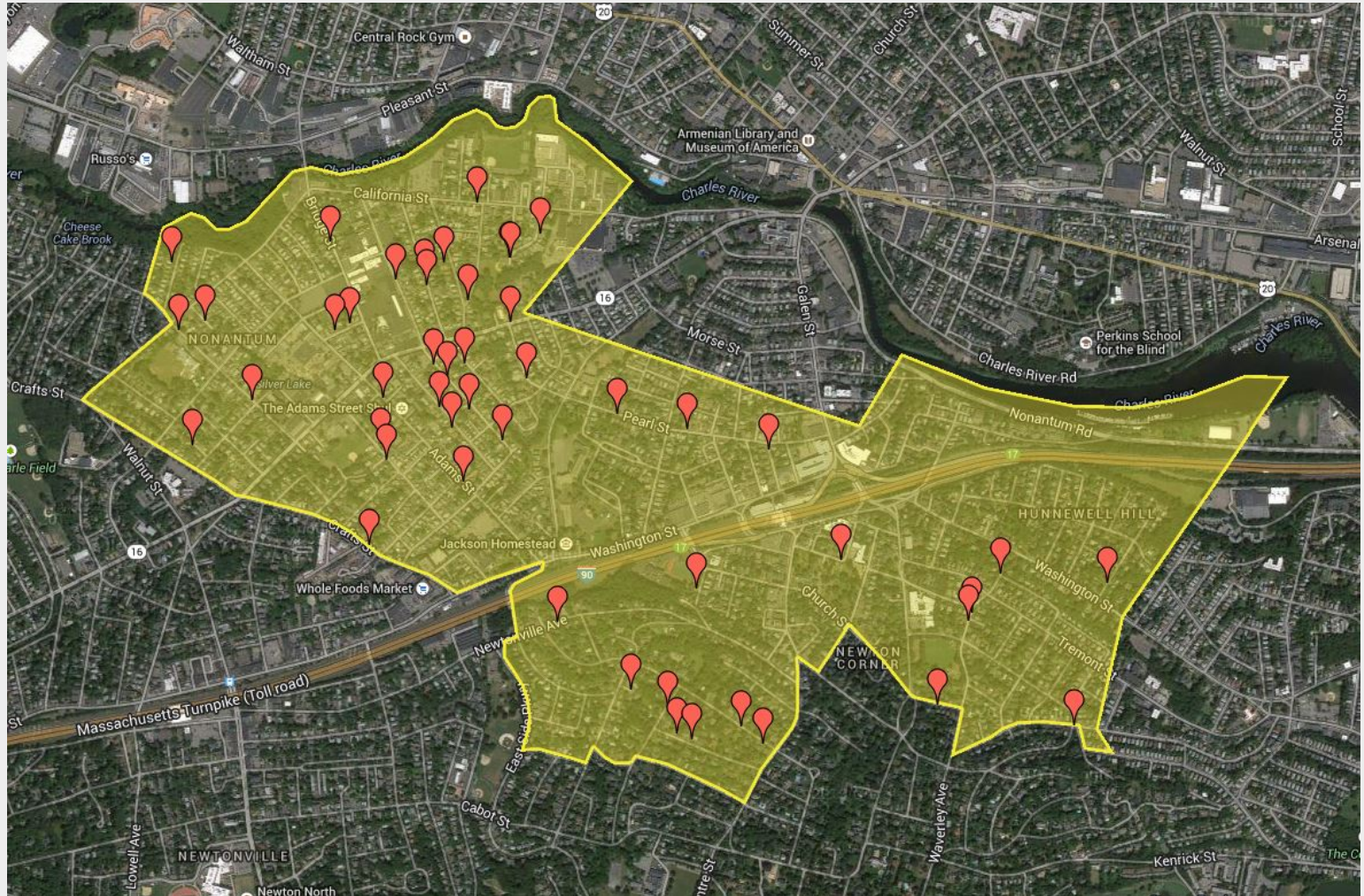
FULL-HOUSE DEMO PERMITS 2006-2014

Data does not include partial demolitions

Demo Permits Issued



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

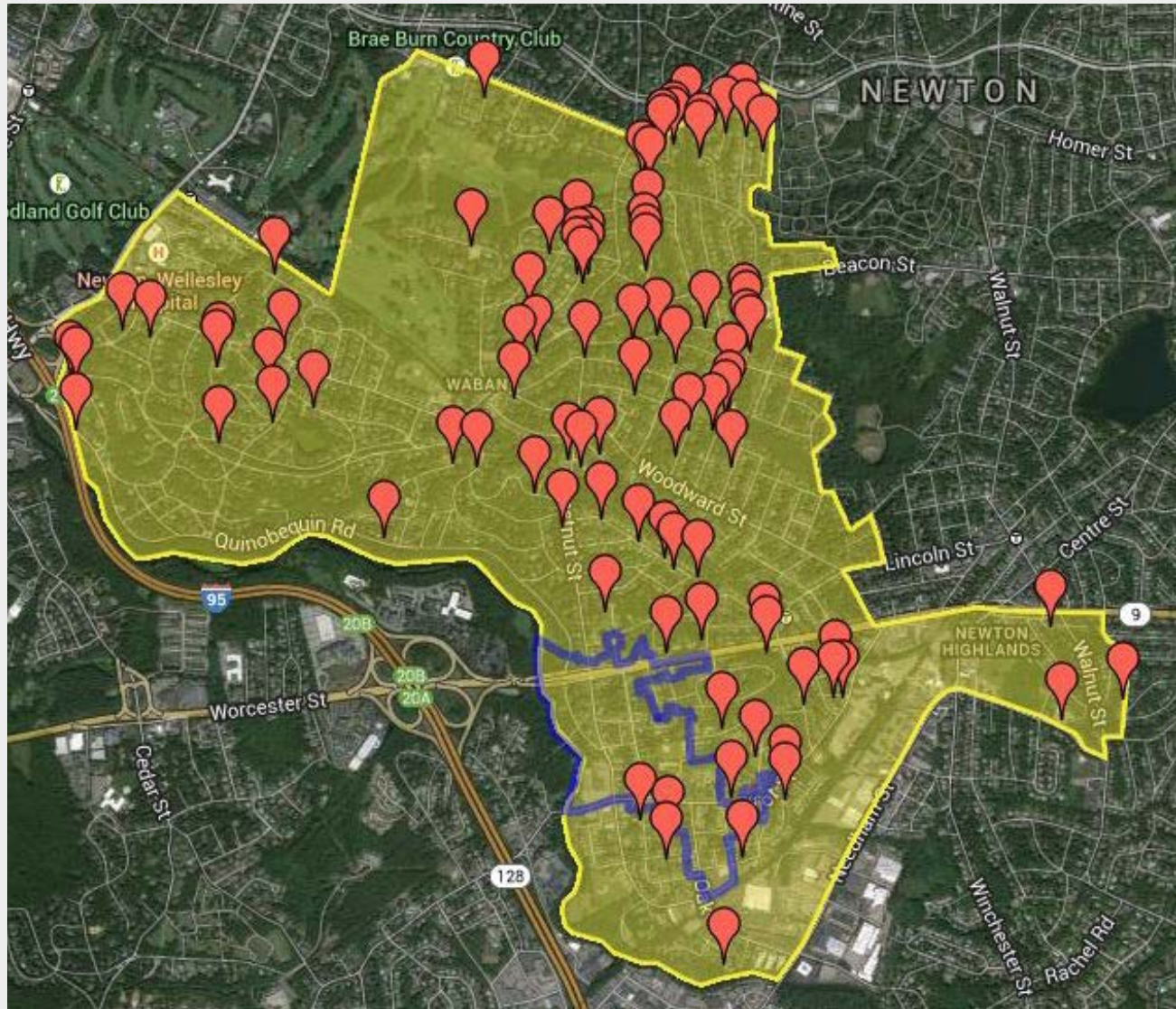


FULL-HOUSE DEMO PERMITS ISSUED 2005-MID 2014 WARD 4

HISTORIC
DISTRICT



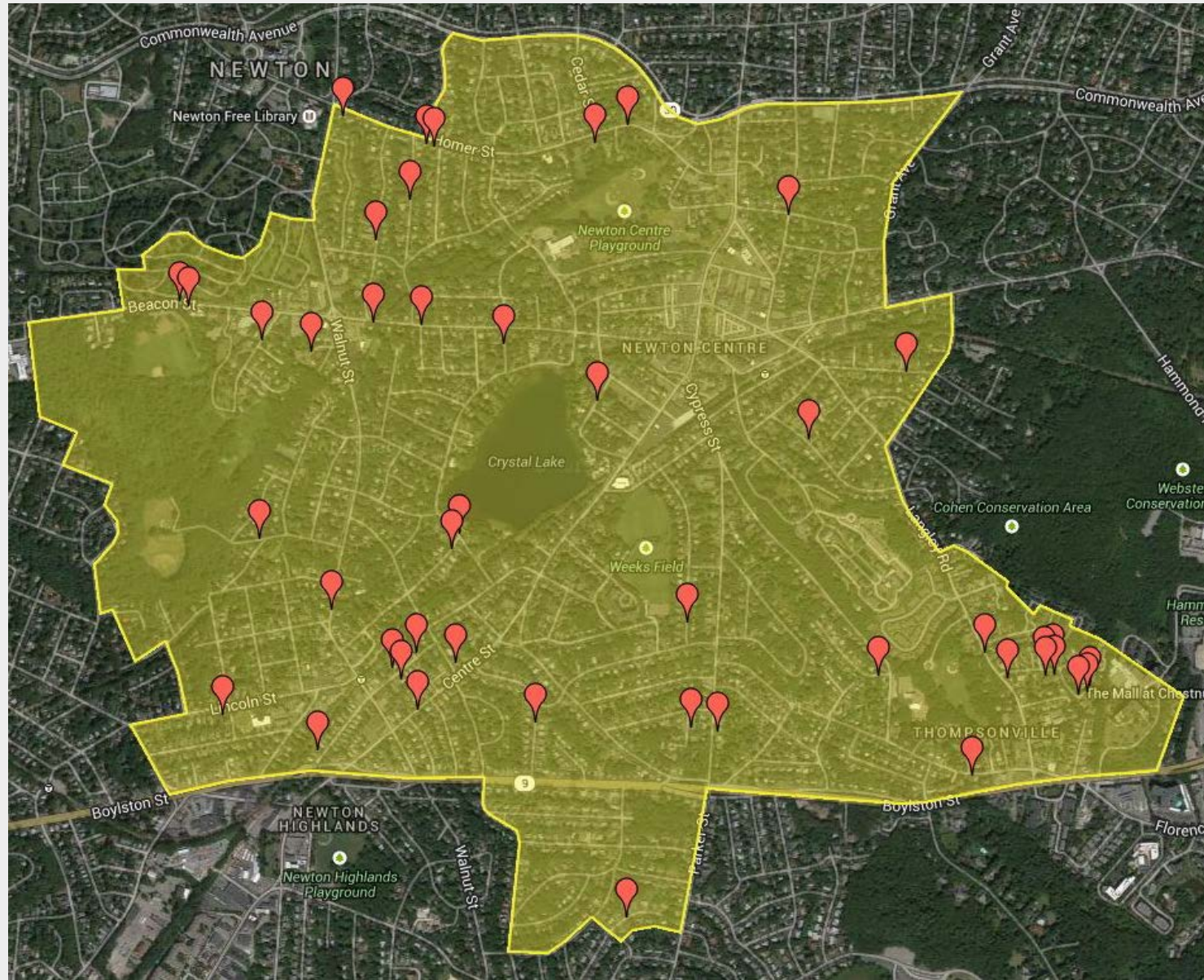
FULL-HOUSE DEMO PERMITS ISSUED 2005-MID 2014 - WARD 5



HISTORIC
DISTRICT

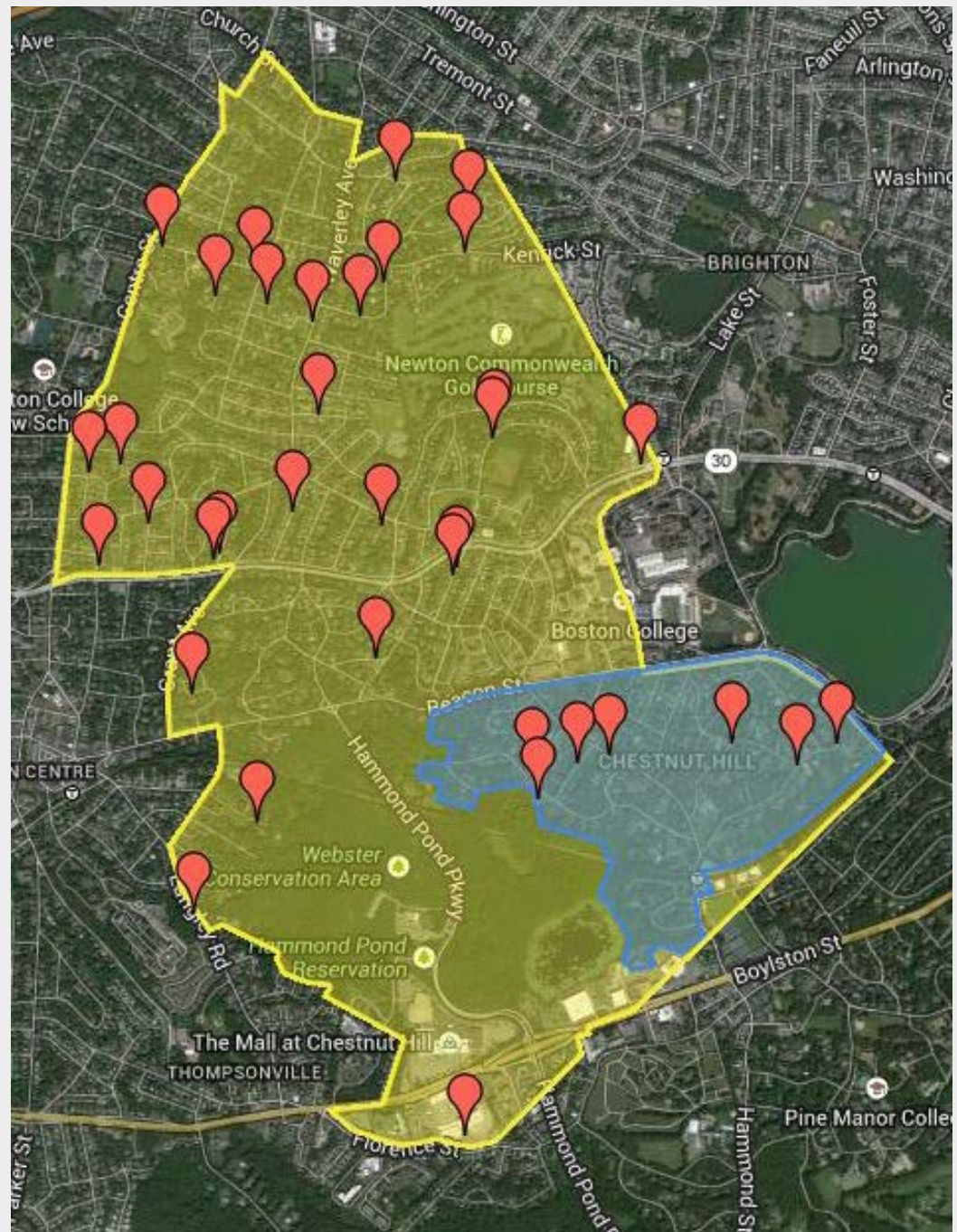
FULL-HOUSE DEMO PERMITS ISSUED

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**



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