

# Waban Future Planning Survey #2: Historic Preservation and Development

Thursday, July 20, 2017

# 239

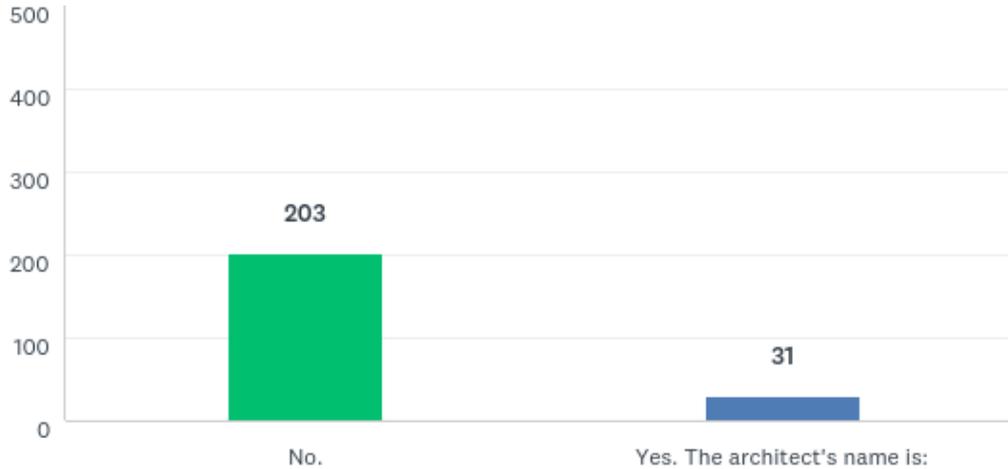
Total Responses

Date Created: Tuesday, December 13, 2016

Complete Responses: 231

# Q1: Do you know the architect's name?

Answered: 234 Skipped: 5



# Q1: Do you know the architect's name?

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Answered: 234 Skipped: 5

Answer Choices	Responses	
No.	<b>86.75%</b>	203
Yes. The architect's name is:	<b>13.25%</b>	31
Total		234

# Q1: Do you know the architect's name?

31 Responses

William F Goodwin

Edward Stratton

It was a developer who built the area around Allen St., Glastonbury Oval, Avalon and Upland Rds.

Steve Hamilton

Wilford P. Hooper

Can't remember

William James

Paul Apkarian

Bernard

Royal Barry Wills

Henry O. Lowell

Lewis H. Bacon

owner/builder

J.C. Perry, Builder

Sidney Novak.

William James

Harry Ramsay

H. Langford Warren

I don't know the architect, but I do know that it was built by the Grossman family (from Grossman Lumber - remember them?)

LDA did addition. Have house original blueprints.

Ron Margolis (renovation in 1988)

Lynne Osborne, West Hill Architects

Rich Saris and Steve Vona

N/A

Bacon and Hill

Charlie Trane. He did all the houses on our street

Frederick parsons

Warren

we believe this house is a Royal Barry Wills

Michael Collins

Henry Finch

Edward Stratton

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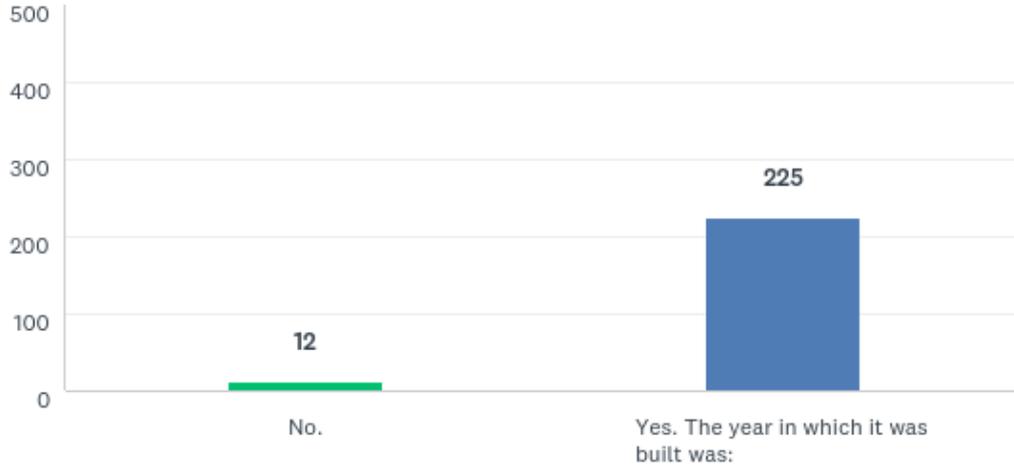
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## Q2: Do you know the approximate year it was built?

Answered: 237 Skipped: 2



## Q2: Do you know the approximate year it was built?

Answered: 237 Skipped: 2

Answer Choices	Responses	
No.	5.06%	12
Yes. The year in which it was built was:	94.94%	225
Total		237

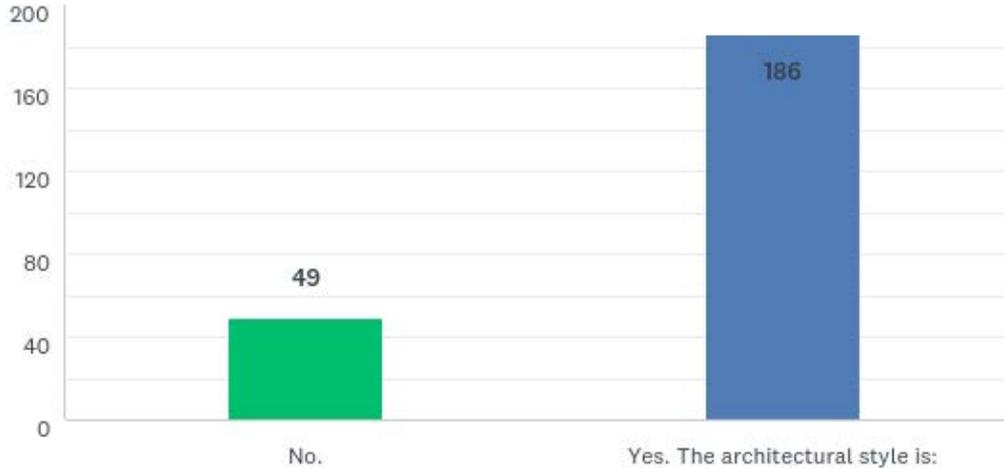
## Q2: Do you know the approximate year it was built?

Answered: 237 Skipped: 2

2011	1928	2007	1900	1920s	earlier.		1996	1925	1890	1900 and beginning of the 1900
1898	1915	1896	1932	1928	1939	1890	1960	1946	1956	
1972	1929	1975	1955	1920	1912	1960	1932	1935	1920s or 1930s	1930
1905	2009	1930	1929	1900	1914	1921	1956	1920	1927	1928
1888	1924	1928	1929	1954	1930	1947	2013	1926	1932	1906
1896 - 98	1895	1950	I think that it was build around 1890	1958	1903	1917	2000	1920	1903	1950's
1939	1928	2003		1924	1955 approximately	1895	1929	1907	1926	1890
1929	1960	1916		1921			1784	1897	1925	2013
1926	1926	1938	1840s	1935	1929	2005	1926	1926	1930	1916
1930	1932	1931	1935	1935	1986	1890	1912	1930	1924	1889
1920	1938	1915	1923	1926	1914	1913	1916	1929	1911	1938
1955	1901	1860	about 90 years old	1937	1906	I believe it was 1948	1928	1929	Around 1930	1930
1920	1880	1935	1938	1930	1920 to 1923	1931	1895	1974	1925	
1900	1930	1927	1897	1947	1952	1922	1897	1929	1890	
1923-1934	1928	1948	1932	1925	1920's	1954	1930	Early 1950s	1920	
1907	1920	1914	1935	1920	2003	1930	1924	1960	1927 I think	
1921	1880	2014-2015	the early 1930,s	1959	1933	1931	1918	2002	1920	
1929	1955	1936	1927	1938	1952	1900	1929	2017	1890	
1950's	1903	1948	1950s	1911	1889	1929	1909	1926	1939	
1928	1930	1897	1930	1928	1933	1930	1915	1947	1912	
1917	1938	1892	1946	1956	1925	1920	1934	1905	1999	
1930	1915	2013	1935	1936 or possibly a couple years	1997 -rebuilt	1928	1920	1925	I think it is around the late	
					1922					

### Q3: Do you know the name of its architectural style?

Answered: 235 Skipped: 4



### Q3: Do you know the name of its architectural style?

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Answered: 235 Skipped: 4

Answer Choices	Responses	
No.	<b>20.85%</b>	49
Yes. The architectural style is:	<b>79.15%</b>	186
<b>Total</b>		<b>235</b>

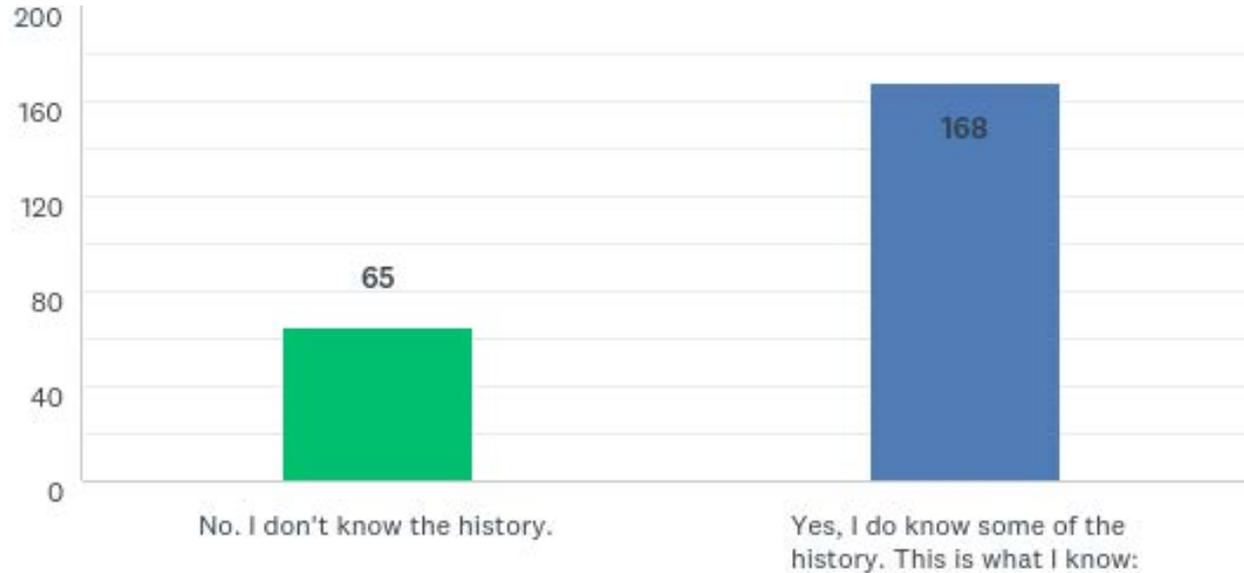
# Q3: Do you know the name of its architectural style?

186 Responses

victorian	center entrance colonial	dutch colonial	Craftsman	it's an expanded cape		Tudor
colonial	Colonial with bridal staircase	Dutch Colonial	Ranch	Gambrel cape	Began as summer cottage, probably a Cape style, but significantly updated.	Center Entry Colonial
Victorian	Arts and Crafts?	Tuder	Garrison colonial	Colonial	Dutch colonial	Georgian colonial
Cape and Dutch Colonial	colonia	ranch	colonial	Tudor	Colonial	Dutch Colonial
Colonial	Victorian	Victorian	English colonial	colonial	Colonial	Tudor
Dutch Gambrel	Colonial	Ranch	contemporary ranch; built 1952, remodeled 1986, 2005, 2014	French Normandy	Captain Cape	Originally was a bungalow, since 1980 it has been a cape.
victorian	Garrison colonial	Post War Contemporary	Tudor	Center entry colonial	Not entirely sure but it has craftsman elements	Shingle
Colonial	Center entrance colonial	Georgian Colonial	Tudor	tudor	Colonial	Gamble
shingle style	Expanded ranch	Colonial	Tudor	Colonial	Federal	cape
English colonial	Dutch Colonial	Colonial	Centre entrance colonial	Garrison Colonial	Brick Colonial (there's probably a specific sub-style, but I don't know it.	Colonial
Colonial	side entrance colonial	Colonial	Colonial Revival	Cape/Nantucket Cottage/Japanese	Dutch Colonial	Victorian
Cotswold Colonial	classic garrison colonial	Colonial	Georgian Colonial	Split level or raised ranch	Dutch Gambrel and Colonial	Cape
contemporary	Farmhouse Victorian	Colonial	Colonial	colonial	Colonial	Colonial
Colonial Revival	Colonial	Colonial	modern colonial	Yes but my house is a strange translation of a Cape	Colonial	Colonial
Tutor	Garage	Colonial	Colonial	King edward colonial	raised ranch	Colonial
Tudor	Split	Modern / split level	King edward colonial	Ranch	Federal colonial	Arts & Crafts
Tudor Revival	late Victorian	Cape	Ranch	Vaguely Tudor / Colonial	Originally a split ranch	Raised ranch
Tudor	Cape	Prairie	Colonial	Colonial	originally a dormered cape but we changed it to a Garrison Colonial	Victorian
English cottage	Colonial	Colonial	Colonial	Colonial	colonial	Arts and Crafts
gambrel victorian	Queen Anne Victorian more or less	colonial	Colonial	The floor plan is colonial, but it is brick with Victorian overtones. I don't know what one would call it.	colonial revival	side-entrance colonial, has Spanish touches (stucco with red tile roof)
colonial tudor	Cape Cod	cape	Tudor	Tudor	Cape	Hodge podge of different styles. Just ask Henry
Colonial	tudor	gambrel colonial	Tudor	Colonial Revival	Queen Anne	Cape-Colonial
gambrel colonial	Medieval Revival	Tudor	Shingle-style Victorian with medieval accents	Medieval revival (supposedly)	Tudor	English colonial
Victorian	Mediterranean	Colonial	Colonial	Tudor	center entrance colonial	
multi-level	colonial	craftsman style and english cottage		center entrance colonial	Colonial	
Craftsman						

# Q4: Do know the history of your building? For example, the names of people who lived there, or if the building ever served a non-residential purpose?

Answered: 233 Skipped: 6



# Q4: Do know the history of your building? For example, the names of people who lived there, or if the building ever served a non-residential purpose?

Answered: 233 Skipped: 6

Answer Choices	Responses	
No. I don't know the history.	<b>27.90%</b>	65
Yes, I do know some of the history. This is what I know:	<b>72.10%</b>	168
Total		233

# Q4: Do know the history of your building? For example, the names of people who lived there, or if the building ever served a non-residential purpose?

168 Responses

house used by worker at orchard/farm

Built by first owner. 3-4 families followed.. Last were the Pearsons, 1948-66. His son and grand kids once visited.

there have been at least 3 owners. It has always been a family home. One of the earlier owners was Greek.

I know the two previous owners of the house, dating back to 1977

The Lucks lived here before us and had 3 sons, always was a home, not business, but was the builder's model, which is why it has a wide staircase, and generous foyer

The original owners lived in the house until the early 2000's.

Only three owners

Our house has been occupied as a residential home for past 30 years, and likely since it was originally constructed.

previous long-term owners: the Plumers

We have lived here for 50 years. We know the name of the family that lived here the previous 25ish.

There have been two owners before us.

William Harlow commissioned the architect to build it. We bought the house from The Aronsons in 2012. They had lived in the house over 20 years

Blah blah

Former residents

I know that John, Amy, Arlo, Madeline Furst lived there

always residential. I was visited by a woman who was born (actually) in the front bedroom about 85 years ago.

Albert Angier lived in our house. It was built by his father.

Before the house was built, the neighborhood was a farm with greenhouses - we still find a piece of glass in the dirt now and then

Have met a few of former residents

i know the people that lived there before us

# Q4: Do know the history of your building? For example, the names of people who lived there, or if the building ever served a non-residential purpose?

168 Responses

I can go back 2 previous owners

It was built by someone who ran a leather business in Boston, later occupied by the Christmas family, also by Rick Ocasek of the band The Cars (supposedly...).

we built it

Stanley and Sandra Goldberg owned the home

Some of the people who lived there

Three families before us

Know a number of previous owners

Before us the Greens, before them the Golds...that's it.

All Brae Burn families

Our house was built for someone who owned a nursery and he sold adjacent land after the depression.

Griffith

Builder name and address, former owners back to original owner.

Always a single family house

One family lived there prior to our moving in. The house was renovated almost entirely in 2005

Sarah M. Crawford House

This home was in the same family - the Garrison family - until a developer (who sold to us) bought to renovate

spec house

The names of former residents

Scott family and guy we bought it from

Quite a lot

I know name of prior owner, who lived there since the 1950's.

One family lived here before us when we moved here in 1965.

tutor house built in 1920 with Royal Barry Ellis style

Previous owner

Prior owners

Always residential

Brand new house

It was built, then two floors ripped off, then rebuilt, and then rebuilt again

The names of the former owners

we know some of the previous owners

# Q4: Do know the history of your building? For example, the names of people who lived there, or if the building ever served a non-residential purpose?

168 Responses

My family bought the building from the original owner who was a doctor.

It was part of a small development. The original owner died and her son took over. He still owns the building.

designed and built by owner who sold it to current owner

uninteresting, alas.

It was originally the Pine Farm School; we have the names of all previous owners, as that info is available at the court.

Mr and Mrs Novak lived in the house. Mrs. Novak sold it to us in 1995. Mr. Novak died earlier.

We are the third owner, 1988, the Millers who we bought the house from bought it from the original owner who purchased the lot from the developer, the Skolnicks, who bought the Karen Road, Oak Vale and Lawmarissa property from

the Waban farm/nursery in 1957.

It was built by the scion of the S.S. Pierce family for his mistress. It was sold to a gent named Loeffler who invented the mutual fund; he sold it to Shepard Herman and his wife. Shepherd Herman built a small house next door, moved into it and sold 24 Radcliff to Dr. Wolf who was a psychiatrist who added the office wing as his psychiatrist's office. I believe that Waban was one of a few places that permitted doctor's home offices. After he died at a fairly young age of a heart attack, his widow and second husband (Mr. Pieters) lived here with their combined 9 children. In 1980 Mrs. Pieters sold it to us (Sallee and Nelson Lipshutz). We added the addition to the second floor in a whole second floor renovation around 2009.

I know all of it's history

Reeds

Why do you care?

The last two families who lived there in the last 35 years

A family with 8 kids loved here before the blended fam with architect who next moved in.

It was built by Charles Train and our area of Waban was originally farmland. Previous owner lived there for 35 years, Anne and Abraham Pressman. It was never a commercial building. I have the original blueprints.

One other owner : John Parker House was built by his father who owned nearby

Original owner name and permits pulled for additions

Built by the black sheep son of the S.S. Pierce family for his mistress, then sold to the inventor of municipal fund metrics, then to a plumbing engineer and sculptor, then to a real estate agent, and then to us.

# Q4: Do know the history of your building? For example, the names of people who lived there, or if the building ever served a non-residential purpose?

168 Responses

I know the names of the last owners before us

Yes, I know the names of the previous 2 owners, and also know how the first owner died and have heard stories about her and the gardens she had.

Lewis family, Schatzkin family

I know of the past 3 owners and most recent work they had done to the house

editor of christian science monitor lived here..we are only the third owners

From the Johnstons in the 70s, to the Sessions and now us

Previous and only resident

We are third owners

built in 1986 on open field

four owners 1923-1948, 1948-1954, 1954-1984 and us 1984-present

Was built by family named Rabin. We are the second owner.

A family, named, Black, built and lived in the house. They sold it to a couple, who lived here about 6 years. We bought it in 1976 and have lived here, since. We went through extensive renovation, 2011-2012. Did not change the footprint. Just upgraded the landscape (which we had been doing over the years) and the interior.

owned by Tom devesto

The previous owners, George and Ruth Rautenberg, told us that they had shown interest in seeing the house at 70 Neshobe Riad, Waban, when it was on the market sometime in the 50s (not sure of exact date) but realtor refused to show it to them. (They were Jewish). Only after it stood empty and remained unsold for many months, perhaps longer, did they receive a call from a realtor asking if they would still like to see the house. They did, and they bought it. I am proud that this area of Waban, at least, includes a diverse group of racial and ethnic identities.

We've met the owner from 1960.

There was one owner that was born and raised in the original structure through his adulthood - he sold to us/developer in 1996 when we build a modern colonial that was ready in 2097

The house was designed and built for Josephine Stobbart; the Carletons lived here next, then the Moebes, then us.

Just know the family here before us

Nobody special lived there. Part of the Strong's lots.

It has always been a residence. We bought it in 1977 from Ed and Edee Hawkridge who were the 3rd owners.

We were told that the owner before the previous one was principal of the Angier School

We are the first owners

# Q4: Do know the history of your building? For example, the names of people who lived there, or if the building ever served a non-residential purpose?

168 Responses

Was originally the carriage house for the Angier family's home.

First family was Levi M. Flint and Helen Bullard Strong, station agent and music teacher. Etc. etc. etc.

Original owner: William Taylor, Esq

There were 2 families before I bought the house: the Grossman family, and then the Blum family that lived in the house for I think 35 years. I bought it in 1996.

It was built on farm land by one of the family

Names of owners

Names of prior owners

I know the previous owners' names

The Warshavers were one family

I know three prior occupants, and the very first owner.

I know the family from whom we bought, and a previous family that lived here before them.

I had this home built in 1996 and have lived here since

I am second owner

I know about the people who lived here before us

Was built by local developer (whose wife just passed away this year) The original owners were the Millers and we were the second owners buying this house in 1988. The houses were built post WWII on plot that was an orchard. There might have been a lake or pond somewhere on tract.

We bought it new. Small ranch previously there

We are the only the 3rd or 4th owners. Part of it was previously used as a dentist office and then a psychologist office. We think we are the first family to ever have kids living here.

What's in Waban Early Days and the list of previous owners

I am third occupant since it was built

Steinmetz preceded us

First owners and owners from whom we bought the house

Previous owner and always been residential

Built for Boston toy maker Mr. Peabody.

# Q4: Do know the history of your building? For example, the names of people who lived there, or if the building ever served a non-residential purpose?

168 Responses

George Heald was original owner. When he died, his wife lived there for several years. In the 50s it changed hands a few times. Then the Bakee family lives there for almost 50 years. The Schwartz family bought it in 1997 and sold it to us in 2015. I have the exact dates from pages I photographed at he Jackson Homestead. This is what I can supply from memory.

3 previous owners

A physician delivered babies in this house

Do not know the names of people who lived there, but do believe this has always been a residential building

We are the fourth family. Original property was on Fenwick, as Collins road had not yet been developed.

The Blodgett family may have been the first to live here then my parents bought it and I have

lived here all my life

The prior owners names and the fact that they did a but renovation and expansion, while maintaining the original facade.

i only know the people who lived here before me and i have lived here 54 years

Previous owner and her family lived there for over 30 years

I know the names of the first two owners and basic facts like kids names and roles in the community

some previous owners' names

Jimmy Marsh born in my house in 1910 came for a visit years ago

The previous owners, the Jacobs lived her for between 20-30 years. They gave us a high school yearbook from the year the house was

built. I believe one of the seniors in the yearbook lived in the house. I'll have to find the book.

Previous owners lived in the house for quite some tiem (maybe 50 years). Their name was McGurrin.

Only know names of prior owners

We know the prior owners name

prior owners

To my knowledge, it has always been a single day residence. There have been around 5 families who have lived in it.

We're the 3rd owners. I know who we bought from

# Q4: Do know the history of your building? For example, the names of people who lived there, or if the building ever served a non-residential purpose?

168 Responses

The previous family where the daughter and family of the man who built it.

Built by two doctors who immediately thereafter got divorced.

It was built by and for James Pettee, a Newton Upper Falls business man who ran a paper mill there

Did research of previous three owners.

Different owners, each for about a decade  
always residential

Building has always been a home. We are the 3rd homeowner in 90 years since the home was built. Original Owner was a Director and Financial Controller with United Fruit Company (Forerunner to Chiquita Brands International). 2nd Owner was a Commercial Lawyer based out of Wellesley

Custom design by Harry and Isabella Shane. We are the 3 owners.

The Strong family built it

I am the 2nd owner; I know the name of the couple who built the house and lived here, but I can't remember it right now; they had a son and a daughter. After they both passed, the 'mother' left the house to her grandson, who was a college student at the time {1977}; we bought the house from the grandson

One previous owner, I believe. McDonald

2 prior families lived there. Don't know the name of the first couple.

Parsons was an interior designer for queen Victoria at Windsor castle. He left England for a job at Wellesley college

Previous home of Peter Wolf of the Jay Giles Band

I looked in the U.S. Census for 1930 and 1940 and found a lot information on the families who lived in my home. It was easy to do. I was able to look at the same information for my neighbors' homes, too.

All the previous owners

I know the names of the last two owners.

not sure but I could put it together

Owned by Bezin family for approx ~40 years from ~1970-2013

Sue, my wife, knows everything

Previous residents

2 previous owners

We are the second owner

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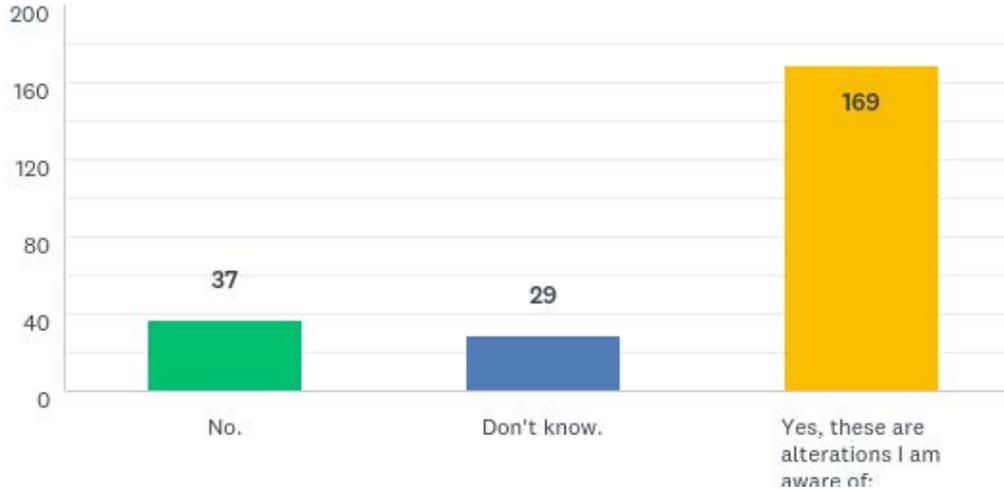
Previous residents

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## Q5: Has the exterior of your home been altered since it was built?

Answered: 235 Skipped: 4



## Q5: Has the exterior of your home been altered since it was built?

Answered: 235 Skipped: 4

Answer Choices	Responses	
No.	<b>15.74%</b>	37
Don't know.	<b>12.34%</b>	29
Yes, these are alterations I am aware of:	<b>71.91%</b>	169
Total		235

# Q5: Has the exterior of your home been altered since it was built?

169 Responses

different siding	SMALL ADDITION	first floor; Master suite with walk in closets and large master bath on the second floor.
New front porch, kitchen addition	We added a 2 story addition, and basement	Porch enclosed
I added a small 5 sided area to the kitchen.	We removed aluminum siding.	We did renovations
additions to the back	Bigger front windows, garage moved forward, addition on back	major renovations, additional of screened porch, front porch, enlarged kitchen
New siding, new roof, new windows, new paint, addition of family room, bathroom, closet	Aluminum siding was added at some point and a former porch (screened in porch) was enclosed as an addition to the house.	addition added in keeping with original house
rear addition, bay window	two additions, 3rd floor dormer	Stairwell, kitchen extension, garage
Enclosed 3 season	Originally there were simple porches on the E and W sides of the house. The porches were accessed through French doors, leading off the dining room, and the living room. The porches had been removed by the time we purchased the house. Since we've lived here, we added a screened in porch on the E, and had a family room added on the W. Both spaces utilize the original French doors.	barely altered
we added a driveway, a deck and an atrium	A side entry was closed. Deck was added.	We reinforced the front entrance and added a small addition to the back of the house.
Paint color	family room in back	We have done 2 small extensions in the 21 years we have lived here, as our family grew from 2 to 5 people
additions to extend kitchen area and addition over the back porch	Yes. There's a 2-story addition: family room on the	Addition to back
A second bathroom was expanded, a deck and family room were added		
Addition on back		
we put up a detached garage plus expanded the back of the house remodeling the kitchen and master bedroom		

# Q5: Has the exterior of your home been altered since it was built?

169 Responses

small mudroom attached to back.(outside actual house)

Deck, sunroom

Aluminum siding added then removed. Garage rebuilt, enlarged.

We added a family room and deck

Raised the roof in back to make living space on third floor.

Garage and family room added

Addition

Enclosed porch

shutters taken off...entrance moved from front to side.

Additions in 70's

Extension and siding

Added on

Addition of garage family room

Front vestibule added and studio/office above, rear bump out for eating area and deck added, which also allowed for enlarging bath above, third level large dormer added to create small bedroom and provide room for second bath, total interior renovations.

Enclosure of screen porch

Kitchen expansion

Back 1/2 of house added on

Back of the house was bumped out and carriage house was gutted and added on to.

There has been an addition, garage added and deck/pergola added in the renovation

added screen porch, shutters, window details

Added an attached garage

Addition in 1998

The front porch was renovated.

Expanded at least 4 times, from 19th cent. to 1970s.

the addition that we made kept its character

1996 renovation

In the sixties we changed the back entrance door.

Original owner added a maid's room and bathroom off the kitchen

Closed off basement garage

addition added to one side, changing the roof lines additions

Porch added/former porch enclosed to become year round living space

We built rooms into the attic so raised the roof, painted exterior and replaced windows

6 x 10 atrium in the rear is the main alteration made in recent years.

We added a family room in the rear attached to our kitchen

# Q5: Has the exterior of your home been altered since it was built?

169 Responses

A psychiatrist's office was added on the west side in the 1950's and a second floor room was added in 2008 above the flat roof area between the main house and the office that was added in the '50's.

Additions

dormer windows added in front, garage expanded

Addition to the rear

We added portico

Small addition in the back

Siding installed

Extension on the kitchen and a room on the side of the house

Basement dug out in rear for a picture window & door by reboots owner; we added a screened in porch in the space between the house & smaller sunroom.

Yes, 2 additions, from the 70's and 2000.

Garage changed to living room so windows changed. Front entrance moved. Porch now entryway.

Side addition and rear addition

An office wing was added in 1954, and a new bedroom in 2011.

additions

A tool shed was added 2 years after it was built, and we modified the house several years ago.

addition in the back, paint color changed, roof changed

Addition

Sunroom added on, 1930s

not sure. We think so

Just at the back.

Addition in rear

replaced screen porch with clapboard addition, deck added

second story added; stone front expanded, window modification

Front porch floor was reduced.

Additions. Exterior frame and color same. The additions did not keep slate roof which is much more expensive.

An addition was added in 2000.

Rebuilt but added on to original structure in 1996-97

Addition put on in 2000; new roof going on this summer

Lower floor storage plus a family room above, on the side and back.

We removed some wrought iron "balconies" from the first floor because they had deteriorated badly and were rusted through

a rounded end of the porch was taken off and a big enclosed porch was added -

Added on to

Doubled the size in 1984-85

Room addition; rear deck replaced original carriage entrance

# Q5: Has the exterior of your home been altered since it was built?

169 Responses

Expanded the house

addition in back roughly 25 years ago

A family room was added. A back deck was added and doors added to access the deck.

Previous owners added 2nd floor; we added side addition and a second floor over garage

We made major changes about 22 years ago

back deck added/expanded

We sadly lost our 100-year house to fire.

dormer in back

We extended the size of one room

Kitchen was extended, deck added on, sleeping porch enclosed

Updated Windows and previous owner removed original exterior wood beams and added siding near the south facing ridge of the roof.

We added a master bedroom to the second floor and remodeled the kitchen and downstairs bath

I saw a photo that had a 2nd floor sundeck. No major changes at all. Same footprint.

large addition by previous owner

We replaced the original stucco with a longer lasting stucco-like material.

Side porch turned into year 'round den.

We replaced the one room on the second floor with two rooms and a full bath in 1980. We added a third second floor room and a large deck, screened in, in 2001.

addition

Bathrooms added, kitchen & Carport added, barn/garage removed, added

Addition of back family room, office, extension over side porch, expansion of master bedroom and living room

new siding - also think the previous owner put on a new front door entry bought from an estate

Additional wing/room added; home repainted

Family room in the rear of the house

we added round-top windows and moved the detached garage to semi-attached

added a sun room

Master bed and porch

Additions

Major additions, added rooms, central air, etc

addition built in 1982

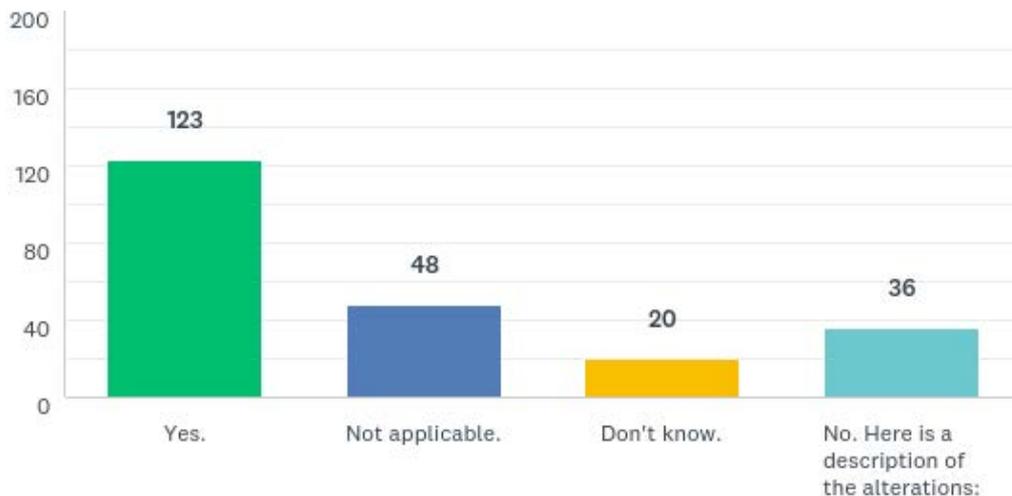
N/A

We added a small addition in the back. Other than that, it's possible but I don't know

An addition was built off the back of the house

## Q6: If the exterior of your home has been altered, have the alterations matched the original architectural style of the building?

Answered: 227 Skipped: 12



## Q6: If the exterior of your home has been altered, have the alterations matched the original architectural style of the building?

Answered: 227 Skipped: 12

Answer Choices	Responses	
Yes.	<b>54.19%</b>	123
Not applicable.	<b>21.15%</b>	48
Don't know.	<b>8.81%</b>	20
No. Here is a description of the alterations:	<b>15.86%</b>	36
<b>Total</b>		<b>227</b>

# Q6: If the exterior of your home has been altered, have the alterations matched the original architectural style of the building?

36 Responses

I tried. The 6 large windows are akin to the 12/12 s of the house.

wood shingle staircase, wood cladding extension

Pretty much

Probably not since some of the windows added prior to our ownership do not match original windows in the house.

The exterior of the original home is brick. The exterior of the addition is wood. It is, however, tasteful.

Blah blah

Some have

Not even close. We didn't do it...

W

The house was vinyl clad and trims had been cut - we now have wood shingles and full trims. Three tab (cheap) roof shingles replaced with new roofing - architectural (high profile) shingles. 'Matched' is a poor word suggests that matching is good somehow - the new design complements the original lines of the house and improves the esthetic.

Modern treatment of opening interior.

2 rear extensions under a low-slope roof, 1 side extension under a gable roof, gambrel roof over oldest part may not be orig., replacement windows (probably 1970s)

it is an atrium that is consistent/compatible with the original architecture

The psychiatrist's office blends, but is slightly more contemporary with a clerestory facing the street. Our addition ten years ago does match the architectural style of the house and was done to be unremarkable from the exterior! It is difficult to recognize it as an addition, just the effect that we desired!

Yes, our alterations match

See above

Yes, for the most part except for window styles which is unfortunate.

Think it's retained the original flavor

Extension of family room

matched in front as much as possible. No so for rear

brick house but clapboard addition. Color matches and addition is hidden by trees

see above.

Roughly the same on the front; the back is quite different

The windows are more modern.

From the sides, north & south

sort of: the sunroom addition does not match, but the

kitchen I added in the front does.

The porch was in keeping, the kitchen used different fenestration

More of a square shape. I would do different if had the opportunity.

not brick

Other than adding several windows we did not change the style

We installed larger windows in the rear

Extensions generally the same, but copper roof instead of asphalt shingles; exterior decks were contemporary in style, we have since replaced them with decks in keeping with overall style.

In the spirit of, but not exactly the same.

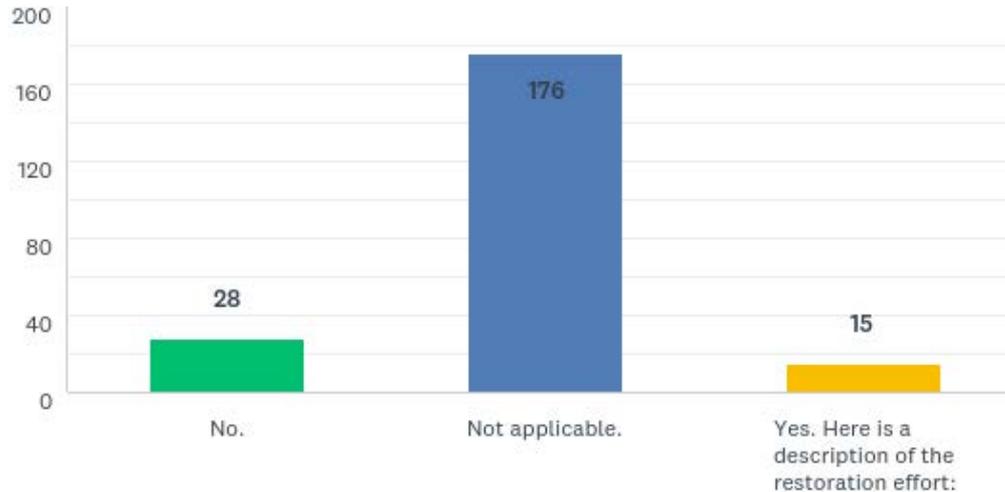
Adding floors makes it not a ranch anymore

It formerly looked like a bungalow, now it looks like a cape. Aesthetically, I believe the bungalow was more visually appealing, but it would have been very small for a family with two adults and two children.

the small addition does not have stucco

## Q7: If the exterior of home in which you live was altered in a way that was out of character with the original architectural style, have any efforts been made to restore it to its original architectural style?

Answered: 219 Skipped: 20



## Q7: If the exterior of home in which you live was altered in a way that was out of character with the original architectural style, have any efforts been made to restore it to its original architectural style?

Answered: 219 Skipped: 20

Answer Choices	Responses	
No.	12.79%	28
Not applicable.	80.37%	176
Yes. Here is a description of the restoration effort:	6.85%	15
Total		219

# Q7: If the exterior of home in which you live was altered in a way that was out of character with the original architectural style, have any efforts been made to restore it to its original architectural style?

15 Responses

Explained above

Yes, we have started removing the aluminum siding and restoring the underlying wood shingles.

Yes, we razed an addition that did not fit in

When we bought the house the addition did not match. In 2010 when we did a renovation and small addition we made sure to restore the architectural style and maintain the integrity of the home.

Large picture windows were added in the 90s then replaced with double-hung windows in the 2000s.

See above - but went beyond 'restoration'. We also corrected some structural deficiencies and added to the home.

Windows put in porch when it was enclosed were not in character with the house. When windows were replaced, new windows were in character.

Plans to do so

changed out siding for shingles, tried to make roofline more compatible with original style - tried to undo poor choices by prior owners

Restored balcony over front porch, removed vinyl siding

see above

The sunroom is an extraordinary room and in my opinion, "sold the house." I wouldn't want to change it.

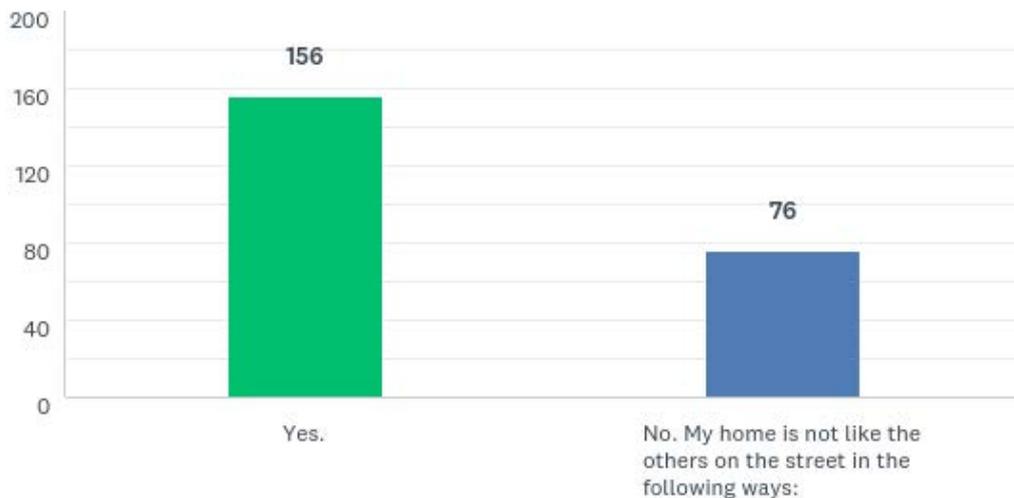
We did new exterior decks in keeping with the original style, replaced decks that were contemporary style.

Alterations kept with the flavor of street

It used to be a mansard roof. Not any more though

## Q8: Is your home similar to other homes on your street, in terms of architectural style?

Answered: 232 Skipped: 7



## Q8: Is your home similar to other homes on your street, in terms of architectural style?

Answered: 232 Skipped: 7

Answer Choices	Responses
Yes.	<b>67.24%</b> 156
No. My home is not like the others on the street in the following ways:	<b>32.76%</b> 76
Total	232

## Q8: Is your home similar to other homes on your street, in terms of architectural style?

76 responses

It is a four square, most of the homes on my street are Victorian style

Tudor influence

We are all a little different but many are similar in size and time built. More true of Larkspur not Quinobequin.

our street is a wonderful, eclectic mix of styles from the 1800s to 2016. There are 2 other homes on the street built by the same builder in the same pattern. Both have been altered.

Newton is a mishmash of architectural styles - chestnut street is a prime example

There are 3 houses on our street and all are different.

Ours is the only Tudor. However, it works well with the other homes on the street which are colonial and French Manor

mix of cape, tutor, ranch. The other 1200 sq.ft. gambrel on the road was just torn down and relaxed with a 6000 sq. ft. monster

Yes and no. There's been a lot of renovations and new homes built on our street.

My home was like other houses on the street, until the other houses were torn down and replaced. Now my house is small related to the other houses on the street

Big gambrel roof, neighborhood is eclectic Victorian, craftsman, a few 30s colonial

Except for the tear downs

We have one of only a few Victorians on our street

No other ranches

All homes on street are different.

Houses have been torn down and McMansions have been built.

Was a garage

Street is totally eclectic - meaning many different styles from many different eras - very late 1800s to present

Half levels. One other house on street, maybe same builder.

There are several from the same time period and others that reflect the style of other time decades.

street contains a variety of styles. lots of old homes. ours is new.

It's much older than most of them.

similar to the Tudor next door which had the same architect

All of the homes on our street are a little bit different.

## Q8: Is your home similar to other homes on your street, in terms of architectural style?

76 responses

Each is different.

less impressive

Neighborhood has many styles.

our home was built before most of the other homes near us

There are probably a few ranch houses on our street.

8 of the original 11 homes have been torn down and replaced and two others have been dramatically renovated.

We have a mix of Victorians, Spanish style, colonials and ugly new McMansions

They are not exactly Colonial

Eclectic styles on street

A mix of colonials, saltboxes, and tudors

The interior is similar but the exterior is very different. The same architect built 4 houses on my street.

All the houses on my street are post WWII and small except for the "tear downs." Others are ranches and colonials and some were small cottages which had second stories added.

Our home has a gambrel roof.

Very few Tudors

all homes are different on this street

They are all different

Similar to some

no uniform style

All homes are of the same age (~1920), but different styles. There are homes similar to ours on adjacent streets

others are straight colonial.

similar to one other house, architecturally, on our 1 block long, dead-end, street

Newer

Some have been knocked down and new

Same time period but stucco.

Beethoven Ave. Hodgepodge of mid-century small houses (ours is the only tiny colonial built in the 40s. Most of the other "originals" are ranch style). Then a bunch of big McMansions that have gone up over the last ~15 years (Beethoven is Ground Zero for developers), and more recently - some very modern houses (one new construction, one complete renovation of a mid-century ranch that is really well done...owner is an architect, as it turns out).

The homes are all different and of different ages and styles.

# Q8: Is your home similar to other homes on your street, in terms of architectural style?

76 responses

Built in the same year as several others but does not have all of the beautiful features that others have

Some. Very eclectic street

Only one of two stucco finishes

Many different types of homes on our street

smaller

different styles

There are lots of style homes on my street

Most homes on my street have been demolished and new grander homes have replaced the original structures.

Houses are all different

Much older

only two others remain from 1920's

Each home is different in style. Stucco central entry

Other homes larger and more Tudors, as our home was originally a summer cottage for people who lived in Boston and took the train to Waban.

Not really

different materials (brick front)

Has a different roof design

It fits in in terms of size and the fact that there are a few other colonials but we have many different styles on our street

size, shape, siting, etc

There are other homes like ours throughout the neighborhood and Newton. But, on our short block it is only similar to one other house - which is larger.

All houses are different and we are the only Dutch Colonial

It is the only one that's not a center-entrance colonial

not many Capes

The homes in the neighborhood were built by a developer in the 1920's

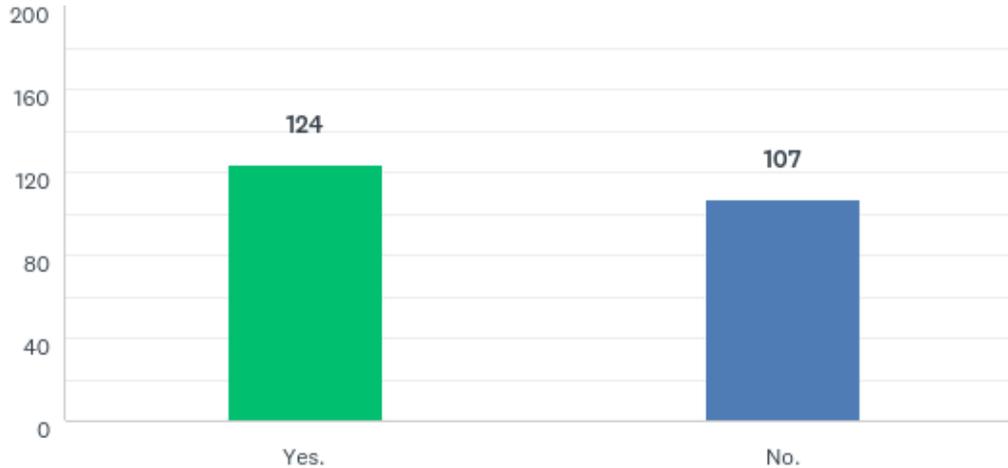
The answer is "YES", however, there are some changes>the newer monster houses that are changing the neighborhood.

it is smaller, different style

only one with stucco and red tile roof. however, the structural style is similar

## Q9: Would you describe your street and neighborhood as having an historic character?

Answered: 231 Skipped: 8



## Q9: Would you describe your street and neighborhood as having an historic character?

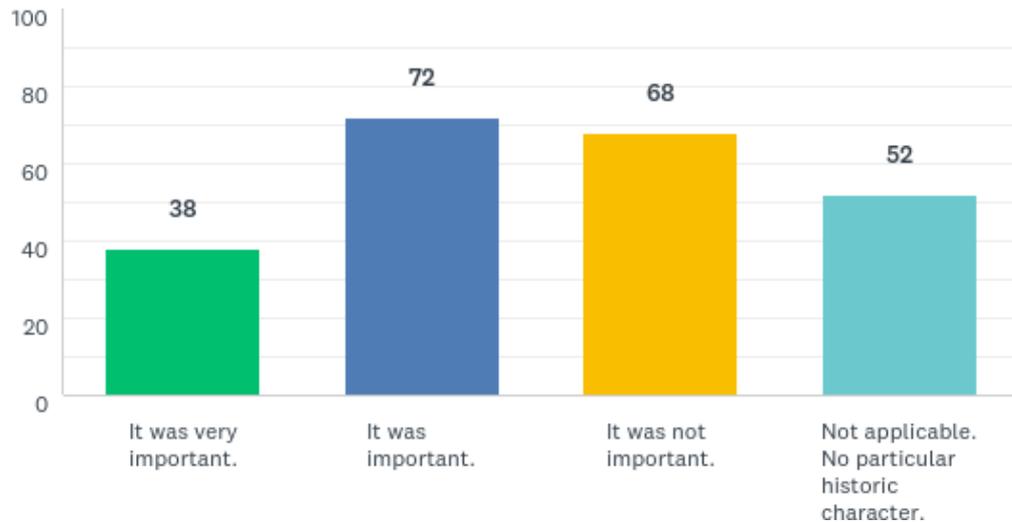
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Answered: 231 Skipped: 8

Answer Choices	Responses	
Yes.	<b>53.68%</b>	124
No.	<b>46.32%</b>	107
Total		231

## Q10: To what extent did the historic character of your street or neighborhood influence your decision when you chose your home?

Answered: 230 Skipped: 9



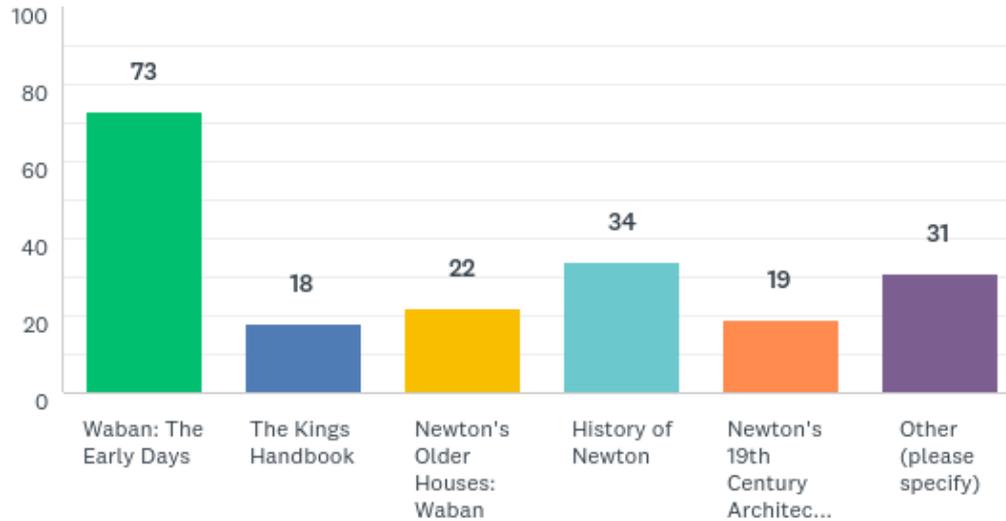
## Q10: To what extent did the historic character of your street or neighborhood influence your decision when you chose your home?

Answered: 230 Skipped: 9

Answer Choices	Responses	
It was very important.	<b>16.52%</b>	38
It was important.	<b>31.30%</b>	72
It was not important.	<b>29.57%</b>	68
Not applicable. No particular historic character.	<b>22.61%</b>	52
Total		230

# Q11: Have you read any of the following materials about the history of Waban?

Answered: 107 Skipped: 132



# Q11: Have you read any of the following materials about the history of Waban?

Answered: 107 Skipped: 132

Answer Choices	Responses
Waban: The Early Days	68.22% 73
The Kings Handbook	16.82% 18
Newton's Older Houses: Waban	20.56% 22
History of Newton	31.78% 34
Newton's 19th Century Architecture-Newton Highlands and Waban	17.76% 19
Other (please specify)	28.97% 31
Total Respondents: 107	

# Q11: Have you read any of the following materials about the history of Waban?

31 responses

none

no

No

no

the Upper Falls manuscript (includes Waban)

No but would love to

have a book, don't recall the name

The Villages of Newton (in Newton library) published by The now defunct Newton Times.

Z

I have read materials catalogue in the old library on Centre St, not sure of titles since my reading was so many years ago, in the early 1980s. That is when i read about Wabanites having burned down a poorhouse or orphanage which was located approximately on one of the sandtraps of Braeburn Golf course. Not an illustrious history.

no

Researched Ernest Bowditch, the landscape architect who laid out "Newton Terraces" from the river to Beacon Street.

No

We are familiar with Waban's history

H. Langford Warren bio, many websites inc. Ancestry.com

No....

Loved the video put together by 2 Angier teachers on the history of Waban - Lauren Commando and Ms. (can't remember her first name) O'Halloran

I have, but I don't remember what books

None

No not yet

Maps of Newton (I have an old volume - about 1914)

None

History of the Charles river

I've seen some. Oops and websites. It don't recall titles

None

thanks for the reading list

no

I have another book, but not sure of the name.

I have perused them, but not recently.

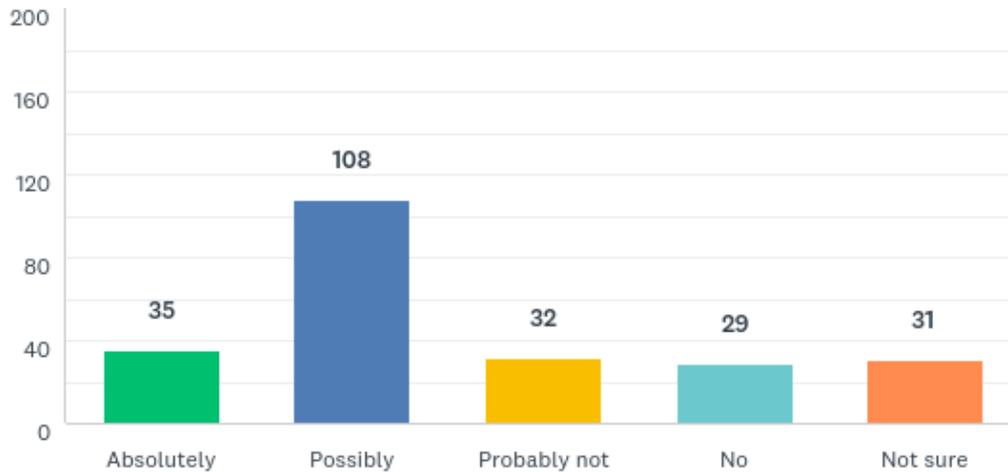
None

I don't remember all the names of the books, but I think we have them all

**Q12: Communities across the country are creating trusts and buying their village assets to protect them. Is this something you might consider?**

**Waban assets include the Strong commercial building, Waban Hall (Starbucks), Staples-Craft farmstead, and the Library.**

Answered: 235 Skipped: 4



**Q12: Communities across the country are creating trusts and buying their village assets to protect them. Is this something you might consider?**  
**Waban assets include the Strong commercial building, Waban Hall (Starbucks), Staples-Craft farmstead, and the Library.**

Answered: 235 Skipped: 4

Answer Choices	Responses	
Absolutely	14.89%	35
Possibly	45.96%	108
Probably not	13.62%	32
No	12.34%	29
Not sure	13.19%	31
Total		235

## Q12: Communities across the country are creating trusts and buying their village assets to protect them. Is this something you might consider?

### Waban assets include the Strong commercial building, Waban Hall (Starbucks), Staples-Craft farmstead, and the Library. 13 Responses

I think the library preservation is great. Starbucks isn't my idea of a village asset.

Absolutely not! I find the concept to be the height of NIMBYISM. I would never support any effort to create a trust.

I'd like to know more about what's involved.

Focused at present on tuitions & taxes

I am open to the proposal.

Depends where the purchase money comes from...

Some of these historic buildings are being well protected, like the Library. I am not convinced that a historic trust is necessary. Waban Hall could certainly be improved, but I'm unclear what the optimal approach would be.

Don't have the resources to do that

Individuals donating to conservation or trustees are dodging taxes.

If it will raise taxes, absolutely not.

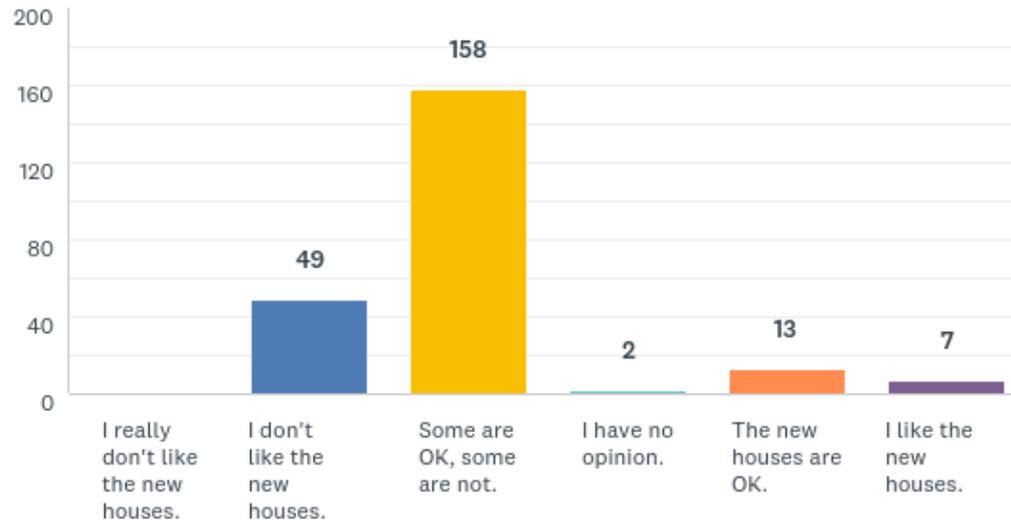
Would need to learn lots more about whole process

Absolutely not

Really depends on true historical value, rarity

# Q13: Waban is one of the villages experiencing the most tear downs in Newton over the last 10 years. What do you think about the houses that are being built in their place?

Answered: 229 Skipped: 10



# Q13: Waban is one of the villages experiencing the most tear downs in Newton over the last 10 years. What do you think about the houses that are being built in their place?

Answered: 229 Skipped: 10

Answer Choices	Responses	
I really don't like the new houses.	0.00%	0
I don't like the new houses.	21.40%	49
Some are OK, some are not.	69.00%	158
I have no opinion.	0.87%	2
The new houses are OK.	5.68%	13
I like the new houses.	3.06%	7
Total		229

# Q14: Tell us what you don't like?

209 Responses



Old dilapidated houses

Big. Out of character

maximization of house size on lot

The look like McMansions and are out of character with the neighborhood and the size of the lot

Houses are too big - most of them lack character and do not blend into the neighborhood

Very large buildings on small lots. Nondescript architecture out of keeping with neighbors.

Very large, lacking in character and taking up most of the lot

Some seem too big for the lot and too different architecturally

Absurdly oversized buildings that dwarf surrounding structures or leave no room between homes.

some are hastily and badly built, which is not good for the people buying them.

I don't like that the replacement homes are unaffordable to most.

houses whose design is not in keeping with the neighborhood

Not in character of other houses

Many are out of scale and character.

I don't like how you've worded this survey. You are putting words in peoples mouths by biased presentation. If you want to know what people really think, ask open ended questions. If you have a lot of support for your effort to restrict development, your supports will tell you.

I don't like their size. I would rather have the single family homes that used to be here before the mcmansions.

they all look alike

They're too big. Way too big. In some cases, ridiculously too big.

When their larger size is too large for the lot on which they are built and not in style with the neighborhood

Oversized and not architecturally consistent.

too many modern houses that look out of place and are changing neighborhoods, not for the better not enough open space being left causing crowding on lots

**OVERSIZED HOUSES ON SMALL LOTS**

disproportionately large houses on smaller lots, or houses too large for the other houses on the street, like the one across the street from us that was built after a tear-down

Poor architecture, poor construction. Two houses next on either side of us were major renod and the people who bought the reno either moved because of problems or had to put significant money into repairing poor construction.

Houses that look too big for the lot

The new houses are too large. Families are smaller than they were 50 years ago. It seems many families (not all) have 2 children. The houses being built have 5 bedrooms. Also, the building code allows the new houses to be built very close to the property line. The city should change the building code to require a greater side-yard set back.

## Q14: Tell us what you don't like?

Answered: 229 Skipped: 10



too large

I don't like homes that are out of character with the other homes on the street.

Too big - waste of energy and space and resources. Too expensive - making Waban unaffordable to so many people. Small families living in huge houses - unnecessary.

I don't like that subjective judgements of others are taken as a measure to curtail freedom

I don't like McMansion houses built on speculation. They all look the same.

Monster homes that appear as though they don't belong

cookie cutter construction, houses too large for the lot

I don't like the way they don't blend in size perspective and respectful style of the rest of the neighborhood

They are out of scale and character and are making the area unaffordable for lower income families

too large

I don't like the 4,000sq ft home that looks like it's been squeezed into a tiny lot. If builders maintain the historical integrity and not maximize every inch of the lot. Its tasteless to put a mansion size house on a postage stamp lot.

Many are too big which translates to too expensive, and so the neighborhood is becoming less diverse and new families cannot afford the neighborhood.

Crappy, generic Macmansions, too big for lot, loss of historical character, Some day we will look like any Southern Ca. suburb.

I don't like huge houses on small plots. I don't like houses with no outside space to speak of.

They are big, ugly, and all look alike, a variation of a theme. No uniqueness.

Enormous houses that fill the lot.

I don't like boring, square houses with no character

They are GIGANTIC. They take over too much of their yards and often, like in the case of the new house on Beacon with the brick fence thing, they don't look consistent with the rest of the houses.

Everything is a McMansion that maximizes square footage per lot size

Too big and make neighborhood unaffordable for many in middle class.

Too big for the plot

Some are oversized and lack character

Cost is too high

characterless tract-looking builder spec homes... they are just big that's all... not attractive

Modern looking homes that are too big for the lot.

It's not about size - or what some incorrectly refer to as 'density' - it is about scale, proportion, and context. A few new houses are bulky and awkward - b/c they are not at a human scale, lack detail and sensitivity to context - and so visually overpower adjacent properties - and sometimes the pedestrian. they are "in your face" uncomfortable to experience.

very large houses with little land and style of house has changed the neighborhood

# Q14: Tell us what you don't like?

Answered: 229 Skipped: 10



Out of scale. No detail. No soul. Some are a travesty to the neighborhood

Too large for lot

Building lot line to lotline, style incongruent with neighboring street style. The loss of mature tree canopy.

Too big and too similar to each other

Prices people out of the market

Homes lacking character

Too many big \$2+m homes

new homes with little detail. homes that are not architecturally interesting

oversized home in relationship to the lot size

Most are oversized behemoths that are too large for the lot or the neighborhood

the size

I don't like how many new houses are quite large for their lots, and I don't like how they don't usually match the architectural style of the older surrounding homes.

Oversized homes, out of character.

The original house was proportional in size to the lot. The new replacement is a huge house that is not proportional to the property and thus destroys the feng shui of the neighborhood.

Houses with more than 1 bedroom and bathroom per permanent occupant waste energy & contribute

to global warming.

Oversized mansions

some tear downs seem wasteful

Some of the new homes are simply massive.... I also don't care for the ones that are very modern looking.

Faux-Victorian, faux-colonial, ultramodern.

Too big for too few residents

homes out of character with the neighborhood, homes much larger scale than the size of the lot, much higher end than the homes they replace.

they are without charm. I would like a house that is not brash. It is hard to describe. The brick fences have a hostile air. the houses do not reflect the neighborhood.

Too big, take up the whole lot, look garish

Too large for the lot. Some multi-family or condo buildings appear to be made from cheap materials and do not have the same character as the rest of the neighborhood. There is also fewer green spaces associated with these houses.

cheesy architecture

1- no reason to tear down a working house. 2 - THEY ARE TOO BIG.

# Q14: Tell us what you don't like?

Answered: 229 Skipped: 10



Don't like the prominence of the garage in many new homes.

tearing down already large houses (3 br+) and clearing trees to make bigger houses/garages and grass only lawns

They are too big. The garage is the most prominent feature

Bad design; overemphasis on parking garage; very high pricing to appeal to rich folks.

Lots on Karen Road are all over 15,000 sq. ft., if you want a big house, which can only cover 35% of the lot's surface area, you need a big lot!

don't like the construction of mega-houses that are out of character with nearby houses. I don't like the fact that they have footprints that cover most of the green space.

large, ugly homes that are too large for the lots and dominate neighboring homes.

Too big for their properties, lacking in character or charm, building new large houses usually involves tree destruction

Boxes with tacked on ornamentstr

Too large, don't fit with neighborhood, spec developers are removing affordable houses from the housing stock

Some do not fit stylistically, others are way too big for the lot

Newton has not had a "standard." Over the years, some building plans have been outrageous but permits have been issued. It seems to us that the rules have been broken on a regular basis. It seems a bit late to begin to set rules but if possible, rules ARE necessary. Builders get away with too much i.e. Pine Ridge next to the library!

Huge houses, cutting down the gardens - most try and fit in with the local style

Styles that don't blend & homes (including renovations too) that fill the lot.

We are losing the history and fabric of our special community. Developers want to make money and leave. New homes are not attractive. We should have an architectural committee to approve new architectural plans and hold higher standards. We need bigger setbacks, and height limits that are in line with existing streets and community We need to act now before McMansionville takes over.

Palatial edifices replacing already livable spaces

Brick house on Beacon St.

Out of character mega-monstrosities

Too many large trees are being cut down!!! Some houses are way too large for the lots.

Some are architecturally "characterless."

Houses too large for a regular family, few "starter" houses for young middle-income families

Hate the very modern homes. Inappropriate for our neighborhood

The sheer size of the houses relative to the lot size, there is no yard space left for kids! architectural mishmash..I don't mind big or new just ugly

Beautiful brick houses are being replaced by huge "builders" clapboard houses so similar to each other

# Q14: Tell us what you don't like?

Answered: 229 Skipped: 10



Some new houses blend right in. Some are really ugly McMansions that seem out of place and time with the rest of the village.

Too big on the property

The big " McMansion " type.

Over-building for the site

The size, the retaining walls and the height.

Many are wayyyy too big for the property they are on. I think ZBA tinkered with the zoning regulations to try to at least establish some proportionality between the perimeter of the house and the edge of the property, but feels like this needs some more tinkering (e.g., total square footage: property square footage ratio caps, or something like that). The "cookie cutter" houses that all look alike

some are just too plain and boxy to fit the neighborhood

Architecture out of sync with neighborhood and house to lot ratio too high

Oversized houses on small lots/McMansions

Too big for the lots

Overwhelming size or style not in keeping...

I don't like the "cookie cutter McMansions". Many are much too big for the lot size, and always put the home out of financial reach of average, middle class incomes. So we have lost the diversity of the n Large size that fills lot to zoning limit

Too big out of scale

All have similar look: large garage overwhelming rest of house.

In most cases the lot is practically clear cut before the new house is put in, with all the trees removed, some over 100 years old. This affects the air quality of the whole neighborhood. Also, the homes are built without regard to the actual site, including future use for solar panels. If the terrain isn't what the builder wants, they remove a hill or do anything, regardless of how it affects the neighbors as far as drainage, views, etc.

Houses that are too big for their lots

houses too large for lots

Houses that don't reflect the other architecture in the neighborhood.

Some of them are too big for their plots, and are too ostentatious. This is completely subjective.

The homes that take up the entire perimeter of the lot with little to no yard

I think the clearing of all trees/vegetation and flattening of the lots and the addition of fences feels artificial. There is something so quaint about houses that feel like they are built into the land. Some of the new homes are also too big.

Some are too big and too high

new construction that refused to consider the scale of the lot/neighborhood - only a few examples in Waban

The size and the quality of construction. Some are multi family

Most of the houses are oversized for lot and do not have any character. Although the new owners sometimes attempt to give their homes some sense of concern for the neighborhood in most cases residents tend to retreat from the community.

I don't like how big they are. Huge houses require huge incomes which limits economic diversity and changes the character of the neighborhood.

# Q14: Tell us what you don't like?



Building/ expanding to the maximum zoning property codes, i.e., loss of: out door space, perceived privacy, and beauty

Oversized for lot. Lack of architectural interest.

Size relative to lot. Personally don't like some styles, but don't think we should restrict that.

The architecture. Ugly.

Some are oversized for the lot.

Too big and modern changes the character of Waban

Houses out of scale for the neighborhood.

More dense housing (e.g. 2 houses built where previously 1 existed), town homes, etc. we would have moved to Brookline if we had wanted to live in a densely built up area.

Too much house and not enough yard; too close to street and neighbors, cookie-cutter style, no character

poor use of property-invading other homes-inappropriate materials-too close to the sidewalk-too high

Houses that are too big for the lot leaving no green space and dwarf the surrounding houses

Everything on Karen Rd is ugly -

Huge ugly homes without any architectural value, one just went up on Beacon.

too big

They are massive, character-less McMansions

Extra large homes maxing out the lot.

Size

The houses going up are much bigger than the originals. How is planning permission being granted for this?? Some are too close to neighbors

The ugly house at the corner of beacon and Beethoven across from new Zervas. Most hideous house and fence evah!

Giant homes where a front facing 3+-car garage becomes the dominant facade. Gigantic homes filling lot, eliminating the yard, looming over neighbors.

Some are not single family homes

Awfully big. Cuts against diversity in neighborhood based on economics.

Many of the houses are too big for the lot. Some are too tall (they violate the zoning rules on finishing a 3rd story)

brick, uninteresting, not historic looking buildings

Size is out of scale with surrounding homes. Some of the architecture does not match the character of the other homes.

Too big

Some have very little "curb appeal" and seem to disconnect the house and its occupants from the neighborhood. Many look excessively large for a family with a few children.

Cookie-cutter, contractor specials. No unique character; they all look the same.

Out of character. Destroying "garden city" look and open space. Being encouraged by local Newton government to increase tax base. Newton Historical commission can only delay such McMansions by one year - very little economic pressure.

# Q14: Tell us what you don't like?



It is changing the character of the village - houses are too large and don't fit the style of surrounding houses.

Certain houses lack consistency in architectural style with surrounding neighborhood; certain new houses lack "charm"

Several ugly McMansions

Monster houses change the character of the neighborhood and reduces the (semi-) affordable housing stock available for younger families. Less charm.

The scale, the awful 'design', the 'architecture', if you can call it that. They are too big and not attractive; they are out of character with existing housing stock.

McMansions  
Too big, poorly made, too expensive.

They don't match what's already in the neighborhood. They're ugly.

How much space they take up on the properties -- there is a huge decrease in open, green space. It's just HUGE houses. Everywhere.

Cookie cutter, poor design and lot crowding.

Massiveness. The way they crowd adjoining lots

Taking down trees

Being built to maximum size, getting rid of smaller more affordable houses.

Oversized houses for the lots, elimination of all the trees

The cheaper version of the new houses built are relatively the same style

new houses seem out of character with their surrounding neighborhood and generally are too large for the lot they're on

some are boring, just look like blocks of wood. in those cases, it seems that all that was done was to build a bigger house on a lot that had a smaller one, but the actual design was poor and detracts from the neighborhood

Some are just big and ugly, taking up the entire property

Tear down new homes that seem to break all rules of setbacks and area coverage

Interferes with historic neighborhood and size

Scale: too many McMansions, too close together

Loss of character and too big

Very out of character with cookie cutter architecture

Too big/ too modern

Whoever allowed the monstrosity on Chestnut? I believe in private property, within limits. Can we coexist with neighbors who have varied tastes in mutual respect? There must be respect for different tastes without allowing architecture to shriek at us. My grandson who lives outside the US jeeps tab on the continuing rudeness if the owner of the monstrosity on Chestnut. He has learned that democratic governance can be heartless and disrespectful to neighbors with inadequate controls.

Box houses with no attempt to blend into the neighborhood

Mega houses that feel like hotels.

Some are just too big and expensive reducing open space

## Q14: Tell us what you don't like?



houses that are out of character for the neighborhood, trees coming down, "mcmansions" (too much house on too little land)

McMansions, faux Palladian windows, lack of charm, over building, ruining charm of neighborhood

The cookie cutter mcmansions that are poorly designed and ugly

they all look the same and they don't fit the lots and/or the neighborhood

some are very large for the lot

I don't like that the houses are taking up more of the lot size/green space. I don't like that only the very wealthy can afford to buy a new (or any) house here.

All look the same; too big for the lots;

Houses out of character with neighborhood or too large/ imposing on street

out of character for the neighborhood, outsize, taking too much of the footprint, ugly standardized designs demolishing rather than restoring, losing one level homes

The size of the house compared to the size of the lot. The city regulations do not seem to be applied consistently or at all. The removal of mature trees and the cookie cutter look of new homes is changing

the look and character of the neighborhood.

Homes are much larger than original. Style and materials are out of place in the neighborhood.

Boxes without character.

MacMansions. Awful to tear down historical homes - such as on Windsor - and build MacMansions

Too big, elimination of affordable houses  
they look fake and are esthetically unappealing to me

many are too large for the neighborhood and lack architectural detail that fit with the neighborhood.

Houses that are too big for the lot

Overbuilding on lots; cramming second house into property.

Poorly designed, cheaply built

\* Loss of mature Trees | \* Size of home in comparison to lot (homes are out of scale with neighboring homes or to the lot it sits on) | \* Division of larger lots into 2 lots | \* Losing entry point housing stock for Waban as replaced homes on average start near or above \$2m

## Q15: Tell us what you like?



New construction

Restoration rather than tear down.

keeping architecture consistent in quality

Some do have character and feel like they belong

No really sure - some of those are less objectionable; I like what they've done to the Egan Home.

Size proportionate to lot. Architecture that blends with neighboring houses.

A few are out-of-the-box which is a nice change

Nice cleanly designed homes that replace older poorly maintained homes.

the homes replaced are mostly single-floor ranch homes, also poorly constructed, or run-down homes with little charm

A few of the homes are more attractive than the ones they replaced.

some houses look better than the old wrecks they replace

Similar to other houses in neighborhoods

A few have been nicely done, that are in scale and character with the neighborhood.

I like communities where people are thoughtful and considerate and accepting of all, prejudiced toward none.

In response to the mansions, I like the development of different housing options like accessory apartments and housing available to young families and young professionals.

variety and garages in the back and unseen from the street

## Q15: Tell us what you like?



At least many are architecturally in keeping with the neighborhood. Except that disastrous brick house opposite the Windsor Club.

New families coming in

houses that are being renovated and retaining their originality and being upgraded, not torn down and replaced with ugly new construction that doesn't fit with existing neighborhoods

### HOUSES THAT FIT INTO THE NEIGHBORHOOD

Well done houses that fit the lot, are well maintained, and are an improvement over the previous house

A rehab with little exterior change.

Architecture that mimics some of the earlier homes built in Waban

some are well-designed

I like when new homes blend into the neighborhood.

I like that people are free to do what they want with their property

The custom-built homes are in better taste.

Increases value of the other homes

houses that are well constructed and fit in

I like the nice neighbors who move in

Not a lot

nothing

Homes that have been tastefully built - not too big and over bearing.

## Q15: Tell us what you like?



Some are beautiful, especially those with architectural detail that fits well into their neighborhoods.

A few have tried to fit in, not be ostentatious....hear some of them are green

ok with replacing older, dated, falling apart houses with newer houses on same footprint.

Not much

I like interesting house with beautiful colors, multi-gables, nice lawns

Some of them are very pretty - they are just too big. The brick house is awful.

I like general improvements to the neighborhood and can't prohibit the right to renovate or rebuild

Replacing, in some cases, dilapidated homes

Replace under cared for dated structures, increase

property values

Some fit in neighborhood

homes in keeping with original old style

Some are good. Look you folks create these monster governments with unfunded liabilities. You have to have this change.

It's not about style - each generation should be able to craft its own history - its own architecture - but do it well. Again - appropriate scale, proportion and context are key to good design. In addition, we must plan for the future - this means making available many various types of housing, built to be super energy and resource efficient - and smaller.

nothing

Nothing

Upgrade old building

## Q15: Tell us what you like?



I live in a tear down and feel it's good for the community, increasing the tax base and appeal of the neighborhoods.

Creative update of existing predominate architectural style, blending new ideas with a respect for enduring style.

Some look ok if they have enough land

Raised property value and the new homes look nice

Homes built with integrity and some land around them.

Facelift and improvement in an existing footprint

the opposite

most of the homes are well done high end properties that replace antiquated properties

Usually the landscaping is attractive

often much better looking

Not much...unless they're in the traditional architectural style of the older homes in Waban.

Colonial homes, todos homes in size and shape of existing architecture

Houses appropriate in size and well landscaped

shingle/Hampton look is nice

New homes means we live in a desirable area, that feels good and is good for our home values.

Generally, I don't have a problem with new construction so long as the house that it replaced was not of historic significance

Victorian restorations, tasteful craftsman new construction.

## Q15: Tell us what you like?



They are mostly single family homes.

some of the homes are quite beautiful and replace homes that were not well maintained and clearly needed significant repair

the new single family homes are designed more in line with the neighborhood. Though they still seem too big for the lot size.

better built

High quality materials and attractive style.

I'm fine with tearing down a large old house and replacing it with 2-3 condos (split side-side or up/down) - I think this is a great way to get more affordable housing in Newton. We started out in a condo like this (old house split into up-down condos) and it was a great way to enter the market.

Some are fairly well constructed.

Good design; realistic pricing to appeal to working people

The houses are very large, tastefully designed to fit in as best as possible and the remaining three original houses will soon be purchased by developers so that all of the houses will be less than 10 years and fit in with each other. And so it goes ... They are just not "building" any more land in Newton so the existing land has gotten too valuable to only have a little old house on it!

Older houses are limited in modern amenities, need updates in plumbing etc, some needed repair.

I like that deteriorated properties are renovated and offer updated living to new families.

conservative homes in scale with neighborhood.

presumably new houses are energy efficient

Traditional

Nothing

## Q15: Tell us what you like?



Some are very modern but stay true to the general style of the neighborhood

Waban residents are partly to blame over the last 20 years as they want bigger and more flashy homes. Let's remember, Waban and all of Newton are a MIX of many different styles and costs. It used to be that everyone respected the have and the have nots....not any more. The entitlement in Waban has gotten out of control. It is no one's sines who built your home unless you personally want to brag.

Colonial style for the most part, attractive landscaping

Renovations that you hardly notice & smaller new homes that fit/not super modern.

I like to see investment in our community.

Renovation or appropriate size

Buildings that respect the existing character of the village

improve value

Some of the new houses are interesting to look at. Some replace houses which were in poor condition, or were not great houses to begin with - very small, bad flow, not enough natural light, no insulation, etc.

Some of the obviously more expensive houses are more interesting and attractive architecturally.

when houses are not too large

Colonials, Arts & Crafts (very few) and restored Tudors.

Many have some achitectural character

houses that are built for the waypeople use them today. life does not stop bcs old houses are appealing...may not be what people want.

Some look fresh with nicer landscaping

## Q15: Tell us what you like?



Some of the 50s ranches are improved by a new house if built to a suitable scale and style

Ones this fit in, improve street

Some respect architectural heritage  
attractive generally

With rare exceptions the tear downs in the Neshobe, Agawam, Varick, White Oak area have been HUGE improvements. Lets see how they sustain themselves.

I have liked a few of the major renovations that have kept the architectural style compatible w/ the original

Houses that do not build overly tall for the existing neighborhood.

I appreciate when older, run down houses are redone.

Houses, even big ones, that make an effort to blend in with the neighborhood.

Many houses built attractively in historical styles like the one at the corner of Beacon and metacomet or Winnetaska

those that still have character

most have been tastefully done, in either Victorian or colonial style.

A new house on Carleton where the small Spanish-style stucco house was sits nicely on the lot and the trees in front were saved. It fits into the look of an established old neighborhood.

Innovative, new design

Some new updates

New architecture in some places (chestnut, end of waban ave) are beautiful, clever, and enhance the neighborhood

## Q15: Tell us what you like?



Houses look more modern. They raise the real estate value of the neighborhoods.

Those that incorporate the older styles

In some cases, taking down dilapidated houses

Front and side setbacks matching the previous house with space and trees giving character.

New constructions have increased the implicit value of my little house (selfish, yes, but would be hypocritical to say this isn't a Good Thing, all else equal), people moving into these houses are often nice young families. Property tax increases that come from the new big residences must be a Good Thing for Newton's finances (e.g., more \$ for the public schools, to fix/maintain streets & sidewalks, police, etc.). \*Some\* of the new houses are actually architecturally really cool. Can we get smarter about local regulations? E.g., the Problem (as I see it) is more the cut-the-corners, highly standardized template for each new construction method of some developers. Some regulations about what does/ does not go into new builds that can make this practice less profitable for those doing it (probably more effective than things like making them wait 12 months if a petition is filed to the Historical Commission to delay the construction...they just plan for it and the new construction goes on anyway). New dev is going to happen: my concern is staying ahead of the regulatory curve so that it isn't a bunch of gaudy, low-quality McMansions that kill the character of the neighborhood. I'm fine with \*quality\* new construction, however.

I like to see different styles of architecture including modern.

some of them are built to fit into the neighborhood with nice architectural features

Some older homes were not maintained and likely had to go

Nicely designed houses in proportion with the lots

A little more conformity

14, contd: of reach for the average middle class income. This means we have lost the wonderful diversity of Newton. The houses I like are designed to match the architecture of the immediate neighborhood.

Clean

## Q15: Tell us what you like?



Generally, the new houses that replace 50-60s ranch style Improvement on previous house.	There are many new homes that have nice architectural elements and fit into the neighborhood which is great
Nothing. I think these 8 bedroom 8 bathroom homes are absurd in this day and age, wasteful of resources and will eventually be multifamily because each one could easily house 20 people!	Many people have built beautiful new homes or refurbished existing homes in ways that align with the scale of the neighborhood.
Renovation of houses that are in poor condition houses are nice looking, in general, and not totally dissimilar from an architectural standpoint	N/A
Houses that DO reflect the architecture in the neighborhood!	Diversity and addition of wider range of races, ages, family styles
I like living in a popular, welcoming community that doesn't make it difficult for newcomers to fit in.	Some of them are replacing very run down buildings, with nicer curb appeal and landscaping. I do appreciate that.
Upgrades that attract younger families	Often have nice architecture and landscaping.
	I like that the houses are modern and attracting new young families.
	raises property value?

## Q15: Tell us what you like?



Newer houses are more in demand and this helps keep Waban desirable

hardly anything

When the size is appropriate for the lot and neighboring houses, they can be an improvement. Some of the houses being replaced are in terrible shape. With those houses, the change is welcome.

Houses that fit the neighborhood and look like they have been around awhile

Houses built by bona fide architects, whether they are colonial, tudor, cottage style, or even tasteful modern.

Shingle style. Replacement of decrepit houses (like the one in upland road which is an abandoned eyesore)

Nothing. These new homes destroy the character of Waban.

Most of them seem well-designed and well built, generally in keeping with the style of the neighborhood.

Not much Much too expensive should be included in what I don't like

Much new excellent architecture replacing non-historic homes and ones that have not been maintained.

Some run down homes are being rebuilt beautifully.

not alot, some very appropriate for space-needless to say, have not seen them all

Appropriate scale and similar architecture to the surrounding area

Homes on Windsor and Waban Ave

When style matches the neighborhood in terms of size and style of home, but generally prefer rehab of existing homes

## Q15: Tell us what you like?



got rid of some eyesores

I don't.

Homes that are proportional to their lot

Use of solar energy and good architectural lines

Raising overall property values and interest in the village

My house

Architecturally interesting homes of appropriate size especially that replace ugly older homes

Single family homes are OK

1.allows seniors to cash out 2. brings interesting people from business networking standpoint 3. size attracts kids which is nice 4. generally tasteful and consistent with existing housing stock

Some are well designed, but that is the exception.

I like the ones that keep with the architectural theme of the village.

Tasteful design

Some of the houses that have been torn down have very little appeal to modern living. Tiny, dark rooms. Small kitchens. Dark and dank basements. Old infrastructure. Some new houses have more appeal than old ones that have been replaced.

Not much about the tear downs.

Some of the homes are to scale with surrounding homes in some cases long time residents have been able to cash out their equity based on demand for their homes.

there is nothing to like about the new houses that are being built

## Q15: Tell us what you like?



Some new houses are thoughtfully developed and look appropriate within surrounding original neighborhood homes

interesting and creative style

ZERO

What's to like?

I

That some of the houses are tastefully done.

Innovative design that adds to the visual appeal of a neighborhood.

Many are prettier than the teardowns

Style is nice and fits in with the neighborhood.

Getting rid of houses that don't work for anyone. Increasing density, so homes are more affordable.

Some new houses are built with unique architectural design which complement the village

Most of what has been built has kept to the style of the area

OK if in character and if they replace a run-down property

some new houses are very nicely designed and add a lot to the neighborhood

Raising property values

Tastefully built homes with character and reasonable proportions

Makes the community more desirable

very little

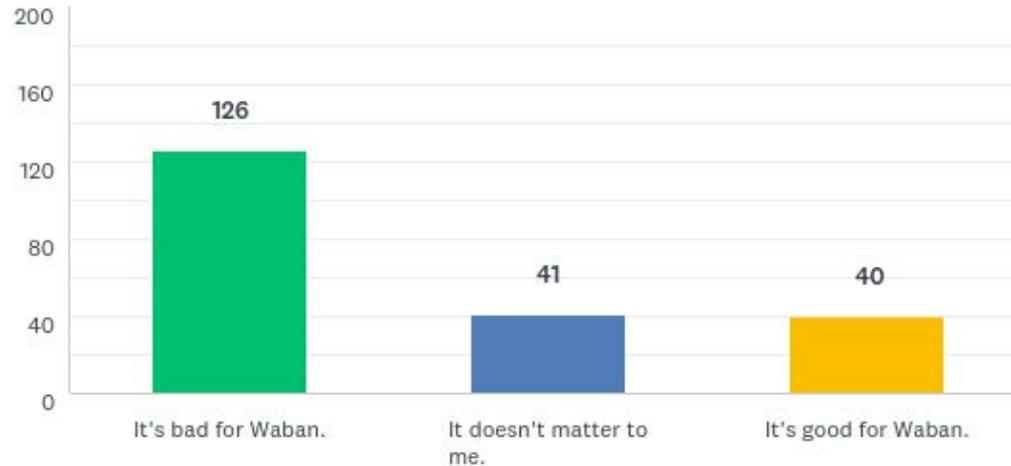
not much

I like that old run down shacks are replaced with new homes

some are done well (see the craftsman on Zervas)

## Q16: Generally when houses are demolished, the new homes that replace them are 2-3 times larger and 2-3 times more expensive. What do you think of this trend?

Answered: 207 Skipped: 32



## Q16: Generally when houses are demolished, the new homes that replace them are 2-3 times larger and 2-3 times more expensive. What do you think of this trend?

Answered: 207 Skipped: 32

Answer Choices	Responses
It's bad for Waban.	60.87% 126
It doesn't matter to me.	19.81% 41
It's good for Waban.	19.32% 40
Total	207

## Q16: Generally when houses are demolished, the new homes that replace them are 2-3 times larger and 2-3 times more expensive. What do you think of this trend?

---

it's American economics. helps my net worth but houses do get to be too big for my taste

Only the very well to do can afford them

It makes it difficult for older residents to downsize if desired

this is what the market demands when housing starts at a million dollars

I want to find ways to make Waban more affordable and I this often has the opposite effect.

Whatever people choose to buy/build is their business. If someone is moving from Waban and stands to make a lot of money going forward, WAC has no right standing in their way.

Like I mentioned. Housing prices are rising too high and are unaffordable.

When I was a child growing up in Waban in the 1960s and 70s, our neighbors were doctors, engineers, teachers, clergy, lawyers, professors, businesspeople, etc. A nice socio-economic mix. That has evaporated, and I resent raising my children in a bubble.

it is outpricing many families that might want to settle here.

It depends on the style, siting and proportion to the lot

If they fit in the neighborhood instead of sticking out

It's bad for everywhere. It's bad for our environment/carbon footprint. It looks gross and takes away the charm and beauty of the area.

Your "question" is a calculated & loaded narrative that cannot be taken to generate valid responses

I'm unsure.

It's good considering the alternative, but I'd prefer a size limitation

I think the trend is turning treasures into trash

## Q16: Generally when houses are demolished, the new homes that replace them are 2-3 times larger and 2-3 times more expensive. What do you think of this trend?

---

reduces diversity

It's terrible. Unless the original house was very small and not historically significant.

property values continue to rise, as location is location, and we're in a very good one. I just won't be able to afford to stay!

Makes me angry.

It reflects current demand, raises property values, and brings more taxes to fund investment

however probably good for home prices

Bouzouki you can't control your spending you need the \$

It's bad for Newton

middle class can't live in Newton

Need affordable homes

Missing a option for this question: I worry about how this will impact Waban

It is hard to dictate to those who are owners.

market forces at work

It would be okay if the architectural design matched the flow of the community

I see both positives and negatives to this trend.

Its good for tax collection but not good for preserving diversity of age groups and economic backgrounds. Very bad for that.

See above - would rather offer 2-3 condos that equal the price of one huge mansion

## Q16: Generally when houses are demolished, the new homes that replace them are 2-3 times larger and 2-3 times more expensive. What do you think of this trend?

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It's not just bad for Waban; it's a problem for the city as a whole.

The condition of many older homes in Waban is not worth anything. The purchaser is buying the land especially if they are developers. The only way they can get a return on their investment is to replace it with a new home. It makes no economic sense to try to renovate it for resale.

It is a fact of life that a city like Newton attracts people of means who can afford the high cost of real estate. It does limit who can afford to live here, which in many cases means that the children of older residents cannot come back to Newton to live.

depends upon lot

Making Waban less diverse

Good question. Waban has always been known for "community." It seems Waban has become a village of elitists for the most part. We are part of Newton, not the elite of Newton that is what draws people to our community. The houses are just residences and if you turn Waban into "the house tour community" you will have a totally different Waban. Houses do not make the community, people do and

we wish to welcome all people from all walks of life and socio economic levels. Please focus on these values.

It is making it less affordable

The mix of families/occupations is narrowing.

The 1800 s/f home next to mine was torn down and replaced with a 6000 s/f McMansion. Jamming the lot. Looks terrible.

One of the draws for us when we moved here was the mixed economic community and the mixed age groups due to varied houses.

If the house is appropriate for the lot, then that's fine. Waban is a neighborhood of a diverse collection of houses - some of the older houses are very large, so just because a new house is larger than the one it replaces doesn't mean it's a negative thing.

Financially it's probably not feasible to tear down and replace a house of the same size. I would like to see some of the new, larger houses constructed as two family buildings so the builders

## Q16: Generally when houses are demolished, the new homes that replace them are 2-3 times larger and 2-3 times more expensive. What do you think of this trend?

can make their profit and buyers can get something within their means (maybe).

Most are not affordable

It may be good for Waban, but citywide we don't want to price people out of the city

What I don't like is newly constructed houses, pressing against the property line, affecting the views, the lives of abutters

results in rapid economic gentrification

It is the market. If people can afford and maintain, then fine. Are we making judgments on size? What I oppose is developers who drill through roads to lay infrastructure and then carelessly patch up. What ordinances are in place to require developers to return city property to the condition it was in before the "developing?" of what relevance if the next (#17) question? Sounds like this survey is intended to satisfy HUD constituents. Otherwise a completely structured survey.

Too congested and too tall, creating further shadowing.

I don't have a problem with houses being replaced per se. There are valid reasons for replacing some houses. I do have a problem with some of the extreme houses that have gone up.

There needs to be balance so that there is still socioeconomic diversity in

town

In terms of housing value, obviously it is good but it does change the tenor of the neighborhood.

It looks more modern and pleasant

Don't like it when it overwhelms the site

We are losing open space and trees.

Mixed. It's not All Bad or All Good. More Expensive = More tax revenue per property, for instance (Good), but also increases home prices/decreases land available for affordable housing ("Bad," imho...less opportunity for "normal" people to move into the neighborhood). Nothing against surgeons, private wealth managers and business owners at all, but a bit o' Diversity in my hood is important to me. Some houses are too large (imho) for the property they're on, and then there are things like more impervious pavement per property/less nature, etc. Again: I think smarter regulations can address these bad effects (and by "Smarter" I don't mean arbitrarily putting freeze on all tear-downs or something like that).

## Q16: Generally when houses are demolished, the new homes that replace them are 2-3 times larger and 2-3 times more expensive. What do you think of this trend?

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Some of the new houses are much better than the ones that were torn down. I happen to live next to a house being built and it is going to be a real asset for the neighborhood.

it changes the neighborhood overall

Houses being built are too big for the lots

Puts the neighborhood out of reach

it's terrible and I hate it! We have lost a big part of the diversity of Newton. New buyers have to be wealthy families.

Expensive is good for property values if you are a current owner but skews the new buyers

Waban is one of the few areas in Newton with mature trees, these are disappearing! These houses are too big, and thoughtlessly constructed for the sole purpose of maximum profit to builder.

I don't think these options are complete. There are times where it is bad (the home is out of place in the neighborhood, too big for the lot, etc.) and times it can be good (renovate a house that is in poor repair, increase tax revenue). It is not binary and I think is more about how and how often it is done than an absolute positive or negative.

Some are not good for Waban; it depends on the house

I think we need to use zoning rules to prevent to preserve the character of the village

People live differently now and the new houses reflect that. More open kitchens, bigger closets, bigger and more baths, etc. Even the cars we buy are bigger now so they require larger garages! I don't think we can stop people from wanting that.

good for owner's asset value, bad for diversity - regardless, you can't really change that, as we live in a desirable neighborhood. You can, however, encourage a broader diversity of housing options (e.g., current St. Neri) which stay in keeping with the scale of the neighborhood while creating additional options

## Q16: Generally when houses are demolished, the new homes that replace them are 2-3 times larger and 2-3 times more expensive. What do you think of this trend?

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It depends on what matters to each owner

Not sure

I'm split on this. Personally, it is good for home values for those of us who already own, but it also means we are losing economic diversity, making us more insulated / in a bubble.

this is swallowing up green space.

Waban is not as affordable as it once was.

Dislike "larger" (see 14); like appreciation of land values

It can be both good and bad - nuance isn't captured by this question

You answers don't allow for a proper response - some of the new houses are way too big, but overall I think the development of new homes is good for Waban

Generally good for property values and attracting people who value the village and the Angier School.

The size is sometimes an issue but as an investment the more pricey the new homes the more my home has value

I have a hard time answering this question, I'd prefer a "don't know" option.

I honestly don't know

Especially when already expensive homes are torn down to become outrageously expensive... it's all about the builders' profits - nothing for the neighborhoods.

see #15, but subject to #14

need to keep some diversity

For better or worse, housing issues are mostly determined by the marketplace, by supply and demand. But interesting older homes, especially in and near village centers, provide a charm that greatly enhances the centers. The loss of such homes is a loss for all who visit and use the centers.

## Q16: Generally when houses are demolished, the new homes that replace them are 2-3 times larger and 2-3 times more expensive. What do you think of this trend?

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It is driving house prices up and young families cannot afford to move in to the area

makes Waban more unaffordable

I HATE IT. Waban is losing its charm and character; I've lived here for 40 years and I can't stand this trend.

Pricing out the old and poor

I do not want to have a historic district here. Regardless of a 'good' or 'bad' opinion. Period.

There are pros and cons. I think that change is inevitable and cities change. I don't mind when they are adding multi units because it increases diversity. I dislike the 3 million dollar single families because I find that ridiculous overconsumption, but that's a personal opinion. If that's what people want, I don't have to like it, but I don't

think it's my right to impose because I got here first.

Expansive houses are built with good design/materials

Waban has always been somewhat expensive, but that trend should not be increased.

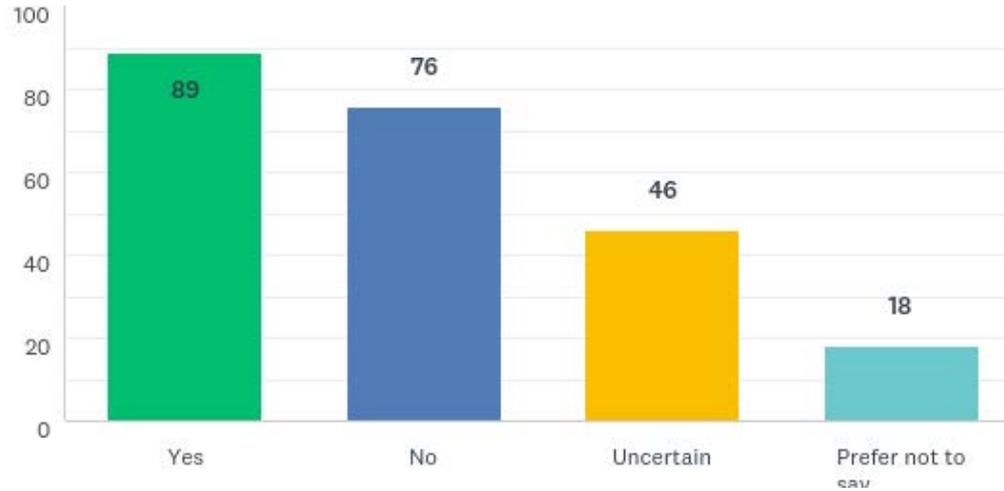
But it's good for resale

Important in building that house fits on the site and in the neighborhood

a lot of the new construction is ruining the character of the neighborhood

## Q17: Could you afford to buy your current home at today's prices?

Answered: 229 Skipped: 10



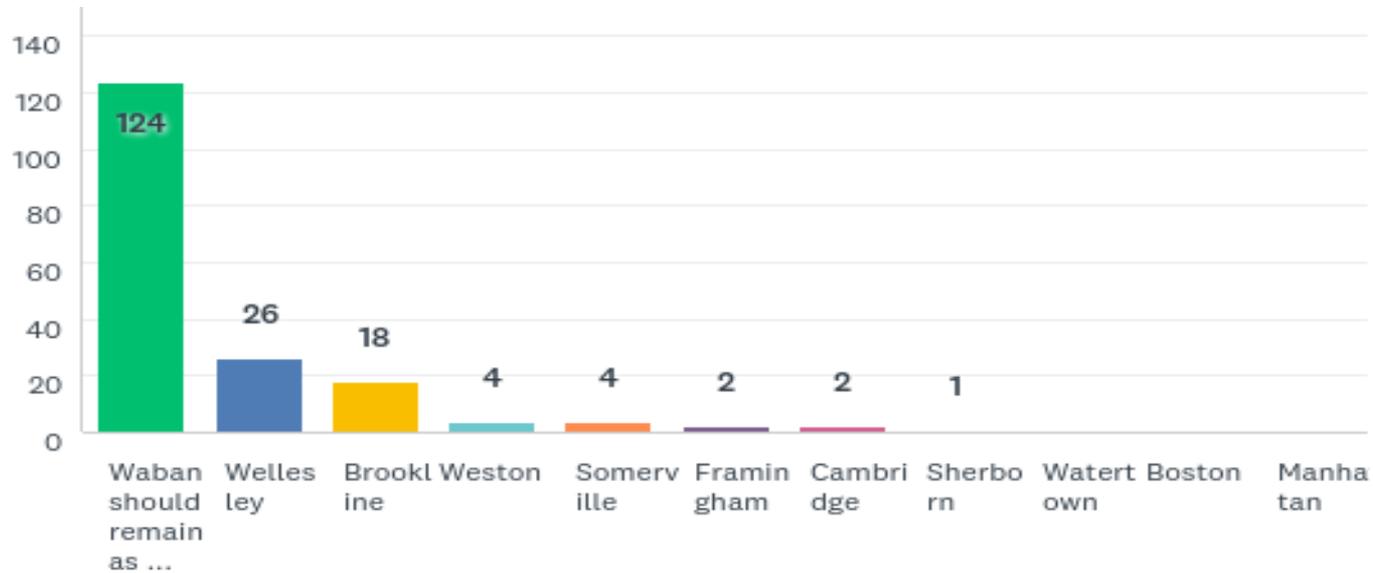
## Q17: Could you afford to buy your current home at today's prices?

Answered: 229 Skipped: 10

Answer Choices	Responses	
Yes	38.86%	89
No	33.19%	76
Uncertain	20.09%	46
Prefer not to say	7.86%	18
Total		229

# Q18: In terms of Waban changing in the future, which of the following communities best represents the direction you think Waban should look like going forward?

Answered: 181 Skipped: 59



## Q18: In terms of Waban changing in the future, which of the following communities best represents the direction you think Waban should look like going forward?

Answer Choices	Responses	
Waban should remain as it is now.	68.51%	124
Wellesley	14.36%	26
Brookline	9.94%	18
Weston	2.21%	4
Somerville	2.21%	4
Framingham	1.10%	2
Cambridge	1.10%	2
Sherborn	0.55%	1
Watertown	0.00%	0
Boston	0.00%	0
Manhattan	0.00%	0
TOTAL		181

# Q18: In terms of Waban changing in the future, which of the following communities best represents the direction you think Waban should look like going forward?

## Waban should remain as it is now:

Not familiar with what is happening in other towns

historic character. "affordability" is silly. can't control how much people are willing to pay for a great area. 500k to 4mm is a reasonable range. 250-500 for a house, here, is a thing of the past

Waban was a great place to grow up in - may not be now.

It is an attractive bedroom community with a small but adequate center. Good school, library, river parkland, Green line etc.

Don't know enough about these other towns to comment

Newton--Waban is part of Newton. In Newton we have multi-use districts near transit and services, and single-family neighborhoods that are a mix of new and old, quite charmingly eclectic.

Brookline has a wonderful mix of housing stock- from apartment to multi-family homes to single family homes. Both Waban and Brookline share proximity to Boston and accessibility to the MBTA. While Waban should remain as it is now. There is a variety of architecture, size of homes, and it is quite pleasant to walk the neighborhoods. Most of the teardowns look like a developer is maximizing their profits and are eyesores.

Why would anyone want Waban to look like any other community?

Waban is Waban - it's a potpourri of architectural styles. However, it needs

transit-oriented multi-use denser development so we can accommodate those who work here or used to live here and want to return. There are plenty of spaces near transportation for such development, if the naysayers would stop trying to block progress.

Waban should remain as it is now. It has a village character with a reasonable amount of green space but too much traffic and new schools are out of scale

Waban has a character of it's own, unlike any mentioned above

I think we can have some more multi-unit dwellings, and more affordable housing, but I think maintaining the character of Waban is important. We have very nice tree cover, shady streets and many nice houses. If it became more densely developed, we would have fewer trees and green space. In my view, the city should stop the tree cutting that is going on all around Waban. Too many old trees have been cut down to clear lots - for new construction, additions, etc. - even when removal of the trees were not necessary.

It is a charming village.

I love the meandering streets, the cross feeling between being country-like but also suburban. I like the small feeling.

Continue with new building restrictions.

great mix of urban/suburban/historic/contemporary

# Q18: In terms of Waban changing in the future, which of the following communities best represents the direction you think Waban should look like going forward?

## Waban should remain as it is now:

There's something special about Waban that we should try and preserve and maintain.

I like the mix of urban/village and pure suburbia. I like the diversity. I'd like a population more like Brookline, but also don't think Brookline has enough affordable single family houses.

Need new zoning to control demolitions

Its unique and cozy.

Close to Boston with decent schools although they Re alone headed in the wrong direction.

Ridiculous choices. Waban, like every other part of Newton, should seek to manage growth and change rather than be subjected to random change. Neither should we prevent the current and future generations from making their own architectural history - or create rules that would not allow folks to take care of their properties, leaving no room for change. There is a book called "How Buildings Learn" - which talks about changes over a period of history to accommodate changing needs and technologies. It is a 'natural' human endeavor.

It's uniquely small town in a city

It should maintain its own character.

Just not more crowded!

There is nothing to meddle with here. Newton should not infringe on land owner rights.

Our village still maintains the character and charm of the old days!

We deeply appreciate the green, trees, and natural landscape of Waban. We were drawn to Waban because of how many trees there are in our area.

It's nice?

If it ain't broke don't fix it.

At the moment, it is still very; lovely.

it's built to be Waban

that's why I moved here. though it is already changing because some people think it should be the next little urban area. that that will solve the cities' race and economic problems. . alas.

Waban should remain as it is now. The gradual transformation will continue. To further answer q. 17 above, it's not whether I could afford to buy it, but why would I want to? We have loved living in Waban for the past 29 years, but things change. The location is great, the schools are new and great, it's a community where people are really active in community life, it's very diverse, all still valid today, but when we moved here, we were the youngest people on our block, now we are next to the oldest. Things change, but Waban still has many of the original characteristics that it had thirty years ago, just newer more expensive real estate based upon a shortage of available, affordable land to meet the demand of people who want to live here

# Q18: In terms of Waban changing in the future, which of the following communities best represents the direction you think Waban should look like going forward?

## Waban should remain as it is now.

I feel the mayor and the proponents of affordable housing seem to give no say to the actual people who live here and pay taxes. As a friend who also lives in newton - on Fuller Street where houses are coming down - Newton should aspire to Wellesley, not bemoan the fact that we don't look like Watertown or Brookline. Traffic on Chestnut is already a nightmare in the morning, as early as 7:15. Pointing out the existing congestion that exists in the city seems futile.

It has the right mix of a center/square and beautiful streets.

quality and variety of homes says "stability"

Mix of spacious homes with established character

Eclectic, differentiated neighborhoods, with clear differences between them.

I think we should emphasize walk and bikeability and also encourage "village scale" retail and commercial development in the village and along Rt 16. Why shouldn't we have small technology and service businesses located in Waban? Why can't we have more dense "townhome" housing around the T station? This local flavor is what will make our village flourish.

Waban has a unique feel even with new homes because there are still many large older homes that people are redoing and making look great.

Each community is unique and has attributes that invite people to consider living here.

Waban should remain as it is now. I'm not sure about following the path of the

other cities. In my 15 years here, I've it to be a unique and nice place to live, especially with kids. There is always change and there should be but I would like the change to be managed so that what makes Waban a great place to live is not lost. When I leave this community, I would like to leave it a better place.

like it how it is; other communities not superior

lovely community with historic architecture

Waban 'ain't broke', why fix it?

It's not urban like Cambridge and Boston and it's not an outer suburb. Walkability is a key feature.

We loved Waban when we moved in 1989

It's a place unto itself. let it stay that way

pleasant residential area. Light on commercial; City needs commercial but not here. Adding some more dense developments, within reason, will be a plus. Moved here because it was NOT Weston. Brookline a hodgepodge. Really don't know much about some other choices. To be like Boston is not even a relevant question.

# Q18: In terms of Waban changing in the future, which of the following communities best represents the direction you think Waban should look like going forward?

## Waban should remain as it is now.

Beautiful place with much green and open space, yet close to Boston. Every town has its own character. There is nothing wrong with modernization, as long as care is taken to incorporate interesting design.

I am not sure what you are implying about the direction that the communities listed are going. What is your point? What exactly do you want to know about our opinions of future development?

I love the neighborhood-y feeling of Waban.

I love the small feel of the village. You don't feel as though you live in a large city. Waban square has everything you need.

It has a very nice balance between urban and suburban and doesn't need to be "like" anywhere else especially that self-congratulatory community of Wellesley

it is a beautiful village

It is green with good open space. A perfect village to live in.

It's a beautiful, compact neighborhood as is! The right mix of just a bit suburban for us.

Like the small village character of Waban and the space between houses. The bigger houses make the green space on the individual lots smaller. Newton used to really be the garden city

Lot sizes precludes looking like Sherborn, Weston or Wellesley. Looking like Framingham, Watertown or Somerville would destroy property values

maintain single family residences in a variety of sizes and styles

Many of the above places are more rural than Waban. Many are quite urban. Waban is lovely as a suburban community. But it is getting too expensive to buy a home here.

Or what it used to be -- a mix of large, beautiful older homes, and smaller ranch and cape style homes that appropriately fit their lot size.

Some reasonably sized homes remain but not enough. Nice variety of styles and sizes

That's a stupid question. A village shouldn't be compared to a city. We would like to see an ice cream shop in Waban center. Thanks!

These other communities should learn from us, not the other way around

Unfair question - Waban should look as it does now more than any of those comparisons (none of which are even close to the intimate scale of our community), but would benefit from careful consideration of growth opportunities, both to keep our village center vibrant (dare I say improve it) and to increase the diversity of our community

Waban is a suburban village, walkable, drivable and bicycle-friendly. More density would lead to congestion and frustration for the residents who wish to live in a quieter suburb adjacent to a larger City.

# Q18: In terms of Waban changing in the future, which of the following communities best represents the direction you think Waban should look like going forward?

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## Waban should remain as it is now.

Waban is in balance regarding density and commercial. We don't need city council members telling us what we want.

Waban is nothing like any of the towns mentioned. Newton IS a hybrid of Wellesley, Brookline, and Watertown.

Don't want dense housing. Want to maintain green space and less crowded neighborhoods.

Waban is unique and should stay that way

Houses are spaced, well landscaped and filled in with lots of trees.

NOT the bottom 6 from Boston to Framingham; although I would prefer the construction and development in Waban STOP immediately; I've thought of moving, as I really can't stand it.

Waban should remain as it is now. i.e., new houses should attempt to match their surroundings

Waban has a lot of character and variety, and village center is both interesting and useful

Good character

It is a family neighborhood with a wonderful new school, a train station and a sufficient number of local stores.

People chose to live in Waban as it is a settled and historic district. It detracts from our quality of life when it is made into generic MacMansions such as Beethoven or Karen Road.

Preserve what is historic and maintain economic stability

It's why we moved here. That said, proposals for multi-unit housing may also be appropriate, especially if developers and community can communicate without inevitable polarization.

Right mix of residential with a village center

We picked Waban because it is the most rural and spacious village in Newton

# Q18: In terms of Waban changing in the future, which of the following communities best represents the direction you think Waban should look like going forward?

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## Wellesley:

I'd like to see more commercial development (stores/restaurants) in Waban.

Wellesley does a great job of protecting the history and authenticity of its town. When something new is added it makes sense to the aesthetic of the town

They have balanced open space and vibrant commercial space without becoming urban.

Well planned whole-town zoning. Good city maintenance.

Wellesley has high quality infrastructure & village life  
It should fix the roads. You need a mountain bike to ride on the roads.

Thoughtful development with controlled architectural styles but not overly prohibitive

They have halted excessive development

Nice homes, well cared for. Good streets with no potholes (unlike Newton)

They have balanced open space and vibrant commercial space without becoming urban.

Pride of community.

more land for each house-ratio/property

Has variety of house and lot sizes with considerable green space

The village center is growing there is a need for traffic pattern changes especially in front of Waban Market which is a death trap for kids

More commercial/retail/restaurant activity in Waban Square would be great addition

Preserve single family emphasis in housing.

There is a charm to Newton that is being lost due to overbuilding of over-sized developments

# Q18: In terms of Waban changing in the future, which of the following communities best represents the direction you think Waban should look like going forward?

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## Brookline:

Brookline is also quite unaffordable at this point, at least there's a wider variety of housing stock, more diversity among its residents, and housing concentrated near public transportation. Waban is rapidly losing its socioeconomic and racial diversity, and when we bought here we had hoped to raise our children in a community that was more progressive and open than it has been in recent years.

I would love a mixture of larger houses and small houses, and even multi-family houses. We are in danger of becoming a completely homogeneous community. THAT is bad for Waban.

Mix of very residential streets with higher density near main collector streets and villages.

Brookline has preserved beautiful homes and historic architecture, but is denser, very transit oriented, and generally more diverse because so much more housing has been affordable in recent years. I am not particularly interested in creating a mini-Brookline in Waban; I just think Brookline has found a way to preserve the past without stopping needed development, and there are people in Newton who have been using the concept of historic preservation to try to halt that development. I live in a historic house, and I have improved it over 40 years. Most nearby houses are not historic; some are lovely, and some are not. But I see no benefit to creating a historic district in my neck of the woods. If someone comes along and wants to knock down the Waban Library, that's an entirely different matter. But no one is suggesting that someone is planning to do that.

The buildings are nice to look at and there is a lot of green space.

A sense of size appropriate to the existing landscape.

Mix of types of homes

I like Brookline's socioeconomic diversity

There is a lot of demand for people to move into Brookline and into Waban, due to the strong school systems and generally good local government. Waban is likely to become more densely populated, like Brookline is now.

I would love a mixture of larger houses and small houses, and even multi-family houses. We are in danger of becoming a completely homogeneous community. THAT is bad for Waban.

I love Brookline.

More diversity across the board.

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# Q18: In terms of Waban changing in the future, which of the following communities best represents the direction you think Waban should look like going forward?

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## Somerville:

It has many housing options open to all types of people.

Please report that people objected to your questions and questioned the validity of any results that could follow. This list is shamefully narrow, for example, and what "direction" each choice represents is neither defined nor the same for each respondent - even the Waban response, as Waban is now a place where homes can be torn down and replaced with larger more modern homes.

No perfect analogy, but I think Newton will get progressively more urbanized no matter what we do (it's too darn close and convenient to Boston, which is economically booming, to do it any other way). Picked "Somerville" because of some of the more innovative, progressive policies that city is tinkering with (e.g., making life easier for people who don't want to own a car, preserving local character of certain micro-neighborhoods, proactively regulating certain types of development to mitigate the negative side-effects of this, etc.). I don't think we can try to freeze Waban in time or make it more of an affluent leafy suburban community like Weston (which I wouldn't want anyway). I'm more of the Somerville/Cambridge/Brookline bent than the Weston/Wellesley/Sherborn hue. I may well be in the minority on this in Waban, but I am here...and I know I'm not the only one of this disposition.

We need a better mix of housing styles including more affordable housing and socioeconomic as well as racial diversity.

## Weston:

Still has a small town feel. Comprised of individual homes with some yard. Has open space to hike.

Would be great to have the style and space of Weston so close to Boston, but I doubt that will ever happen - Newton is already much denser than Weston

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## Cambridge:

Cambridge has a selection of high end and middle end houses, it has many desirable attributes, a combination of residential and commercial areas, appeals to a mix of individuals.

Cambridge has a broad diversity of people but also takes care of/is protective of its residents. Politically progressive and environmentally friendly.

## Framingham:

I think it WILL look like Framingham. I do not think it SHOULD.

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## Sherborn:

keep the quaint neighborhood

# Q18: In terms of Waban changing in the future, which of the following communities best represents the direction you think Waban should look like going forward?

## No answer to Q17:

There is another option. If I looked to the other communities I would be there. Yet Waban has the potential to be better, most especially in Waban Square. I supported the proposal to build a limited number of multiple housing units across at the historic site across from Waban Market and next to the tennis courts. It would have brought greater demand to support the shops and offered much-needed housing to people here who need to downsize, or to other professionals who work here but cannot otherwise afford Waban.

this is a silly question. Each town has its own vibe...why try to make Waban something it is not...

more should be done to preserve Waban and its history

Should reflect what makes sense for Waban. Create a vital town center.

Newton should be a leader, not a follower. I'm not familiar with other towns, but why doesn't Newton insist on the best solar exposure for all new construction, some real preservation of mature trees (not replacing them with saplings or paying \$200) and preserving the birds and wildlife that still manage to survive here. If all the trees go down, if everybody did what these new builders are doing, everyone's homes would go down in value

Waban, as each neighborhood, needs to be considerate of their surroundings, including but not isolated to their abutters

Why emulate one community? Each location on the list has important qualities, pull the best out of each. Do not let Waban become the village of snobs!

I am not aware of the directions these towns are taking...so I cannot answer this question

not sure how to answer this question as I don't know enough about the surrounding communities and their missions

again, not sure. Things change. Wellesley and Weston have larger land lots to work with. Do not know about other areas

don't know

Don't know enough about other towns. Waban should slow the tear downs and preserve history

Don't know enough of the direction of these communities.

Don't know enough to compare

Don't know how to answer this., town names don't tell me what aspects you're comparing to

don't know other towns

I don't know enough about the direction of these others to comment

I don't know these communities well enough to compare.

I have no idea what this means

I really do not understand this question. Waban will evolve like all places do. but it will/should evolve as Waban.

I'm not familiar with what's going on in these communities

It's difficult to compare Waban with a large town or city. Ask this question of Newton and you may get an answer. Waban really is just a part of Newton.

no idea--change is inevitable--

none of the above!!! I would like to see more diversity...economic, racial, ethnic, age

not familiar enough with other communities to say

Stupid push question forcing an answer. Where is "none of the above"?

Unclear