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

DATE: 2023

January 26, **PLACE/TIME: Via Zoom**

ATTENDING:

- Mark Armstrong, Member
- Nancy Grissom, Member
- John Rice, Vice Chair
- Harvey Schorr, Member
- Ann Marie Stein, Alternate
- Scott Friedman, Alternate
- Doug Cornelius, Chair
- Katie Kubie, Member (absent for the beginning of the first item)
- Mollie Hutchings, Staff

**1. 1314 Washington Street
Partial Demolition**

Staff Memo:

The former West Newton Savings Bank was originally constructed in 1915. Permit records show that there were two rear additions, constructed in 19388 and 1959, which were constructed to match the existing. Extensive work was also done on the front stairs and entry in 1993, and many changes to the sign as the name and ownership of the bank changed over the years. The building has a Classical Revival style, and is characterized by its large Palladian windows and defined by its buff brick and limestone construction. The current additions mimic this, but lack the detailing of the keystones on the arched windows or the dentil work on the cornice. It is located in the West Newton Village Center National Register District, at the corner of Washington Street and Highland. The proposed design would build an addition that, while exceptionally large in massing, only demolishes the later additions on the rear of the building, and retains what is original

on the front facade. Staff appreciates the effort to retain the original West Newton Savings Bank building, and welcomes discussion of the proposed design

(Applicant agreed that the property should be preferably preserved)

Motion: N Grissom made the motion to preferably preserved. H Schorr seconded.

<u>Voting in the Affirmative:</u>	<u>Voting in the Negative:</u>	<u>Abstained:</u>	<u>Recused:</u>
<ul style="list-style-type: none"> • M Armstrong • N Grissom • J Rice • H Schorr • AM Stein • S Friedman • D Cornelius 			

Notes from Applicant Presentation:

- Demolition would mostly focus on additions made to the building in the 1950s or later
- Aspects of the original design
- Land Use approved the project

Commissioner Comments:

- N Grissom – Remembers an earlier design that was more contemporary and had a larger parking lot. The applicant responded by mentioning below-grade parking available, and noting that Land Use Commission allowed for restaurant use with parking as planned.
- J Rice – Followed project through city council, and believes the parking issue has been resolved, and believes it fits in to the community.
- AM Stein – Believes it is important for density to add vibrancy, which this design could be good at. Would like to see reflected in the design, like more balcony. Applicant responded by saying there were
- K Kubie – What is happening to the historic structure is most important, and is concerned that the existing bank structure was overwhelmed by the massing of the new construction.

Public Comments

- P Diamond – believes the balcony on the existing structure should remain, and is disappointed to see it altered. Applicant responded that City Council had encouraged moving the entry to Washington St (also that awning has changed, but door placement is the same).
- Neighbor concerned with large amount of development nearby, and concerned about the timeline for construction after demolition.

Motion: J Rice made a motion to approve the plans and waive the demolition delay. M Armstrong seconded.

<u>Voting in the Affirmative:</u>	<u>Voting in the Negative:</u>	<u>Abstained:</u>	<u>Recused:</u>
<ul style="list-style-type: none"> • M Armstrong • N Grissom • J Rice • H Schorr • AM Stein 			

<ul style="list-style-type: none"> • S Friedman • D Cornelius 			
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**2. Waban Hall (89 Wyman St)
Request for Determination of Historic Significance**

Staff Memo:

Formerly 474 Woodward St, this 1890 building was originally a two-story, wood-frame commercial building constructed in the Queen Anne style, which the remaining second story still reminds us. The large, one-story brick storefront, characterized by its large arched windows, was designed by architect John Barnard and constructed in 1923. This storefront is currently home to a Starbucks location. While there has been extensive work done on this building as it has served different commercial needs for the neighborhood, staff recognizes that the building played a large part in the original commercial development of Waban Village, and recommends it be found historically significant.

Signatories

- J Rice – This building is one of the three main buildings in Waban Village. Originally an 1890s building.
- Councilor B Humphreys – First commercial building in Waban, originally home to many business that would move to Strong Block across the street.

Commissioners Comments

- D Cornelius – Reminder that this vote is only for historic significance.

Public Comments

- R Gaetz – Draws attention to Waban Hall being the first school, and business history.
- M Maclean - Owner of building. Surprised by the intent to nominate, and opposes the landmarking of the property.
- I Albreck - Expressed support for landmarking building. M Hutchings reminded that the vote was a prerequisite to landmarking, not actually landmarking.
- S Carp – Expressed support for landmarking.

Motion:

J Rice moves to find the property historically significant, by reasoning of period style method of building or a particular architect. N Grissom seconds.

<u>Voting in the Affirmative:</u>	<u>Voting in the Negative:</u>	<u>Abstained:</u>	<u>Recused:</u>
<ul style="list-style-type: none"> • M Armstrong • N Grissom • J Rice • K Kubie • H Schorr • AM Stein 			

• D Cornelius			
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**3. 41 Washington Street
Request for Determination of Historic Significance**

Staff Memo:

The George H. Hastings House was constructed c.1890. It has a fieldstone firststory mixed with its transitional Shingle and Queen Anne style, and is characterized by its corner tower, large front veranda and porte-cochere. It is a well-preserved example of the Shingle Style. The original owner, George Hastings (1840-1931), was a photographer working in Boston, mainly with portraits. Staff recommends the home be found historically significant.

Signatories:

- J Rice – This is part of an ongoing 40B project. There is particular concern about the porte-cochere.
- Councilor M Greenberg – urges the NHC to find the property historically significant.

Public Comments:

- F Schwartzer – representing owner. Expects the property to be found historically significant.
- Neighbor – supports the 40B project, is concerned about the timeline of the potential landmark nomination. Believes it is similar to other Victorian homes in the neighborhood., opposes finding the home to be historically significant.
- Abutter – Believes the building’s condition is related to the current use. Supports finding the property historically significant and landmarking the property.
- Neighbor (112 Grassmere) - Believes the house to be historically significant.
- Neighbor (21 Martin) - Supports finding the house historically significant for craftsmanship of house.

Commissioner Comments:

- H Schorr recommended preserving the porte-cochere.

Motion:

J Rice moves to find the property historically significant. H Schorr seconded.

<u>Voting in the Affirmative:</u>	<u>Voting in the Negative:</u>	<u>Abstained:</u>	<u>Recused:</u>
<ul style="list-style-type: none"> • M Armstrong • N Grissom • J Rice • K Kubie • H Schorr 			

<ul style="list-style-type: none"> • AM Stein • D Cornelius 			
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4. 424-432 Cherry St (Ward 3)
Local Landmark Review

Staff Memo:

This local landmark, known as the Samuel Warren Tavern, was originally constructed as a wood frame building in the first half of the 18th century. It was moved from Waltham street to its current location on Cherry Street in 1868, and was extended to form a salt box formation. It is one of the earliest extant buildings in West Newton, and also marks an early effort in preservation, given its 19th-century relocation. The period of significance of the property ranges from 1716-1960. The proposed design would construct a new, detached, three unit dwelling on the property fronting Webster Street. Staff welcomes discussion of the proposed design.

Applicant Presentation:

- Presented previous designs in 2017 and 2020. The current design would be three units facing Webster Street.
- Adjustment to building height, from 31'-7" to 35'-5", to allow for utilities to be run.

Commissioner Comments:

- D Cornelius – How high will the new building be compared to the historic building? Applicant responded that the building will be about 3' higher.
- M Armstrong – The new building is more contextual to Webster Street. The new height is better, though the windows seem a little modern.
- K Kubie – Need to see the proposed design next to the landmarked property. Applicant was able to show the view. Asked that the commission consider more the impact on the landmarked property.
- H Schorr – Asked for the floor to ceiling heights. Applicant responded with 8-9 feet, depending. H Schorr asked if the height could be trimmed, believed it would improve the relationship with the surrounding buildings.
- N Grissom – Believes it fits very well with the new height. The different roof no longer requires it to be the exact same height.

Motion: N Grissom moves to approve the design as drawn. AM Stein seconded.

<u>Voting in the Affirmative:</u>	<u>Voting in the Negative:</u>	<u>Abstained:</u>	<u>Recused:</u>
<ul style="list-style-type: none"> • M Armstrong • N Grissom • J Rice 	<ul style="list-style-type: none"> • K Kubie • H Schorr 		

<ul style="list-style-type: none"> • AM Stein • D Cornelius 			
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5. 24 Alban Rd (Ward 5)

Waiver of Demolition Delay - Partial Demolition Application

Staff Memo:

Built in 1921 by the developer Moulton Realty Trust, this Dutch colonial has retained its half-gambrel roof and its notable off-center front entry. The property is considered a non-contributing building within the Waban Village Historic District, which is a district characterized by a mix of Craftsman-style and Colonial Revival homes. The proposed design would expand the kitchen with a two-story addition off the rear facade. The commission had previously preferably preserve the property. Staff recommends that the commission approve the proposed design.

Applicant Presentation:

- Adding two-story addition in rear
- Same height as the existing building

Commissioner Comments

- M Armstrong – The addition plans look nice. Asked if the helical piles had been used before? Applicant responded that they had experience with the.
- H Schorr – Only concern is that the second-floor elevation from the rear of the building. Believes the windows on the second floor need better integrated. The applicant will discuss this with the designer.

Motion: AM moves to approve the plans and waive the demolition delay. N Grissom seconded.

<u>Voting in the Affirmative:</u>	<u>Voting in the Negative:</u>	<u>Abstained:</u>	<u>Recused:</u>
<ul style="list-style-type: none"> • M Armstrong • N Grissom • K Kubie • J Rice • H Schorr • AM Stein • D Cornelius 			

6. 85 Homer Rd (Ward 6)

Waiver of Demolition Delay - Partial Demolition Application

Staff Memo:

The Coffin - Brown - Sparhawk House was built c.1855 in a transitional style, combining the Greek

Revival popular in the early 19th century and the Italianate features that would become signature to the Victorian era. The clapboard-sided, two and a half story house has seen a few alterations, including bays on the east elevation and porches to the south and west. The rear addition proposed retains the character of the front and side facades. The team has returned with updated designs reflecting the Commission's advice.

Applicant Presentation:

- Added columns to drawings, which are to remain
- Added jog to addition, to differentiate between historic and new structures

Commissioner Comments:

- H Schorr asked why porch roof does not touch the building? Applicant responded that it was a rendering error.

Motion: N Grissom moves to waiver the demolition delay and approve the plans. H Schorr seconds.

<u>Voting in the Affirmative:</u>	<u>Voting in the Negative:</u>	<u>Abstained:</u>	<u>Recused:</u>
<ul style="list-style-type: none"> • M Armstrong • N Grissom • K Kubie • J Rice • H Schorr • AM Stein • D Cornelius 			

**7. 1717 Beacon St (Ward 5)
Partial Demolition**

Staff Memo:

This building, constructed c. 1918 is a large, 2.5-story wood frame building drawing from Classical and Colonial Revival styles. It is characterized by its closely set windows, large portico with columned supports, and low pitched central gable with arched transom window. The proposed addition, while losing some of the symmetry that is so well preserved, is very much in keeping with the existing building (particularly the pitch of the roof and the cornice detailing). Staff recommends preferably preserving the building and approving the design.

Applicant Presentation:

- Values colonial buildings, would like to preserve the house.

Motion: M Armstrong moves to find the house preferably preserved. N Grissom seconds.

<u>Voting in the Affirmative:</u>	<u>Voting in the Negative:</u>	<u>Abstained:</u>	<u>Recused:</u>
<ul style="list-style-type: none"> • M Armstrong • N Grissom • K Kubie • J Rice • H Schorr • AM Stein • D Cornelius 			

Applicant Presentation:

- Use existing side porch footprint to build two story addition,
- Addition designed to match the existing details

Commissioner Comments:

- H Schorr – Windows are smaller on the new design. Applicant responded that the team had altered the height of the sill of the windows to keep them appropriate and level on the interior.
- N Grissom – Asked what material the roof is. Applicant responded that existing roof is asphalt shingle and the new roof would be the same.

Public Comments:

- Abutter (Beacon St) - Spoke in support of the project.
- I Albreck – Nice to see owners who value the design of the building. Will miss the chimney.
- Applicant asked (after motion) if window shutters could be removed? D Cornelius responded that the shutters could be reviewed administratively.

Motion: M Armstrong moves to find the house preferably preserved. K Kubie seconds.

<u>Voting in the Affirmative:</u>	<u>Voting in the Negative:</u>	<u>Abstained:</u>	<u>Recused:</u>
<ul style="list-style-type: none"> • M Armstrong • N Grissom • K Kubie • J Rice • H Schorr • AM Stein • D Cornelius 			

8. 1337 Commonwealth Ave (Ward 3)

Total Demolition

Staff Memo:

This building is a 1962 split level construction. While it immediately abuts the Howland Development Residential District, and is a close neighbor of the Day Estate Historic District, the style and construction does not contribute to the historic character of either of those districts. Staff recommends finding the property not preferably preserved.

Commissioner Comments:

- D Cornelius – typical infill piece, that came to the meeting because of the Commonwealth Avenue address.

Motion: M Armstrong moves to find it preferably preserved. AM seconds.

<u>Voting in the Affirmative:</u>	<u>Voting in the Negative:</u>	<u>Abstained:</u>	<u>Recused:</u>
	<ul style="list-style-type: none"> • M Armstrong • N Grissom • K Kubie • J Rice • H Schorr • AM Stein • D Cornelius 		

9. 32-34 Madison Ave (Ward 2)

Total Demolition

Staff Memo:

This two-story, two-family wood frame dwelling was built in the vernacular style in 1917. It was constructed for Dr. W.W. Shield by builder L.S. Coombs. Though not a high example of its particular style, it is similar in its period of construction and its massing to its neighbors on Madison Avenue. It is not inventoried in MACRIS, but is adjacent to the Washington Park National Register District. Staff welcomes discussion of the property's historic significance.

Applicant Presentation

- The house has had alterations, including window replacements in the 1960s.
- Many duplexes in the neighborhood

Commissioner Comments:

- M Armstrong – the context is strong, but the building is not that significant. M Hutchings, concurred.
- N Grissom – Very standard design, but porches have been filled
- H Schorr – Concerned for the future of the property and the context of the street.
- M Armstrong – Noted NHC is not a design review commission. H Schorr, M Armstrong, and

AM Stein discuss how this fits in the commissions purview.

Public Comments

- Abutter (Harvard and Madison) - Other houses have been rehabbed and torn down in the immediate area, but Madison Ave is intact. Would like to see a similar design in the building's place.

Motion: N Grissom moves to find the property preferably preserved. H Schorr seconds.

<u>Voting in the Affirmative:</u>	<u>Voting in the Negative:</u>	<u>Abstained:</u>	<u>Recused:</u>
<ul style="list-style-type: none">• M Armstrong• N Grissom• J Rice• H Schorr	<ul style="list-style-type: none">• K Kubie• AM Stein• D Cornelius		

10. 27 Rosalie Rd (Ward 8)

Total Demolition

Staff Memo:

Constructed for owner Arnold Hartman by builder Fox Meadows Corp (located at 17 Rosalie Rd) and designed by architect Christopher Crowell in 1942, this cape style house is characterized by its wide set dormers and central chimney. There are no alteration permits in the file. The property is within the Oak Hill Village Residential District, which developed between the 1930s-1950s, and is inventoried as a contributing building. Staff recommends that this building be preferably preserved.

Applicant Presentation:

- W Philips – Does not believe the property meets the criteria for preferably preserved. Standard cape design with many larger homes in the neighborhood

○ Commissioner Comments

- AM Stein – A beautiful house in an area where there has been a lot of development.
- N Grissom – Consistent with the historic homes on the road
- M Hutchings – Reminds people of the historic context of the Oak Hill Village.

○ Public Comments

- Abutter (Rosalie Rd) - Would prefer an addition be built, rather than a new construction.
- Abutter (Rosalie Rd) - Lives in a similar house that had an addition, would like to see a similar design here rather than new construction.
- Applicant responds by reminding the Commission that only the existing building is being reviewed.

Motion: K Kubie moves to find the property preferably preserved. N Grissom seconds.

<u>Voting in the Affirmative:</u>	<u>Voting in the Negative:</u>	<u>Abstained:</u>	<u>Recused:</u>
<ul style="list-style-type: none"> • M Armstrong • N Grissom • K Kubie • J Rice • H Schorr • AM Stein 	<ul style="list-style-type: none"> • D Cornelius 		

11. 25-27 Maple Park (Ward 6)

Total Demolition of Barn

Staff Memo:

The building is a two story, clapboarded-sided barn that is currently being used as a garage. While no permit data is available for the barn itself, the 1886 Beers Atlas does show a barn or stable in this location with this footprint, though the block foundation suggests it may have been rebuilt in the same footprint. Staff welcomes discussion of the building's significance.

(Item briefly tabled for technical issues. Is returned to after Chapel St Item).

Applicant Presentation

- Does not believe the barn had any character defining features or original details remaining
- Structurally unsafe.

Commissioner Comments

- M Armstrong – Some of the foundation is new, potentially raised up. So little left of the original structure.
- N Grissom – Believes there is more original material under there.

Public Comment

- I Albreck – Keep as many old barns as possible.

Motion: M Armstrong moves to find the property preferably. N Grissom seconds

<u>Voting in the Affirmative:</u>	<u>Voting in the Negative:</u>	<u>Abstained:</u>	<u>Recused:</u>
<ul style="list-style-type: none"> • N Grissom • H Schorr 	<ul style="list-style-type: none"> • M Armstrong • K Kubie • J Rice • AM Stein 		

	<ul style="list-style-type: none"> D Cornelius 		
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12. 236 Chapel St (Ward 1)
Waiver of Demolition Delay

Staff Memo:

This two-story, single family colonial revival house was built c. 1875. It is inventoried as the Hennessy-Scrocco House (NWT.1400). There are no particular character defining features to render it a strong example of its architectural style, though it is in keeping with the style and period of other Nonantum homes. The proposed design does not relate particularly to the building that it would replace, and the forward garages paired with the four, high-pitched gables on the front facade are an interesting combination of features. Staff welcomes discussion of the proposed design.

Applicant Presentation:

- O Youseff - Large new construction design, with two five bedroom units and a front facing garage.

Commissioner Comments:

- M Armstrong – the roofline is very steep. Does not mitigate the loss.
- D Cornelius agreed with M Armstrong, does not relate to the loss.
- M Armstrong – Can garages be regressed? Also concerned about the massing.
- H Schorr – Does not mind the roofline, but believes the design should not be identical or mirror image units side by side, but more creatively approached to look like one larger house.
- M Armstrong – Also preferred more integrated units, rather than “cookie cutter” units.

Public Comment

- Neighbor – The character of the neighborhood was the deciding factor in preferably preserving the building. The design does not reflect the northern parts of Newton.
- Neighbor – Does not fit into neighborhood
- Neighbor – Does not relate to buildings nearby

Applicant will come back with revised design.

13. 58 Cherry Place (Ward 3)
Waiver of Demolition Delay

Staff Memo:

The Vernacular farmhouse is a simply designed gable end roofed structure with a smaller gable roofed ell projecting from the rear right corner of the house and a one-story, flat roofed porch behind the rear right corner of the house which was enclosed in 1929. The house was vinyl sided at an unknown date and the front porch enclosed, probably early in the 20th century. The original details now visible include its form, close proximity to the street, and wood molding surrounding the gable ends. The windows are a mix of older and newer examples but none appear to be original to the house. This house was one of the earlier houses in this section of West Newton, first appearing on the 1886 Beers atlas as the house of Mrs. A. Welch. Staff welcomes discussion of the proposed design.

Applicant Presentation

- O Youssef – Changes to front entrances (making smaller),
- Additional detail on soffit
- Materials are listed, hardiboard siding with cedar tongue and groove siding
- Applicants supply letters of neighbor support

Commissioners

- H Schorr wanted a shed roof, changes to the garage entry. Applicant responded that the elements addressed were not structural.
- M Armstrong and H Schorr suggested some revisions to entries.

Public Comments

- M Hutchings read M Halle (neighbor) letter into the record (minus the comments about trees), summarized to say that the site plan and rendering has some inconsistencies and hopes for more incorporation of the commission’s previous comments. Applicant responded that the plans had been redesigned and the comments had been addressed.
- Councilor J Malakie – asked about the large driveway. Commissioners responded that it was not part of the jurisdiction.

Motion: H Schorr moves to approve the design and waive the demolition delay, pending review by staff and architect. AM Stein seconds it.

<u>Voting in the Affirmative:</u>	<u>Voting in the Negative:</u>	<u>Abstained:</u>	<u>Recused:</u>
<ul style="list-style-type: none"> • M Armstrong • N Grissom • K Kubie • J Rice • H Schorr • AM Stein • D Cornelius 			

14. 86 Halcyon St (Ward 6)

Determination by NHC if Violation of Demo Delay Ordinance Occurred

Staff Memo:

On December 29, 2022 Inspectional Services issued a Stop Work Order for work at 86 Halcyon Street, which had been issued an Administrative Approval by NHC staff on October 31, 2022 for a rear addition. The design for which they were issued a permit, as well as photos of the current project are included in the supplemental materials.

Commissioner Comments:

- D Cornelius – reminds the commission on the process for determining violations
- M Hutchings – shares original application for removing the rear porch and original two-story building, and the two sets of plans that were submitted for the building permit process. Confirmed that the plans matched on November 23, 2023 when NHC staff signed off on the building permit, but not on the final plans uploaded on December 6, 2023.
- N Grissom confirms that legal has been consulted. M Hutchings confirms she has.
- H Schorr – Did the plans show the demolition? M Hutchings says only when compared side by side with the November 23 vs December 6 plans, which NHC staff did not have the opportunity to do.

Motion: N Grissom moves to find the property to be in violation of the demolition delay ordinance, with unauthorized demolition

<u>Voting in the Affirmative:</u>	<u>Voting in the Negative:</u>	<u>Abstained:</u>	<u>Recused:</u>
<ul style="list-style-type: none">• N Grissom• K Kubie• J Rice• H Schorr• D Cornelius	<ul style="list-style-type: none">• M Armstrong	<ul style="list-style-type: none">• AM Stein	

Respectfully,



, NHC