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Barney S. Heath
Director

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

DATE: May 28, 2020

PLACE/TIME: Via Zoom

ATTENDING:	Nancy Grissom, Chairman	Doug Cornelius, Member
	Peter Dimond, Member	Amanda Stauffer Park, Member
	Mark Armstrong, Member	Katie Kubie, Member
	Deborah Budd, Alternate	Katy Hax Holmes, Staff
	See Attendance List	

ABSENT: Ellen Klapper, Alternate
Jennifer Bentley-Houston, Alternate

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

1. **Local Landmark ordinance revision update
Working group update for NHC**

Staff presented a Powerpoint presentation on the changes that were approved by ZAP at its May 19th meeting. The Local Landmark and Demolition Delay ordinances were the subject of docket items for review/improvement/possible changes. A working group consisting of four city councilors, three staff members and an NHC member has met weekly since February to hammer out the revised Local Landmark ordinance. The Zoning and Planning Committee reviewed the proposed changes at its meeting on May 7th and voted on a new version on May 19th to be sent to the full council for approval. The link to the staff memo is below, starting on page 5:

<http://www.newtonma.gov/civicax/filebank/documents/103429/05-07-20%20Zoning%20&%20Planning%20Agenda.pdf>

Your packets also include flowcharts of how the existing and proposed local landmarks ordinance is and could be administered, which may be the clearest depiction of the proposed changes. There was

universal agreement on the working group that the bar needed to be set higher for the designation of local landmarks.

No vote was taken on this item. No questions or comments were made by the Commission.

2. **279 Fuller Street – Demolition Review (Ward 3)**
Request to demolish house; change from partial demo application

Staff reported that the owners of this property presented their plan to partially demolish this house by elevating the front façade to incorporate a higher roof height and remove additions to the house to allow for modern additions. This property was preferably preserved at the April 2020 NHC hearing and a one-year demo delay was imposed. As a partial demolition proposal, proposed plans were presented for possible approval at the same hearing but were not approved. The owners proposed to change the project to a full demolition proposal. In consultation with the Law Department, the demo delay remains in effect from the April 2020 hearing if the Commission chooses to keep the delay in place.

For historical information on this property, please refer to the staff memo posted online for the April 2020 hearing for 279 Fuller Street:

<http://www.newtonma.gov/civicax/filebank/documents/102925>

At this May hearing, the owners, represented by the executor of the Galligan estate, and the architect requested that the Commission reconsider its previous finding of preferably preserved for this property. No commission member made the motion to reconsider. Hearing no motion, the Chair observed that there was no motion and she moved on to the next item on the agenda. The finding of preferably preserved that was approved by the Commission at the April 23rd remains in place.

3. **68 Chestnut Street – Partial Demolition Review (Ward 3)**
Request to remove and replace side porch, add rear addition

Ron Jarek, Mariana Dagatti (architects) and the owner Mr. Houston presented their plan to obtain a special permit to add a structure and additional units to this house and property.

Staff reported that this house first appeared on atlases in 1874, with George A. Walton shown as its first owner. George was an agent for the Board of Education and his spouse Electa was a well-known local author, teacher, mathematician and once in Newton, became a well-known advocate for the voting rights for women. Much has been written about her and her work and I won't try to summarize all of it here. As with many of the people introduced as part of these significance assessments, staff encourages you to do more reading and research. This house was constructed in a mix of Italianate and Revivalist styles and may originally have had a mansard roof. This house has not been previously



1874 atlas

surveyed. The Walton family was still living in this house in 1907, but after George's death in 1908 the house was sold to Lewis H. Jack, physician. After a few years the Jack family moved to a house on Austin Street. By 1925, the owner was Henry L. Whittlesey, an attorney, who lived here until his death in 1941. The property was owned briefly by Mary C. McDonnell who sold it to longtime owners William (information clerk for Boston Terminal Co.) and Margaret Shea, who lived here from the 1940s to the 1970s. Commission member Jennifer Bentley-Houston owns the house with her husband Braden, and they are pursuing a special permit for an addition to it. This house retains its architectural and historical integrity. Staff recommends preferably preserving this property.

Cornelius made a motion to preferably preserve the house on this property at 68 Chestnut Street for architectural integrity and historic context. Kubie seconded the motion.

At a scheduled meeting and public hearing on May 28, 2020, the Newton Historical Commission, by a vote of 7-0:

RESOLVED to preferably preserve the house on this property at 68 Chestnut Street for architectural integrity and historic context.

Voting in the Affirmative: Voting in the Negative: Recused:

Nancy Grissom, Chairman
Peter Dimond, Member
Doug Cornelius, Member
Amanda Stauffer Park, Member
Katie Kubie, Member
Mark Armstrong, Member
Deborah Budd, Alternate

The architects presented their plan to remove the existing rear addition and add onto the main house to create a total of four units and build a freestanding new carriage house to accommodate two additional units. The Commission was told that the siding would be kept and that the wall studs would be sistered in place. The new outbuilding would be sheathed in materials that match the house. A rear carport roof would protect parking spaces at the rear of the building.

Cornelius made a motion to waive the demo delay based on approved plans for 68 Chestnut Street including a list of materials. Dimond seconded the motion.

At a scheduled meeting and public hearing on May 28, 2020, the Newton Historical Commission, by a vote of 7-0:

RESOLVED to waive the demo delay based on approved plans for 68 Chestnut Street including a list of materials.

Voting in the Affirmative: Voting in the Negative: Recused:

Nancy Grissom, Chairman
Peter Dimond, Member
Doug Cornelius, Member
Amanda Stauffer Park, Member
Katie Kubie, Member
Mark Armstrong, Member
Deborah Budd, Alternate

4. **62 Lenox Street – Partial Demolition Review (Ward 3)**
Request to partially demolish and move carriage house; attach to house

This property returned to the Commission for a waiver of the demo delay imposed on the National Register-listed carriage house at last month's NHC hearing, as well as the delay imposed on the house. This delay was imposed at the April 2020 hearing of the Newton Historical Commission. The owner requested a waiver based on a change to the proposed project from full demolition of the carriage house, to moving the carriage house and partially demolishing it, and then attaching it to the house. The house is also listed on the National Register and was also preferably preserved at the April 2020 hearing. The Commission used the following ordinance criteria before considering waiving the demo delay on the carriage house:

- By 2/3 vote, that substantial and material changes were made in the resubmitted application; or
- By majority vote, that the resubmitted application proposes to preserve the building or structure

The demo delay imposed on the house could also be waived based on approved plans because the original application on which the delay was imposed was for a partial demolition.

For historical information on this property, please refer to the staff memo posted online for the April 2020 hearing for 62 Lenox Street: <http://www.newtonma.gov/civicax/filebank/documents/102925>

Laurance Lee presented on behalf of the owners, and no public comment was taken at that time. Mr. Lee told the Commission the owners redesigned the project to protect a portion of the carriage house after it was moved to stand adjacent, and ultimately be connected to, the house.

Armstrong made a motion to reconsider the demolition application due to a substantial and material change to the proposed project, as well as its plan to preserve a significant portion of the historic carriage house structure. Cornelius seconded the motion.

At a scheduled meeting and public hearing on May 28, 2020, the Newton Historical Commission, by a vote of 7-0:

RESOLVED to reconsider the demolition application due to a substantial and material change to the proposed project, as well as its plan to preserve a significant portion of the historic carriage house structure.

Voting in the Affirmative: Voting in the Negative: _____ Recused:

Nancy Grissom, Chairman
Peter Dimond, Member
Doug Cornelius, Member
Amanda Stauffer Park, Member
Katie Kubie, Member
Mark Armstrong, Member
Deborah Budd, Alternate

Mr. Lee described the portions of the carriage house that would be preserved, how it would now present on the lot as further set back from the façade of the house, and how the proportions of the carriage house addition were to be reduced from the first application. Abutters at 65 Lenox Street, 96 Lenox Street, and 300 Highland Street spoke in support of the project. At least 12 letters of support from the surrounding neighborhood were received and distributed via email by Commission staff prior to the meeting.

Cornelius made a motion to waive the demo delay on both the carriage house and the house based on approved plans in the revised application. Kubie seconded the motion.

At a scheduled meeting and public hearing on May 28, 2020, the Newton Historical Commission, by a vote of 7-0:

RESOLVED to waive the demo delay on both the carriage house and the house based on approved plans in the revised application.

Voting in the Affirmative: Voting in the Negative: _____ Recused:

Nancy Grissom, Chairman
Peter Dimond, Member
Doug Cornelius, Member
Amanda Stauffer Park, Member
Katie Kubie, Member
Mark Armstrong, Member
Deborah Budd, Alternate

5. **52 Winthrop Street, carriage house – Partial demolition (Ward 3)**
Request to waive demo delay based on change of plan for carriage house

This National Register-listed carriage house came before the Commission last month as a full tear down and replacement, and the Commission voted to preferably preserve it. As a full demo, and because it is listed on the National Register of Historic Places, the Commission imposed an 18-month delay. The owner is requesting a waiver based on a change to the proposed project from full demolition of the carriage house to partial demolition and replication of what cannot be preserved. The Commission used the following Demo Delay ordinance criteria before considering waiving the demo delay on the carriage house:

- By 2/3 vote, that substantial and material changes were made in the resubmitted application; or
- By majority vote, that the resubmitted application proposes to preserve the building or structure

For historical information on this property, please refer to the staff memo posted online for the April 2020 hearing for 52 Winthrop Street:

<http://www.newtonma.gov/civicax/filebank/documents/102925>

The architect presented the revised plans from full to partial demolition, with 38% of the carriage house representing the limit of the demolition. The Commission accepted abutter questions when it, and the property owners, were asked about representation of the preserved portions on the proposed plans. Questions were posed by owners of 91 Temple Street and Dorothea Rudorf, who lives next door.

Cornelius made a motion to reconsider the demolition application due to a substantial and material change to the proposed project. Park seconded the motion.

At a scheduled meeting and public hearing on May 28, 2020, the Newton Historical Commission, by a vote of 7-0:

RESOLVED to reconsider the demolition application due to a substantial and material change to the proposed project.

Voting in the Affirmative: Voting in the Negative: Recused:

Nancy Grissom, Chairman
Peter Dimond, Member
Doug Cornelius, Member
Amanda Stauffer Park, Member
Katie Kubie, Member
Mark Armstrong, Member
Deborah Budd, Alternate

Commission members asked about proposed replacement materials and the architect confirmed the siding and windows would be of wood. Abutters expressed their concern about the lack of transparency of this project and were concerned about the use of the structure, over which the NHC has no jurisdiction. They were informed of this.

Park made a motion to waive the demo delay on this property at 52 Winthrop Street based on approved plans as part of the revised application. Kubie seconded the motion.

At a scheduled meeting and public hearing on May 28, 2020, the Newton Historical Commission, by a vote of 7-0:

RESOLVED to waive the demo delay on this property at 52 Winthrop Street based on approved plans as part of the revised application.

Voting in the Affirmative: Voting in the Negative: Recused:

Nancy Grissom, Chairman
Peter Dimond, Member
Doug Cornelius, Member
Amanda Stauffer Park, Member
Katie Kubie, Member
Mark Armstrong, Member
Deborah Budd, Alternate

6. **128 Chestnut Street, LL (rear) – New construction (Ward 3)**
Request to approve revised design

This project returned to the Commission with revised plans based on comments made by the Commission at an initial NHC hearing for the project on April 2020. The plans were presented by Treff LaFleche, architect.

Staff reported that the property at 128 Chestnut Street was designated a local landmark on June 28, 2018. As part of the designation, the entire lot on which the original house stood was designated a Landmark Preservation Site in accordance with Newton’s local landmark ordinance. This lot was later subdivided, and the historic house moved forward on the lot, leaving a vacant lot on the Westfield Road side of the original parcel. Any development on the vacant lot must come before the NHC for review and approval. A design for a new single-family home will be presented.

At the April NHC hearing, a Commission member was concerned the house had no presence of a front door on Westfield, and the positioning of the proposed gables on the house with respect to the landmarked house to the west of it was in need of improvement. Laura Foote of Otis Street was concerned that the proposed house would be three times the square footage of surrounding homes on Westfield.

At this May NHC hearing, the architect presented revisions to the proposed design that were made in response to Commission’s comments last month, as well as plans to screen this property from

surrounding properties. Mr. LaFleche also told the Commission there would be 60' between the two buildings on the Landmark property site.

Cornelius made a motion to approve a Certificate of Appropriateness for the construction of a new single-family house based on designs and materials approved by this Commission at the May 28, 2020 hearing. Armstrong seconded the motion.

At a scheduled meeting and public hearing on May 28, 2020, the Newton Historical Commission, by a vote of 5-1-1:

RESOLVED to approve a Certificate of Appropriateness for the construction of a new single-family house based on designs and materials approved by this Commission at the May 28, 2020 hearing.

Voting in the Affirmative: Voting in the Negative: Recused:

Nancy Grissom, Chairman
Peter Dimond, Member
Doug Cornelius, Member

Amanda Stauffer Park, Member

Katie Kubie, Member
Mark Armstrong, Member

Deborah Budd, Alternate

7. **36-38 Whittemore Road – Waiver Review (Ward 1)**
Request to waive demo delay

Charles Calhoun, architect, returned to the Commission with a revised plan to replace this two-family building with a new one. Proposed plans were presented at the April NHC hearing but revisions to the plans were requested by the Commission.

Staff reported that the property was preferably preserved for historic context and the minimum four months have elapsed. At the December 2019 hearing, staff reported that designed by William M. Haines of Waltham and constructed in 1926, this two-family structure was constructed in a planned development of two-family homes during a time when the population in Newton was rapidly increasing. The first owner and builder is H.L. Nelson of Newton. A new front piazza was added in 1927. The blocky, two-story construction is consistent with neighboring structures, though windows and siding have been replaced. In 1929 the occupants were Mr. and Mrs. Magazine (lawyer) and Mr. and Mrs. Harris Gruber (bowling alleys). In 1940, it was Lester Brett (real estate) and Harris Gruber. In 1950, it was Nathan Koumrian (dental technician) and Harris Gruber. In the 1960s, Nathan Koumrian and Charles E. Wyman (salesman, Healer Motors) were occupants. This house is not individually significant but was built as part of a larger housing development on the north side of the street.

Commission members accepted the changes made to the front garage doors to recede them into the design of the two housing units, and the addition of windows in response to Commission's comments from the April NHC hearing.

Cornelius made a motion to waive the demo delay on 36-38 Whittemore Road based on approved plans. Budd seconded the motion.

At a scheduled meeting and public hearing on May 28, 2020, the Newton Historical Commission, by a vote of 7-0:

RESOLVED to waive the demo delay on 36-38 Whittemore Road based on revised plans that were approved at the May 28, 2020 hearing.

Voting in the Affirmative: Voting in the Negative: Recused:

Nancy Grissom, Chairman
Peter Dimond, Member
Doug Cornelius, Member
Amanda Stauffer Park, Member
Katie Kubie, Member
Mark Armstrong, Member
Deborah Budd, Alternate

8. **43 Sharpe Road – Waiver Review (Ward 8)**
Request to waive demo delay

The owner of this property presented his plan to replace this house with a new one. This property was preferably preserved on August 22, 2019 and a one-year delay was imposed. The required four-month waiting period for a waiver request expired and the owner plans to return with proposed replacement plans.

Last August, staff reported that the house was constructed in 1954, this Mid-Century Modern house was designed by A.C. Rugo, and owned and built by Ben Shaffer of Brookline. The only other permit in the file is from 1982, when a one-story rear addition was constructed. A.C. Rugo also worked with Fox Meadow Corporation at about this time but there is no evidence that he did so here. Rugo also designed the house at 44 Sharpe Road. By 1959 the owner was Maurice Sheinfeld, a salesman, and he continued to own the property through at least 1970. Unlike other neighborhoods in Newton where this house style is replicated on entire blocks, this house is somewhat of an anomaly in this neighborhood. The vertical board siding and triplicate windows are original features of this style, and its massing and scale have not been altered.

The owner presented revised drawings to the Commission that had not been included in the online packet of project information. The Commission was not prepared to review the changed design, and both the owner and Commission agreed to a continuance. Not vote was taken.

9. **32-34 Dunstan Street – Demolition Review (Ward 3)**
Request to demolish buildings

Franklin Schwartzer presented the plans of his client to demolish this and five other properties in the vicinity.

Staff reported that this auto repair/storage/service building was constructed c.1920 under the ownership of Charles J. Bucknam, a proprietor of furniture and storage, who lived in Newton. A building permit from 1920 was issued for repairs to a shop at this location that was categorized as an 'old building.' The atlas from 1917 showed no buildings on this site so it is unclear to what this might have referred. The buildings onsite now are largely concrete block, a portion of which was used for auto body repair beginning in 1946. A permit from 1931 added more storage to the site under the ownership of William H. White, and in 1936 he added a gas storage tank and a new public garage for 30 cars. In that same year, White obtained a permit to replace wooden posts in the building. During the 1940s and under the longtime ownership of Gustav Geisler, who is listed in census info as working in auto repair, this site was known as West Newton Auto Body, with repairs and welding added to the site's services. In the 1960s the site became a machine shop and warehouse and housed an operation for mattresses. Given the lack of significance under any category of Newton's ordinance, staff recommended not preferably preserving this building.

Cornelius made a motion to find the building at 32-34 Dunstan Street preferably preserved. Dimond seconded the motion.

At a scheduled meeting and public hearing on May 28, 2020, the Newton Historical Commission, by a vote of 0-7:

RESOLVED to find the building at 32-34 Dunstan Street preferably preserved.

<u>Voting in the Affirmative:</u>	<u>Voting in the Negative:</u>	<u>Recused:</u>
	Nancy Grissom, Chairman	
	Peter Dimond, Member	
	Doug Cornelius, Member	
	Amanda Stauffer Park, Member	
	Katie Kubie, Member	
	Mark Armstrong, Member	
	Deborah Budd, Alternate	

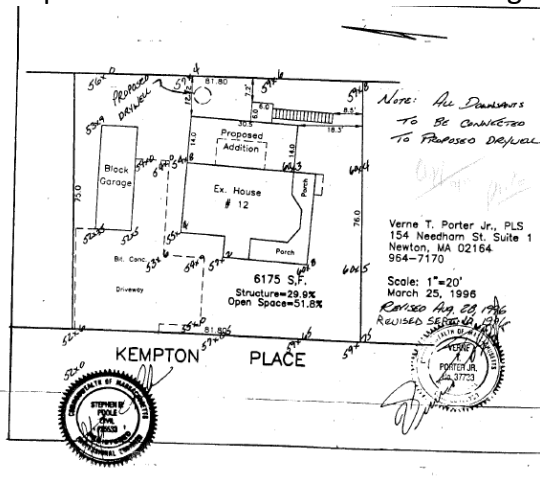
The motion did not pass. The property is not preferably preserved.

10. **12 Kempton Place – Demolition Review (Ward 3)**
Request to demolish buildings

Franklin Schwartzer presented the plans of his client to demolish this and five other properties in the vicinity.

Staff reported that there is evidence of this house beginning on the 1907 atlas, with a square footprint and an enclosed front entrance. This parcel was Lot B on the plans of the heirs of Edward B. Trowbridge from 1915. That same year, under the ownership of Fuge W. Woodward, a local inspector, a concrete-block garage was constructed and was added to in 1922 for an additional car. John K. Barton, an armorer who worked at the nearby Armory, moved to this house from Cherry Street in the

late 1920s and lived there until his death in 1941. This house has had some additions and was converted to a two-family by special permit in 1996. The siding and windows were replaced. The immediate context on this cul de sac has been non-residential for some time and the house does not possess individual architectural integrity. Staff recommended not preferably preserving this house.



1996

Cornelius made a motion to find the building at 12 Kempton Place preferably preserved. Dimond seconded the motion.

At a scheduled meeting and public hearing on May 28, 2020, the Newton Historical Commission, by a vote of 0-7:

RESOLVED to find the building at 12 Kempton Place preferably preserved.

Voting in the Affirmative: Voting in the Negative: Recused:

- Nancy Grissom, Chairman
- Peter Dimond, Member
- Doug Cornelius, Member
- Amanda Stauffer Park, Member
- Katie Kubie, Member
- Mark Armstrong, Member
- Deborah Budd, Alternate

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

**11. 24 Kempton Place – Demolition Review (Ward 3)
Request to demolish buildings**

Franklin Schwartzer presented the plans of his client to demolish this and five other properties in the vicinity.

According to the city's GIS, this structure was constructed c.1900. Known today as the Children's Shoe Barn, this structure consists of two attached wings. In 1907 there were three smaller buildings on this site, none of which appear to part of the existing one. These small buildings were all still evident in 1917 and on the 1929 atlas. The building was actually constructed c. 1940 after Thomas S. Derr, a mechanical engineer who worked in the automobile boiler industry, purchased this and the lot adjacent to it from Newton Trust Company in 1939. The Derr and McCabe families owned this property through the 60s and 70s until 1987, when members of the McCabe family put this property into the Claire Trust. The buildings standing at this location are single-story wood buildings attached in an ell formation, with the look and feel of warehouse buildings. Given the revised construction date of c.1940 and lack of a distinctive style, this building does not meet the minimum criteria for historical significance. Staff recommended not preferably preserving it.

Cornelius made a motion to find the building at 24 Kempton Place preferably preserved. Armstrong seconded the motion.

At a scheduled meeting and public hearing on May 28, 2020, the Newton Historical Commission, by a vote of 0-7:

RESOLVED to find the building at 24 Kempton Place preferably preserved.

Voting in the Affirmative: Voting in the Negative: Recused:

Nancy Grissom, Chairman
Peter Dimond, Member
Doug Cornelius, Member
Amanda Stauffer Park, Member
Katie Kubie, Member
Mark Armstrong, Member
Deborah Budd, Alternate

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

12. **25 Kempton Place – Demolition Review (Ward 3)**
Request to demolish buildings

Franklin Schwartzer presented the plans of his client to demolish this and five other properties in the vicinity.

This building was constructed c.1880 according to GIS, but there was no building on this site until c.1915. Known today as the Shoe Barn building, it stands across Kempton Place from the Children's Shoe Barn. This building appears for the first time on the 1917 atlas and is labeled 'Laundry.' Permits obtained in 1919 by Charles J. Bucknam, owner, were for a one-story shed roof addition and another two-story addition. In 1920, Bucknam obtained a permit to construct a wood building on this location but it's not clear where. In 1922, Bucknam obtained a permit for a poultry house on the property. There was fire damage to the building in 1927. On the 1929 atlas, this building housed F.S. Bartlett and

Son, Inc., waterproofing and coating of fabrics, and Bucknam Storage Co. In 1934 the building was vacant but had an owner by 1936 who is referred to on permits interchangeably as Harold M. Welton and Horace M. Walton. In the late 1940s and early 50s, Thomas Derr operated The Conveyor Company from this location. Neal D. Kerrick added storage space to the building in 1957 to become The Republic Shoe Company, which continued to operate here into the 1970s.

Though clearly many business activities were undertaken at this location, there is little architectural evidence that can be directly correlated with most of them. Staff recommends not preferably preserving this building.

Cornelius made a motion to find the building at 25 Kempton Place preferably preserved. Dimond seconded the motion.

At a scheduled meeting and public hearing on May 28, 2020, the Newton Historical Commission, by a vote of 0-7:

RESOLVED to find the building at 25 Kempton Place preferably preserved.

Voting in the Affirmative: Voting in the Negative: Recused:

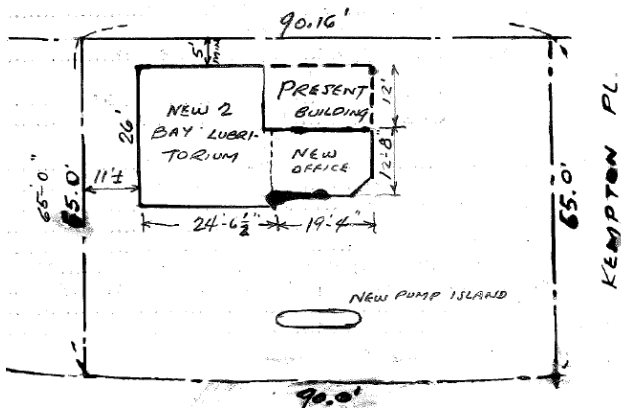
Nancy Grissom, Chairman
Peter Dimond, Member
Doug Cornelius, Member
Amanda Stauffer Park, Member
Katie Kubie, Member
Mark Armstrong, Member
Deborah Budd, Alternate

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

13. **1169 Washington Street – Demolition Review (Ward 3)**
Request to demolish buildings

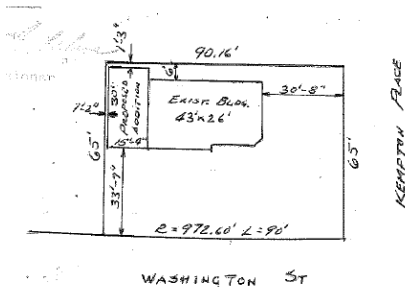
Franklin Schwartzer presented the plans of his client to demolish this and five other properties in the vicinity.

Built in 1930, what began as a small building for the sale of gasoline became subsumed over time by additions and renovations. In 1940 the small building was owned and operated by Colonial Beacon Oil, who in that year constructed a two-car lubritorium on the left side and a new office to its south.



1940

In 1953, Standard Oil purchased this site and installed larger gas tanks. In 1957 Esso Standard Oil owned the site. In 1971, Humble Oil and Refining Co. constructed another one-bay lubritorium of concrete block.



1971

The owner was Exxon in 1973, and in 1980 the gas station was completely renovated, and a new pump island constructed. There is no visible evidence of the original 1930 building. Staff recommended not preferably preserving this gas station.

Budd made a motion to find the building at 1169 Washington Street preferably preserved. Cornelius seconded the motion.

At a scheduled meeting and public hearing on May 28, 2020, the Newton Historical Commission, by a vote of 0-7:

RESOLVED to find the building at 1169 Washington Street preferably preserved.

Voting in the Affirmative: Voting in the Negative: Recused:

- Nancy Grissom, Chairman
- Peter Dimond, Member
- Doug Cornelius, Member
- Amanda Stauffer Park, Member
- Katie Kubie, Member

Mark Armstrong, Member
Deborah Budd, Alternate

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

14. **1179 Washington Street – Demolition Review (Ward 3)**
Request to demolish buildings

The date of construction for this house shows up as 1940 on GIS, but maps indicate the house is older. The original address appears to have been 1177 Washington Street. There is evidence of the house and an outbuilding on the 1907 atlas under the ownership of Ellen and Frederick Talbot, a milliner. This lot was part of a later subdivision in 1927 by Everett Brooks. H.E. Jones was the owner in 1946 when he obtained a permit to ‘alter present dwelling to a two-family house as per plans.” In 1957, the property was sold from Florence G. Nixon to Russell Wennberg, who served as treasurer of the Republic Company. Behind the house, in 1962, a long steel structure was constructed by Republic Company for storage. The house is a standard four-square with a hipped roof, which has undergone changes to siding and windows, at a minimum. As with the house at 12 Kempton, the immediate context on this cul de sac has been non-residential for some time and the house does not possess individual architectural integrity. Staff recommends not preferably preserving this house.

Cornelius made a motion to find the building at 1179 Washington Street preferably preserved. Budd seconded the motion.

At a scheduled meeting and public hearing on May 28, 2020, the Newton Historical Commission, by a vote of 0-7:

RESOLVED to find the building at 1179 Washington Street preferably preserved.

<u>Voting in the Affirmative:</u>	<u>Voting in the Negative:</u>	<u>Recused:</u>
	Nancy Grissom, Chairman	
	Peter Dimond, Member	
	Doug Cornelius, Member	
	Amanda Stauffer Park, Member	
	Katie Kubie, Member	
	Mark Armstrong, Member	
	Deborah Budd, Alternate	

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

Administrative Discussion:

a) **Minutes from April hearing.** The minutes for the April NHC hearing were approved by a majority of those members who attended. The meeting adjourned at around 10:00 pm.

Administrative Approvals this month:

Key:

- Partial demos (PD)
- Full demo (D)
- Garage (G)
- Accessory Apartment (AA)

Addresses

- 36 Cook Street (PD)
- 44 Stearns Street (PD, G)
- 9 Warren Street (PD)
- 6 Vaughn Street (D)
- 15 William Street (PD)
- 36 Ridge Avenue (PD)
- 767 Commonwealth Avenue (PD)
- 26 Gilbert Street (PD)
- 90 Truman Street (PD)
- 105 Temple Street (PD)
- 130 Walnut Hill Road (PD)
- 97 Gardner Street (PD)
- 64 Homer Street (PD)

Respectfully,

Katy Hax Holmes, NHC

Katy Hax Holmes, Staff