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

**DATE:** October 22, 2020

**PLACE/TIME:** Via Zoom

<b>ATTENDING:</b>	<b>Doug Cornelius, Chairman</b>	<b>Peter Dimond, Member</b>
	<b>Mark Armstrong, Member</b>	<b>Katie Kubie, Member</b>
	<b>Amanda Stauffer Park, Mem.</b>	<b>Jennifer Bentley-Houston, Alternate</b>
	<b>Alan Mayer, Member</b>	<b>Katy Hax Holmes, Staff</b>
	<b>See Attendance List</b>	

**ABSENT:** Nancy Grissom, Member  
Deborah Budd, Alternate

The meeting was called to order via Zoom at 7:00 p.m. with Doug Cornelius serving as Chairman. Voting permanent members were Dimond, Armstrong, Park, Kubie, and Mayer. Bentley-Houston was designated to vote as alternate. Katy Hax Holmes acted as Zoom host and the meeting was digitally recorded on the Zoom device.

- 1135-1137 Washington Street, Armory Building – Working session (Ward 3)**  
**Request to review possible options**

Members of the consulting firm Affirmative Investments presented their progress on an analysis of possible reuses for the Armory building.

Staff reported that this building was constructed in 1910 for use as the Newton Armory and was designed in the English Revival Style for this purpose by Mulcahy and McLaughlin Architects. This property has a survey form on file with the state with noted historical significance in the categories of architecture and military history. Its style was first incorporated into a building for military use in Boston in 1895, when it was used in the William Gibbons Preston First Cadet Corps Armory. The symmetrical, crenellated appearance of the building, along with narrow slits for windows, contribute to the appearance of these buildings as fortresses of sorts.

In Newton, the armory movement began in 1870 with the founding of the Claflin Guard, named for Newton resident William Claflin who was governor of Massachusetts at that time. The Guard was first housed in Newton Corner but moved to Washington Street after this building was dedicated in 1911 and renamed itself Company C

of the 5<sup>th</sup> Massachusetts Regiment of the Volunteer Militia. The building is now in the process of being decommissioned as a state property in preparation for sale, possibly to the City of Newton.

A Joint Advisory Planning Group (JAPG), which consists of nine Newton residents who were appointed by the city council, was assembled to assess possible reuse scenarios for the building and it continues to work on a final report. The Newton armory is not listed on the National Register of Historic Places, but the Massachusetts Historical Commission is on record for determining that identical armory buildings located in Hingham, Lynn, Methuen, New Bedford, Hyannis, and Newburyport, at a minimum, meet the criteria for eligibility for listing on the National Register of Historic Places. Affirmative Investments, a consulting firm, was hired to assess proposed uses of the structure and has requested thoughts from the NHC about this property.

No vote was taken on this item by the Commission.

**2. 286 Waverley Avenue, Durant Kenrick House – Certificate of Appropriateness (Ward 7)  
Request approval to repair windows and replace wood gutters**

Lisa Dady and a member of the Historic Newton staff presented their request for a Certificate of Appropriateness to repair six historic windows on the east side of the building and replace the wood gutter with a product called Fibergutter.

Staff reported that built in 1732, the Durant-Kenrick House is listed on the National Register of Historic Places and is a Local Landmark. The site is owned by the Newton Historical Society and operates as a museum. The Society proposes to use CPC funds to replace the gutter system and repair six original windows on the eastern face of the 1732 Durant-Kenrick House. The National Register nomination form describes three areas of note in the property's significance: "Four rooms have stencil-decorated floors, c.1790, among the earliest extant in New England. The window seats and interior shutters in the "North Room" are another rarity. Finally, the survival of a portion of the original roof, including weatherboards, shingles, and flashing, represents a major document in the history of 18th century construction." Historic Newton wants to address the water infiltration issues on the eastern facing portion of the house by replacing the defective wooden gutter and restoring the windows to water-tight condition. The six windows were compromised by a leak in the fire suppression system inside that portion of the building as well as by excess rainwater not controlled by the gutter and downspout. These repairs will also prevent water infiltration from harming the collections housed in the museum and help to ensure the structure's longevity.

Armstrong made a motion to approve a Certificate of Appropriateness for the repair of six windows as well as the use of Fibergutter to replace the failed wooden gutter system on the east portion of the roof at 286 Waverley Avenue. Bentley-Houston seconded the motion. Dimond recused himself from this vote.

At a scheduled meeting and public hearing on October 22, 2020, the Newton Historical Commission, by a vote of 6-0, with one recusal:

RESOLVED to approve a Certificate of Appropriateness for the repair of six windows as well as the use of Fibergutter to replace the failed wooden gutter system on the east side portion of the roof at 286 Waverley Avenue.

Voting in the Affirmative:      Voting in the Negative:      Recusal:

Doug Cornelius, Chairman

Katie Kubie, Member

Mark Armstrong, Member  
Amanda Stauffer Park, Member  
Alan Mayer, Member  
Jennifer Bentley-Houston, Alternate

3. **1253 Washington Street – Landmark designation hearing (Ward 3)**  
**Request to designate local landmark**

Frank Stearns, attorney for the owner, and Erin Doherty of Epsilon Associates, presented a brief summary of their report conclusions, followed by a public hearing on designating this property a local landmark. Reports prepared by them, the Planning Board, and staff of this commission were presented at the September 2020 NHC hearing for presentation purposes only. There was no vote on the designation at that hearing because it was not advertised as a public hearing.

Known locally as the Brezniak-Rodman Funeral Home, this property was placed on an 18-month demo delay on May 23, 2019 in response to a proposal for full demolition. On January 2, 2020 this property was subsequently nominated by Councilor Julia Malakie for designation as a local landmark. A staff report was prepared that documented the historical significance of this property and made recommendations to the Commission with respect to landmarking it. The Local Landmark ordinance was revised and adopted in July 2020 and the recommendations in the report correspond to the revised criteria for significance.

At the May 2019 hearing, staff reported that formerly known as 1251 Washington Street, this property was a contributing building to the West Newton National Register-listed historic district. By 1871 there were two stables, an office and three sheds at this location owned by Stephen Francis Cate (1837-1896), but business ads in Newton Directories show the Cate family running this business as early as 1861. Born in Massachusetts, Cate worked in stables located in Lower Falls before becoming owner of this property. Cate continued to operate his livery and undertaker businesses until at least 1893, likely until his death in 1896. In the late 1890s it was Henry F. Cate who ran the two businesses. A 1903 advertisement also showed embalming as an added service. Repairs to a building on this site after a fire were permitted in 1915.

The (now-painted) brick façade on the building was designed by Lewis H. Bacon and added in 1926. In that year an 'old barn in the rear' was also replaced. A new garage door to the building was added in 1932, and in 1937, a new side door to the funeral parlor was added. In 1959, Albert Kreider, architect, was hired to redesign the first floor into a chapel. Henry F. Cate was still associated with this business in 1968 and the address was still 1251 Washington Street. By 1980 the business was called Cate & Pratt Funeral Services, and after over 130 years of ownership of this building the name changed to Brezniak-Rodman Funeral Services. This building was included in the NR nomination after the exterior changes outlined above were made.

The Epsilon presentation summary was followed by discussion by Commission members. Dimond said the property contributes to the NR district and should be landmarked. The Chair read the revised local landmark ordinance criteria into the record. Staff reported that five letters of support were received for landmarking the property. Councilor Malakie said that the property was architecturally interesting and an asset to the city. The building was distinctive and highly visible. She told the Commission she was concerned that the West Newton Village streetscape would look like that of Newtonville, e.g. indistinguishable from stood there historically.

Armstrong made a motion to designate the property at 1253 Washington Street a local landmark. Dimond seconded the motion. Mayer recused himself from the discussion and this vote because he had not attended earlier NHC meetings where the landmark nomination was discussed.

At a scheduled meeting and public hearing on October 22, 2020, the Newton Historical Commission, by a vote of 3-3, with one recusal:

RESOLVED to designate the property at 1253 Washington Street a local landmark.

<u>Voting in the Affirmative:</u>	<u>Voting in the Negative:</u>	<u>Recusal:</u>
	Doug Cornelius, Chairman	
	Katie Kubie, Member	
Peter Dimond, Member		
	Mark Armstrong, Member	
Amanda Stauffer Park, Member		Alan Mayer, Member
Jennifer Bentley-Houston, Alternate		

**The vote was 3-3, where a ¾ majority of five votes was required. The motion did not pass.**

4. **176 River Street – Demolition Review (Ward 3)**  
**Request to demolish buildings**

This item was withdrawn by the owner and was neither heard nor voted on by the Commission.

5. **37 Stratford Road – Demolition Review (Ward 3)**  
**Request to demolish buildings**

Anita P. Sharma, owner, presented her plan to demolish this house and replace it with something that had the same look and feel of the rest of the neighborhood.

Staff reported that this house was built in 1939 by owner/builder Clarence Chamberlain and designed by W.M. Haines in a neighborhood of similar homes in the Cape Style. A year prior, Percy MacCallum of Cochituate listed Haines as the architect of the house he intended to build, but it looks like a different owner finally constructed it. This street is largely still intact, with alterations limited to single-story additions. Haines designed three other homes in Newton that appear in MACRIS, and two of them are included in National Register districts (43 Arapahoe Road and 9 Regent Street). In 1943, the owner, Delina C. Vallee, enclosed the side porch. In 1959, she converted the original garage to a den and constructed a concrete block garage. In 2002, this house was the subject of an appeal before the city because when these lots were originally developed, they were zoned multi-residence. The City changed the zoning to single residence in that year, and the owner at that time wished to retain the MR zoning designation. Due to the intact nature of this neighborhood and its consistency with respect to style, scale, and massing, staff recommended preferably preserving this property for historic context.

Commission members discussed the proportions of the houses and the street. The abutter at 31 Stafford Road said she hoped the new owner wouldn't build a large house. Councilor Malakie also spoke in support of preferably preserving this house for context.

Armstrong made a motion to preferably preserve the house at 37 Stratford Road for historic context. Dimond seconded the motion.

At a scheduled meeting and public hearing on October 22, 2020, the Newton Historical Commission, by a vote of 4-3:

RESOLVED to preferably preserve the house at 37 Stratford Road for historic context.

Voting in the Affirmative:      Voting in the Negative:      Recusal:

Doug Cornelius, Chairman  
Katie Kubie, Member

Peter Dimond, Member

Mark Armstrong, Member

Amanda Stauffer Park, Member

Alan Mayer, Member

Jennifer Bentley-Houston, Alternate

**The vote was 4-3 in favor of preferably preserving the house. The motion passed.**

6. **27 Linda Lane – Waiver Request (Ward 8)**  
**Request to waive demo delay**

The owners of this house returned to the Commission this month with revised plans for their second-story addition. Comments regarding this project were provided by NHC at the August and September hearings. At the September hearing, Commission members told the owners it had requested a front hipped roof on the revised plans and did not see one. Members also asked to see 3-D renderings to better depict the proposed overall massing of the addition.

At the August hearing, staff reported that this house was built in 1953 and was constructed as part of a planned development in the Oak Hill neighborhood of Truman Road, Selwyn, Linda Lane, and Mildred Road. This property was Lot 21 on Section 5 of the Plan of Parkwood Manor. The owner was J.D. Builders, Inc., designed by Walter Greymont and built by Jacob Ditch, all of Newton. Greymont was a well-known local architect who designed many post war, Ranch Style homes in Newton.

This is a well-preserved neighborhood of capes and ranches and encompasses Selwyn Road, Truman Road, Linda Lane, and Mildred Road and includes eighty-six properties in a subdivision known as Parkwood Manor, first laid out in 1949 and developed over the next nine years. The predominant form of architecture on Selwyn and Truman Roads is the ranch, with both hipped and side-gable examples. The neighborhood occupies a low-lying area where Newton Highlands meets the Oak Hill neighborhood west of Parker Street. Architecturally and historically, the area is separate from earlier (and previously inventoried) neighborhoods to the north and west, and from earlier linear residential development along Parker Street to the east.

J.D. Builders sold this house to Joseph and Rose Gordon in 1953, and their heirs owned it well into the 1980s.

The presenters provided revised plans showing a hipped roof second story addition. Discussion ensued as to the best location for the roof peak dormer, with a comment as to its possible location provided by Mark Sangiolo.

Armstrong made a motion to waive the demo delay based on approved revised plans for the second story, with the removal of the proposed dormer and materials list provided to staff. Mayer seconded the motion.

At a scheduled meeting and public hearing on October 22, 2020, the Newton Historical Commission, by a vote of 6-1:

RESOLVED to waive the demo delay based on approved revised plans for the second story, subject to the removal of the proposed dormer from the plans, and materials list provided to staff.

Voting in the Affirmative:      Voting in the Negative:      Recusal:

Doug Cornelius, Chairman

Katie Kubie, Member

Peter Dimond, Member

Mark Armstrong, Member

Amanda Stauffer Park, Member

Alan Mayer, Member

Jennifer Bentley-Houston, Alternate

**7. 137 Baldpate Hill Road – Demolition Review (Ward 8)  
Request to demolish buildings**

No owner was present for this item.

Staff reported that this house was constructed in 1958 and designed and built by George Nelson, an architect/builder who lived at 23 Selwyn Road in a house he also designed. He appears in MACRIS as also having designed the split-level/raised Ranch at 19 Selwyn Road, both of which contribute to that surveyed neighborhood. Though this house has a single-story appearance facing the street, it follows the rear downslope of the house in a split-level design. Building permits for this house are limited to the original one from 1958, and the house appears to retain its original architectural features.

According to the survey form for the Baldpate Hill Road, this neighborhood occupies the highest elevation (315 feet) in Newton and at one time encompassed perhaps the largest concentration of architect-designed custom homes from the 1940-1960 period in the city. Baldpate Hill Road was owned and platted into house lots by Arnold Hartmann, a German émigré who has the distinction of being the first real estate developer in Newton to develop a major new residential subdivision after the city adopted its first zoning ordinance (1922), the first developer to offer a subdivision in the Great South Meadow (drainage and filling of which took nearly thirty years, beginning in the 1890s), and the first developer to offer a major subdivision in an area that was considered inaccessible by public transportation. He resided in this house in his later years.

Since 2006, ISD records show that eleven have been demolished. Due to the hilltop location of most of the homes on the street, the exceptional views and value of the building lots, houses on Baldpate Hill Road were found to have been among the most susceptible to redevelopment of Newton's single-family dwellings. Building permit applications suggest that many lots were purchased by individuals from the Boston area who contracted with an architect and builder to construct custom houses. Other firms whose work is represented on Baldpate Hill Road include Stanley Myers, Salsberg & LeBlanc, Lester Lechter, and Hoover & Hill. Staff recommends preferably preserving this property for architectural integrity and historic context as a rapidly disappearing example of architect-designed 1950s architecture on Baldpate Hill in Newton.

Dimond made a motion to preferably preserve this property for architectural integrity and historic context. Bentley seconded the motion.

At a scheduled meeting and public hearing on October 22, 2020, the Newton Historical Commission, by a vote of 4-3:

RESOLVED to preferably preserve this property at 137 Baldpate Hill Road for architectural integrity and historic context.

Voting in the Affirmative:      Voting in the Negative:      Recusal:

Doug Cornelius, Chairman

Katie Kubie, Member  
Peter Dimond, Member  
Mark Armstrong, Member  
Amanda Stauffer Park, Member  
Alan Mayer, Member

Jennifer Bentley-Houston, Alternate

**The vote was 4-3 in favor of preferably preserving the house. The motion passed.**

8. **187 Park Street, NR – Partial Demolition Review (Ward 7)**  
**Request to remove attached garage and replace with addition**

Franklin Schwartzer presented the plans of his clients, Doug and Berrett Mitchell, the owners, to remove the attached rear-ell garage and replace it with a three-story addition with a garage at the ground level.

Staff reported that this property, known as the Bailey House, is a contributing element to the Farlow and Kenrick Park National Register Historic District. Built c. 1868 in a cottage example of the Second Empire Style, this house stands at the corner of Park and Franklin Streets overlooking the Park Street Oval, which was known historically as Kenrick Park. The survey form for this property, prepared in 1977, noted that stone buildings were a rarity in Newton Corner where wood frame and brick construction predominated. The mansard roof was also noted to be an unusually pronounced example along with its shallow dormers, ashlar stone walls and dramatic front entrance. The house was owned by the Bailey family in the 1870s and later by Elestus M. Springer, a cloak manufacturer, who owned the property through the early 1900s. An etching of this house can be found on p.115 of the Kings Handbook of Newton (1889).

The Farlow-Kenrick Parks Historic District lies just south of the original railroad route in Newton Corner and was at the center of Newton's early growth as a suburb. Speculative real estate development occurred here shortly after introduction of the railroad, which resulted in one of Newton's first residential parks. Kenrick Park which was laid out in 1845 at the request of William Kenrick, of the Durant-Kenrick property, a well-known nurseryman, horticulturist and later, land speculator. The park was designed by Alexander Wadsworth, who was well known for his work on Mt. Auburn Cemetery nearby in Cambridge. This park development was slow to take hold until after the railroad came through, as evidenced by architectural styles in the Farlow and Kenrick Parks Historic District dating from 1870 and 1910. There is no known architect for this house.

Elestus M. Springer still lived there in 1905 but had moved by 1911. By 1917 the owner was Eugene Carpenter, an electrical engineer at an ice machine factory. Samuel N. Braman, an engineer, bought the property by 1922. A permit from that year for a new garage appears in the file for this property but there no longer appears to be a detached garage. In 1957 a garage was attached to the rear of the house under the ownership of Samuel D. Bell, Jr., a physician. Also listed on the permit was a roof constructed over an outdoor porch over the garage. Blair Brown was the most recent longtime owner, who in 1977 renovated the kitchen and created access to the outdoor porch over the attached garage. Staff recommends preferably preserving this property for architectural integrity and historic context with an 18-month delay imposed.

Cornelius made a motion to preferably preserve this property for architectural integrity and historic context. Dimond seconded the motion.

At a scheduled meeting and public hearing on October 22, 2020, the Newton Historical Commission, by a vote of 7-0:

RESOLVED to preferably preserve this property at 187 Park Street for architectural integrity and historic context.

Voting in the Affirmative:      Voting in the Negative:      Recusal:

Doug Cornelius, Chairman  
Katie Kubie, Member  
Peter Dimond, Member  
Mark Armstrong, Member  
Amanda Stauffer Park, Member  
Alan Mayer, Member  
Jennifer Bentley-Houston, Alternate

Jacob Lilley, architect, presented the proposed plans to the Commission. The owners briefly presented the current conditions found at the property. Architects in the audience asked about the roof transition from the addition to the existing mansard roof. A neighbor who often walks by this house congratulated the owners on their proposed plan. The abutters behind the house on Franklin Street were concerned about the proximity of the proposed garage to their property line, as well as the design of the proposed roof deck over the garage.

Armstrong made a motion to waive the demo delay at 187 Park Street based on plans as presented, with a materials list forwarded to the commission architects for approval. Mayer seconded the motion.

At a scheduled meeting and public hearing on October 22, 2020, the Newton Historical Commission, by a vote of 7-0:

RESOLVED to waive the demo delay at 187 Park Street based on plans as presented, with a materials list forwarded to the commission architects for approval.

Voting in the Affirmative:      Voting in the Negative:      Recusal:

Doug Cornelius, Chairman  
Katie Kubie, Member  
Peter Dimond, Member  
Mark Armstrong, Member  
Amanda Stauffer Park, Member  
Alan Mayer, Member  
Jennifer Bentley-Houston, Alternate

9. **154 Lincoln Street, NR – Partial Demolition Review (Ward 6)**  
**Request to add garage ell to side**

Ben Seigal, owner of this house for the past ten years, told the Commission he wished to add a garage addition onto his house.

Staff reported that known as the William E.B. Ryder House for its first owner, this property is a contributing resource to the Newton Highlands National Register Historic District. The house was built in 1874 in the Second Empire Style and faces north on Lincoln Street.

The nomination for this district states: “The Newton Highlands Historic District represents the earliest suburban development in Newton Highlands, laid out in 1870 as a direct response to the availability of suburban rail service. It is the earliest such development on the Highland Branch, and its promoters and builders played



leading roles in the formation of the village. Many of its Lincoln Street residences are local interpretations of high-style designs although designed for modest incomes. The district thus meets criteria A, B, and C of the National Register of Historic Places.”

Ryder was a post office clerk and lived at this address until his death in 1908. By 1921, Isaac Goddard, listed alternately as instructor and master, appears in directories as living here until well into the 1960s. In 1931, three windows were added to the kitchen. A 1938 permit allowed for the removal of a hipped roof over the kitchen and was replaced with a flat roof, and a window and French door were added on the second story. In 1965, a mudroom was added to the rear side off the kitchen. In 2013, the front deck was rebuilt to wrap around the house. Staff recommends preferably preserving this house for architectural integrity and historic context, with an 18-month delay imposed.

Dimond made a motion to preferably preserve the property at 154 Lincoln Street. Bentley-Houston seconded the motion.

At a scheduled meeting and public hearing on October 22, 2020, the Newton Historical Commission, by a vote of 7-0:

RESOLVED to preferably preserve the property at 154 Lincoln Street.

Voting in the Affirmative:      Voting in the Negative:      Recusal:

Doug Cornelius, Chairman  
Katie Kubie, Member  
Peter Dimond, Member  
Mark Armstrong, Member  
Amanda Stauffer Park, Member  
Alan Mayer, Member  
Jennifer Bentley-Houston, Alternate

Mr. Seigal presented his plans to the Commission. Architects on the commission commented that the window dimensions on the house and the proposed attached garage were off, and that the window openings on the new garage should match those of the house in the scheme the owner was proposing.

Armstrong made a motion to waive the demo delay at 154 Lincoln Street, contingent upon the owner providing plans showing a better conformance with the existing house proportions. Revisions to the plans, when received, will be forwarded to the two commission architects via staff. Mayer seconded the motion.

At a scheduled meeting and public hearing on October 22, 2020, the Newton Historical Commission, by a vote of 6-1:

RESOLVED to waive the demo delay at 154 Lincoln Street, contingent upon the owner providing plans showing a better conformance of the new garage with the existing house proportions, particularly with respect to window sizes. Revisions to the plans, when received, will be forwarded to the two commission architects via staff.

Voting in the Affirmative:      Voting in the Negative:      Recusal:

Doug Cornelius, Chairman  
Katie Kubie, Member  
Peter Dimond, Member  
Mark Armstrong, Member

Amanda Stauffer Park, Member  
Alan Mayer, Member

Jennifer Bentley-Houston, Alternate

10. **667 Boylston Street – Demolition Review (Ward 6)**  
**Request to demolish buildings**

Mingzong, owner of this property, presented his plan to tear it down and built two townhouses.

Staff reported that built in 1930, this house was designed in the Dutch Colonial Style during a period when this style was ubiquitous in Newton and communities nearby. The owner at that time was Charles Farah of Wollaston, and Dix Lumber was listed as architect. There are no other permits in the file. In 1936 the owner was Joseph DeMaio, a janitor, whose parents immigrated to Newton from Italy. The DeMaio family continued to live here through the 1960s. The new owners of this property are planning a project for which a special permit will be needed. Due to the number of houses in this style in Newton in better states of preservation, staff recommended not preferably preserving this property.

Armstrong made a motion to preferably preserve the house at 667 Boylston Street. Dimond seconded the motion.

At a scheduled meeting and public hearing on October 22, 2020, the Newton Historical Commission, by a vote of 0-7:

RESOLVED to preferably preserve the house at 667 Boylston Street.

<u>Voting in the Affirmative:</u>	<u>Voting in the Negative:</u>	<u>Recusal:</u>
	Doug Cornelius, Chairman	
	Katie Kubie, Member	
	Peter Dimond, Member	
	Mark Armstrong, Member	
	Amanda Stauffer Park, Member	
	Alan Mayer, Member	
	Jennifer Bentley-Houston, Alternate	

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

11. **125 Lincoln Street, NR – Waiver Request (Ward 6)**  
**Request to waive demo delay**

Dan Powdermaker, owner, presented his plan to demolish and rebuild a single-family house at this location. Mr. Powdermaker told the Commission he owned other property in the neighborhood, and currently owned 119 Lincoln Street. He returned to the Commission with plans to replace this house with a new single-family home, as the minimum four-month waiting period has elapsed.

In June, staff reported that this house was constructed in 1927 and designed by W.J. Pendergast for its first owner, Winthrop Tirell, a private school teacher and his family. The two-story house is somewhat Federal in appearance with no detailing around the front entrance, and Craftsman-esque exposed rafter tails along the main roof line and the attached porch. When the National Register district was created in Newton Highlands in the late 1970s, this property, and the few other Colonial Revival style buildings in the vicinity, were deemed to

be non-contributing to the historic district. When the nomination was revised in 1988 to include properties constructed post-1907 and into the 1920s, this property was redefined as a contributing resource to the district. Two other Colonial Revival properties in its vicinity also became contributing resources: 126 Lincoln Street (1910), and 130 Lincoln Street (1911).

Reportedly the last house to be built on Lincoln Street before #99 was built in 2003, this is one of the few Colonial Revival style homes from the 1920s in the district, and it was completed just after the Post Office building at 55-65 Lincoln Street was constructed (also a contributing resource to the district). All but four houses on the street were built between 1874 and 1889. The Robert Perlman family resided here from 1962 until this year. Perlman submitted a petition for a variance to change the house from one-family to two, but it was withdrawn a month later. Staff recommended preferably preserving this property as a contributing resource to the Newton Highlands National Register Historic District.

Commission members were generally in support of the design but thought the windows at each end of the front façade crowded the edges and didn't allow wall space in the same way the original house fenestration did.

Armstrong made a motion to waive the demo delay based on plans as presented, subject to the end windows being moved away from the edges as confirmed by the two commission architects. Mayer seconded the motion.

At a scheduled meeting and public hearing on October 22, 2020, the Newton Historical Commission, by a vote of 7-0:

RESOLVED to waive the demo delay based on plans as presented, subject to the end windows being moved away from the edges as confirmed by the two commission architects.

Voting in the Affirmative:          Voting in the Negative:          Recusal:

Doug Cornelius, Chairman  
Katie Kubie, Member  
Peter Dimond, Member  
Mark Armstrong, Member  
Amanda Stauffer Park, Member  
Alan Mayer, Member  
Jennifer Bentley-Houston, Alternate

12. **40 Canterbury Road – Demolition Review (Ward 5)**  
**Request to demolish buildings**

The current owner told the Commission he moved here from California in April and had rented the house since that time, and then purchased it. He said he spoke with contractors about renovating the house but was told there were too many issues.

Staff reported that built in 1915 by owner/builder Hugh C. Moses, a carpenter, this house was designed by architect John E. Titus of Upper Falls in a neighborhood of Bungalow style homes. GIS shows the construction date as 1925, but the actual construction date is 1918. This duo also designed and built the houses at 30 and 36 Canterbury on the same side of the street, which all depict a steep gable roof, oversized central dormer, and a side-front entrance to an enclosed porch. Titus appears in MACRIS as also designing 72 Stedman Street in Brookline, in the Colonial Revival Style, which is in a surveyed neighborhood. In 1918, Richard M. Davis, owner, and a treasurer, had a hen house built to house six hens. In 1919, the same owner obtained a second permit to



scale. At some point aluminum siding was added and the windows were replaced. Staff recommended the house preferably preserved for historic context.

Armstrong made a motion to preferably preserve this property at 3 Bradford Road for architectural integrity and historic context. Dimond seconded the motion.

At a scheduled meeting and public hearing on October 22, 2020, the Newton Historical Commission, by a vote of 6-1:

RESOLVED to preferably preserve this property at 3 Bradford Road for architectural integrity and historic context.

Voting in the Affirmative: \_\_\_\_\_ Voting in the Negative: \_\_\_\_\_ Recusal:

Doug Cornelius, Chairman

Katie Kubie, Member

Peter Dimond, Member

Mark Armstrong, Member

Amanda Stauffer Park, Member

Alan Mayer, Member

Jennifer Bentley-Houston, Alternate

Commission members had many questions about the proposed plan to add onto the house and asked for the following information and clarifications:

- there was confusion over the dormer, the current one vs. the new one.
- Members wanted to see a more specific window plan with a muntin profile that matched the existing windows.
- The garage addition needed a roofing profile that mirrored that of the main house (slightly bell-cast, with deep overhang).
- Members also asked for an elevation of the existing house with a clear demarcation of what was to be removed from the house in preparation for the addition. It wasn't clear to the commission what was existing and what was proposed.
- 3-D images of the proposed addition and house were also requested.
- Members had a difficult time making sense of the proposed overall roof plan, and how each slope would be integrated.
- A list of proposed materials, and cut-sheets where necessary, was also requested.

No waiver was granted, and no vote was taken.

**14. 728 Walnut Street – Demolition Review (Ward 2)**  
**Request to demolish buildings**

Daniel Quaille, owner of this property, explained that his initial proposal was to save the house and add to it on all sides, but then changed his mind and decided to demolish the house and start from scratch.

Staff reported that this house was constructed in 1929 in a vernacular Colonial Revival Style. Full demolition is proposed as part of a possible special permit project for a new house. Thomas G. Wagner of Crafts Street was listed as the builder in 1929, and Susan Fennelley was listed as owner. No architect name is listed. In 1959, Ms. Fennelley sold the property to Julius Pactavas, who enclosed the front porch and in 1965 added a one-story vestibule off the left side of the house. When Pactavas sold the house in 1984, there were at least six subsequent owners preceding

the current ones. This house is located at the corner of Walnut Street and Fenno Road, across the street from City Hall in a neighborhood of a mix of pre- and post-war, single-family residences. This neighborhood was not previously surveyed, and this house is not an exemplary example of Colonial Revival architecture. Staff recommends not preferably preserving this house.

Armstrong made a motion to preferably preserve this property at 728 Walnut Street. Mayer seconded the motion.

At a scheduled meeting and public hearing on October 22, 2020, the Newton Historical Commission, by a vote of 0-7:

RESOLVED to preferably preserve this property at 728 Walnut Street.

Voting in the Affirmative:                      Voting in the Negative:                      Recusal:

Doug Cornelius, Chairman  
Katie Kubie, Member  
Peter Dimond, Member  
Mark Armstrong, Member  
Amanda Stauffer Park, Member  
Alan Mayer, Member  
Jennifer Bentley-Houston, Alternate

**The motion to preferably preserve this property did not pass. The property is not preferably preserved.**

15. **61 Walker Street – Partial Demolition Review (Ward 2)**  
**Request to restore and add on second unit**

Mark Sangiolo, architect, presented plans to add a rear addition to the house.

Staff reported that built in 1897, this house combines elements of the Colonial Revival and Queen Anne styles. This house has a survey form on file with the state but has no historical name associated with it. The house was constructed as a single-family residence but was converted to apartments over time. Architectural details that were cited as significant on the survey form include the columned verandah, deep gable roofs with pedimented cornices and pent eaves, and picturesque Queen Anne style elements including an inset balcony on the street facade, stained glass windows, and several prominent bay windows. At the turn of the century the owner was Sydney H. Hobson, a salesman, who emigrated from England in 1878 and lived here with his family until at least 1915. By 1925, the house was home to four boarders. By 1934, there were five, among them widows, a maid, and clerks. By 1945, the women were gone, and two male boarders resided here. By 1955, there was one of each. In the 1960s there were three boarders. Though as a rental property the house was intensively used for many years, the style, massing and scale are consistent with its original design and continues to be in keeping with the scale and age of the neighborhood. Staff recommended preferably preserving this house for architectural integrity and historic context.

Dimond made a motion to preferably preserve this property at 61 Walnut Street. Armstrong seconded the motion.

At a scheduled meeting and public hearing on October 22, 2020, the Newton Historical Commission, by a vote of 6-0-1:

RESOLVED to preferably preserve this property at 61 Walnut Street for architectural integrity and historic context.

Voting in the Affirmative:                      Voting in the Negative:                      Recusal:

Doug Cornelius, Chairman

Katie Kubie, Member

Peter Dimond, Member

Mark Armstrong, Member

Amanda Stauffer Park, Member

Alan Mayer, Member

Jennifer Bentley-Houston, Alternate

Commission members discussed the proposed plans and confirmed that materials on the new addition would match existing after the asbestos siding was removed.

Dimond made a motion to waive the demo delay on 61 Walnut Street based on approved plans as presented. Armstrong seconded the motion.

At a scheduled meeting and public hearing on October 22, 2020, the Newton Historical Commission, by a vote of 7-0:

RESOLVED to waive the demo delay on 61 Walnut Street based on approved plans as presented.

Voting in the Affirmative:                      Voting in the Negative:                      Recusal:

Doug Cornelius, Chairman

Katie Kubie, Member

Peter Dimond, Member

Mark Armstrong, Member

Amanda Stauffer Park, Member

Alan Mayer, Member

Jennifer Bentley-Houston, Alternate

16. **73 North Street – Demolition Review (Ward 2)**  
**Request to demolish buildings**

Alex Kuzakovsky, owner, told the Commission that the house wasn't build properly on the lot.

Staff reported that according to records held in the Engineering Division, this house was constructed in 1835. Original ownership of the house is difficult to determine, but in 1856 it was one of three houses on what is now North Street. This date of construction precedes the influx of Irish immigrants that took place from 1840-60, and may have been associated with the leather and chemical factory to the south in what is now Newton Cemetery. In 1899 the property was owned by longtime owner James Cummings, a laborer, who was born in Ireland in 1862. He was still living here in 1940. The 1886 atlas calls this neighborhood Cold Spring City, but colloquially it was known as Cork City, and both North Street and Cummings Road are visible with several houses along each. This house was built as a very simple rectangle, as seen on a survey map from 1886. By 1913 the house had a small front foyer, and two outbuildings were located at the northwest corner of the lot. One was labeled the hen house, and another wasn't labeled. Cummings received a permit for a new detached garage in 1924, which was torn down and replaced with NHC permission in 2008. By 1945, Carl Oscar Hallgren, a mason, owned this property, but he died in 1950. It appears his family owned it for quite some time after. In 1966,

Herbert O.W. Hallgren, who served in the Navy, and likely a descendant, obtained a permit to rebuild and enclose the existing porch in front of building, and erect a dormer on the rear roof slope. At that time, he and family were living in Newton Highlands. Herbert O. Hallgren, another descendant, is recorded in directories as living here in 1993-94.

In 1990 the house underwent some structural work, such as reinforcing the floors on the first story; adding lally columns and support beams in the basement to support the first floor; the roof was reshingled, and carpenter-ant damage was treated throughout. This is one of the oldest homes on the street and staff recommended that it be preferably preserved.

Mayer made a motion to preferably preserve the property at 73 North Street. Kubie seconded the motion.

At a scheduled meeting and public hearing on October 22, 2020, the Newton Historical Commission, by a vote of 3-4:

RESOLVED to preferably preserve the property at 73 North Street.

Voting in the Affirmative:      Voting in the Negative:      Recusal:

	Doug Cornelius, Chairman
	Katie Kubie, Member
Peter Dimond, Member	
	Mark Armstrong, Member
Amanda Stauffer Park, Member	
	Alan Mayer, Member
Jennifer Bentley-Houston, Alternate	

**The motion did not pass. The property is not preferably preserved. Staff asked that photos of the house be taken prior to its demolition.**

#### **Administrative Discussion:**

**a) Minutes from September hearing.** The minutes were approved by a quorum of those who attended the September hearing.

The meeting was adjourned by unanimous vote at 10:53 p.m.

#### Administrative Approvals this month:

##### Key:

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

##### Addresses

<b>4 Clarendon Street</b>	<b>9/14/2020</b>	<b>PD</b>
<b>182 Homer Street</b>	<b>9/15/2020</b>	<b>PD</b>
<b>17 Crehore Drive</b>	<b>9/18/2020</b>	<b>PD</b>
<b>30 Byrd Avenue</b>	<b>9/21/2020</b>	<b>G</b>
<b>49 Osborne Path</b>	<b>9/24/2020</b>	<b>PD</b>



50 Eliot Memorial Rd	10/1/2020	PD
154 Lincoln Street	10/2/2020	PD
16 Hyde Street	10/2/2020	G
74 Brookline Street	10/2/2020	D
238 Hartman Road	10/5/2020	D
170 Hartman Road	10/6/2020	D
35 Webster Street (fence)	10/7/2020	PR
471 California Street	10/7/2020	PD
120 Bigelow Road	10/7/2020	PD
15 Hartman Road	10/7/2020	D

Respectfully,

*Katy Hax Holmes, NHC*