



**\* AGENDA \***

**Date:** April 23, 2020  
**Time:** 7:00 p.m.  
**Place:** Join Zoom Meeting  
<https://zoom.us/j/775369126>  
Meeting ID: 775 369 126

One tap mobile  
+16465588656,,775369126# US (New York)

1. **17 Chester Street – Demolition Review (Ward 6)**  
Request to demolish buildings

Ruthanne Fuller  
Mayor

Barney S. Heath  
Director  
Planning & Development

Built c.1875 on what was then Everett Street, George L. Avery, letter carrier, was the first owner of this house. This property appeared on the 1870 survey for this area on the plan as Lot 23. Avery is first listed in Newton directories in 1875. This property is in the Anna Cobb Historic District but is not an Anna Cobb house and is not a contributing resource to the district. Though the original style of the house was likely end-gable, it is the level of architectural detail it may have had is not clear given the level of alterations made to it over time. Porch additions were constructed on the left side of the house in 1906, 1916 and 1937. A detached two-car garage was constructed in 1921 and a third bay was added to it in 1998. Many of the windows were replaced with casements, and vinyl siding was added when a rear addition was removed and replaced in 1990. A modern front door was also installed at around the same time.

Members

Nancy Grissom, Chairman  
Mark Armstrong  
Peter Dimond  
Katie Kubie  
Doug Cornelius  
Amanda Stauffer Park  
Ellen Klapper, Alternate  
Deborah Budd, Alternate  
Jennifer Bentley-Houston, Alt.



1874

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Avery died in 1917. In 1929 the owner was Laura W. Lane, who lived here until at least 1934. In 1941, a bank sold the property to David J. Brown, no occupation listed. In 1969 Brown sold the property to Robert M. Fisher, Jr., a draftsman. The Mallios family bought it in 2000. Though this house appears on atlases as having preceded those designed by Anna Cobb and constructed in the neighborhood, resemblance to a c.1875 house appears to be gone, and the house does not contribute contextually to the Anna Cobb historic district. Staff recommends not preferably preserving this house.

2. **82 Sharpe Road – Demolition Review (Ward 8)**  
Request to approve full demo after the fact

This split-level home was constructed in 1954 on Lot #10 of a plan created by Joseph Selwyn. The first owners of the land were Albert Kramer and his wife, who owned this lot as part of 189,000 square feet of land in Oak Hill Park. John Regan became the first owner of the house and property. The Regans lived here until 1978 when the property was sold to Inez and Jack Bloom. By 1987 the Meixners were owners. This house is located in a neighborhood of other split-level homes from the post-war era.

The new owners of this property submitted a partial demolition application for the addition of a second story. Staff approved the partial demolition proposal for this house as consistent with other ranch and split-level homes in the area, using a design that retained the horizontality of the neighborhood architecture. When an inspector visited the site, he saw that the house had been demolished. Staff recommends finding the house retroactively preferably preserved, with a one-year delay imposed on the project. The owner will have the opportunity to return to the Commission in four months for a possible waiver.

3. **62 Lenox Street, NR - Partial Demolition Review (Ward 3)**  
Request to demolish carriage house, add to house

Known as the Wentworth V. Lander House, this house and property are listed on the National Register of Historic Places as part of the West Newton Hill Historic District. Designed in the Colonial Revival and Shingle Styles, this house was built in c.1895 on land that was subdivided and surveyed by J. Franklin Fuller in 1892. No architect is listed in the nomination. Martial and Mary E. Wood, landowners of a large estate on West Newton Hill, subdivided a portion of this land for lots along Lenox Street for use as commuter housing, serving a local population largely employed in the finance industry. Mary Wood is shown on the 1895 atlas as owner of this and the adjoining lot, which were vacant land. By 1907, the atlas shows this house and carriage house under the ownership of Lander. Lander is listed in census records as treasurer and president and continued to live at this address until at least 1940. For what it's worth, Lander and family were listed in the 1910 and 1912 Blue Books of Newton. Not sure what they did wrong in 1911. The property appears to have had seven owners since its construction. The proposed project will involve demolition of the carriage house and an addition onto the house.

The carriage house appears on atlases at the same year and location along with the house and appears to be of similar architectural style. The carriage house also appears in the same location in 1917.



1907

Staff recommends this house and carriage house preferably preserved for architectural integrity and historic context with a potential 18-month delay imposed.

4. 279 Fuller Street – Partial Demolition Review (Ward 3)

Request to demolish garage, add to house

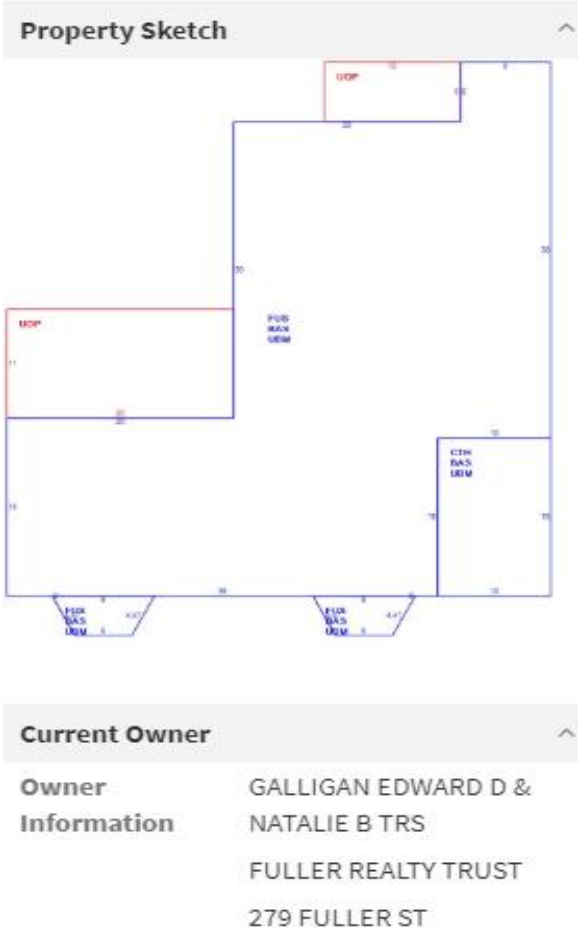
This stately house represents a blend of Federal and Eclectic architectural styles and was constructed c.1813 after the embargo imposed during the War of 1812 was lifted. The main house stands on a stone and brick foundation and is clad in wooden clapboard with a mix of sheathing styles. The central entrance is topped by a broken pediment and triple-molded arch. The doorway is flanked by plain pilasters on plinths with beaded capitals, and a single wooden painted trellis on each side. Two-story, three sided bays occupy the first and third bays and are clearly a later addition (1879). The main house block is topped by a hipped roof with two large brick fireplace chimneys on the west and east sides. The east side has two hipped-roof ells. The garage (1917) sits to the rear of the lot and is squared with a flat roof and ship-lap wood siding. The modern two-bay garage door is a later addition. Note the changes made to the house over time in the two atlas images below.

1895



1929

Historically, this house and farm were owned by the Dix and Brown families, respectively. Mary Ellen Cooper, Martha M. Dix, and Marion F. Dix Whitten, previous occupants of the house, wrote detailed reminiscences about living there. Their letters are on file at the Jackson Homestead. An original tax assessment for the property in 1814 confirmed the date of construction, after Samuel Dix (1739-1823) bought the land in 1811. An older house on this property is mentioned by these women as being used as "The Shop," and appears on the "Map of the Town of Newton 1700" as formerly owned by Jonathan Trowbridge c.1750. This older structure is no longer standing. The current floorplan is shown below (Assessors Database).



2020 Assessors database layout

The name Samuel Dix appears on the Federal Census for Non-Population Schedules, 1850-1880, as a farmer reporting the following assets: 16 cultivated acres of land; and 2 horses, 1 cow, and 2 swine. The Dix family, under the ownership of George D. Dix, owned the house into the early 1900s when it was sold to Ernest R. Cooper in 1917. Cooper built a new garage on the property the same year. In 1919, he obtained a permit to build a 'piazza,' though it is not visible from a public way. In 1923, Cooper built an "addition to side of house; change location of stairs, new roof over ell...new chimney." Cooper sold the property to F.K. Hoyt in 1950. The current owners bought the property from the Hoyt family in 1974. The date of a west side addition is said to be 1838, but it is not clear whether this addition still exists. Barns and other outbuildings from the farm are now gone. Deeds mention that this property was surveyed by J. Franklin Fuller in 1893. This property was previously surveyed and on file with the state MACRIS system as historically significant for its unique Federal and Victorian Eclectic features and its association with West Newton's historic agricultural past. Staff recommends this property preferably preserved for architectural integrity and historic context.



5. **128 Chestnut Street (rear, Westfield Road lot) – Local Landmark site (Ward 3)**

Request to construct new house on Landmark Preservation Site

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.

6. **52 Winthrop Street, NR – Demolition Review (Ward 3)**

Request to demolish and rebuild carriage house

This c.1870 Mansard house is a contributing resource to the Putnam Street National Register Historic District. The proposed project is to demolish the carriage house and attempt to replicate it as an addition to the house. This lot was first surveyed in 1866 as Lot 8 on the plan entitled (Plan of House Lots Belonging to West Newton Land Company.” The survey form for this property notes architectural features from the late 1860s such as paired brackets trimming a relatively steep roof, and paired side bay windows. Later Queen Anne porches and Eastlake detailing were believed to have been added in the 1880s. The first owner of record was Joseph B. Whitmore, a merchant, who first appears in Newton directories at this address in 1871. He died in 1888. His son George P. inherited the house and served as secretary of the Boston Belting Company (below). He lived at this house with his family until his death in 1914. In 1917, the owner was Robert McGaughey, a photographer.



1886

Edwin Wolley, a lawyer, owned the property in the 1920s and 30s. By 1955, the owner was Santo J. LaFauce, who worked at Superior Cheese in Somerville. In the 1960s and 70s the owner was Donald M. McCartin, a treasurer. The house and carriage house retain their architectural significance and staff recommends they be preferably preserved with a possible 18-month delay imposed.

7. **227 Cherry Street – Waiver Request (Ward 3)**

Request to waive demo delay

Scott Lewis, architect for this project, will present his client’s revised plan to build a new house at this location.

At the March 2020 hearing, Commission members had thought the rear three-story tower was too tall for the design and the overall proposed size of this building, as well as the arched window on the street side and lowering the rear addition to 2.5 stories from three (with possible addition of rear dormer).

The Commission voted to continue this item until revised plans and a materials list was presented at a future hearing (this one) that included the following changes: reduce the height of the rear of the building; remove the tower and replace the upper portion with a dormer instead; no arched window; and a plot plan.

8. **36-38 Whittemore Road – Waiver Request (Ward 1)**

Request to waive demo delay

Ben Resnikow, owner, and Charles Calhoun, architect, will present their plan to demolish this house. The owner told the Commission he would rather start from scratch than restore the current building. 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 was 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.

9. **133 Waban Avenue (carriage house) – Waiver Request (Ward 1)**

Request to waive demo delay

The owner and architect will present their plan to replace this carriage house on this property. The carriage house was preferably preserved in December 2019 and a one-year delay was imposed. The required minimum four months have elapsed.

At the December hearing, staff reported that known as the Bertram S. Cloutman property for its first owner, this property was constructed in 1892 as part of a larger development of commuter residences in Waban on what was historically the Collins Estate. The carriage house on this property appears on atlases at the same time the house does in 1895. The massing and scale of the carriage house suggest an original Colonial Revival design, but there have been changes to it over time. Pedestrian doorways appear to have been added, as was a double garage entrance. Windows have also been replaced and skylights were added. The roof appears to be sheathed in slate on one side. Despite the non-structural changes, this carriage house retains its original association with the house and property as well as its massing, scale and many original elements.

10. **47 Carleton Street – Waiver Request (Ward 1)**

Request to waive demo delay

The owner of this property told the Commission she was from Waltham and just bought this property as a tear-down in order to build a two-family house. The property was preferably preserved and the minimum four-month delay period required for a waiver hearing expired.

At the December 2019 hearing, staff reported that constructed c.1840 in Newton Corner, this Cape Style house was known as the Whitney-Graves House and faced sideways to the street. This is one of the oldest houses in the neighborhood on what was once named North Bend Street, now Carleton. The house has an east-facing front porch (c.1900) and single-story rear addition, with paired corbeled interior chimneys and a central dormer (after 1878). According to the survey from, this house was constructed to serve a largely Irish population when the Boston & Worcester railroad came through along Washington Street. The first owner of record is John Whitney (b.1805), upholsterer, who appears on 1855 and 1856 maps. He did not live here and owned a house at 132 Carleton Road where he also did not reside. Benoni Graves, a produce dealer, resided here in 1868 with his family until at least 1916. By 1917, Martin Laffie, a probation officer of English descent, owned this house with his family and remained in the neighborhood until at least the 1950s. Ellis C. Burgess,

a carpenter working in a tool factory, owned the property in 1922. The Burgess family owned the property into the early 1970s. This is a pre-Civil War cottage in one of the oldest neighborhoods in Newton.

**Administrative Discussion:**

- a) Minutes from March hearing
- b) HP ordinances working group update