



*** AGENDA ***

Date: August 27, 2020

Time: 7:00 p.m.

Place: <https://us02web.zoom.us/j/288490607>

1. **76 Eldredge Street, Grace Episcopal Church CPA – Letter of support (Ward 1)**
Request letter of support for steeple project from NHC

Grace Episcopal Church in Newton Corner has applied for CPA funding to restore the 1872 bell tower and spire. The Newton CPC voted unanimously to accept a full application for the proposed work. The application was submitted on August 14th for inclusion on the September 15th agenda, with the hope of having the work completed in time for the church building's 150th anniversary. Grace Church has requested a letter of support from the NHC in preparation for the September CPC meeting.

Ruthanne Fuller
Mayor

Barney S. Heath
Director
Planning & Development

Members

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

From a letter by Scott Aquilina, the church is noted for the following: "Designed by Alexander Rice Esty in 1872, Grace Episcopal Church is Newton's oldest standing stone church, and the defining architectural feature of Newton Corner and the Farlow and Kenrick Parks National Register Historic District. Grace is requesting historic resource funding from the Newton Community Preservation Program for direct costs related to the stabilization and preservation of its endangered tower, belfry and spire; a "local landmark" of "outstanding architectural quality" (Newton Historic Commission NRHP Nomination, 1982), and the Eldredge Chime that has defined the soundscape of Newton Corner for nearly 150 years. The incorporated Grace Church body finds the preservation of the tower to be a fundamentally secular endeavor unrelated to its mission, that the tower is intrinsically not private, and its preservation is in the public interest. Community Preservation funds are sought to preserve a resource and landmark of this historic district, responding to Newton residents' desire to preserve "places of worship [that] help to define Newton's villages and neighborhoods" (*Heritage Landscape Report for Newton*, 2010)."

Their structural engineer, John Wathne of Structure North, conducted an examination of the tower to assess its deterioration and propose plans for restoration. In his report, Wathne noted the following areas of concern: mortar joints are eroded, allowing water into the structure; repeated vertical splitting cracks in buttresses; and spalled outer stones and shingle stones that are easily removable. The interior deterioration is almost as extensive. The bells continue to be wrung in honor of local events.

2. **41 Bridge Street – Demolition Review (Ward 2)**
Request to demolish buildings

Built in 1950, this Cape Style house is a contributing element to a surveyed post-war housing development known as the Bemis Estates in Nonantum. A typical cape, this house is 1.5 stories with an asphalt shingle roof, rear dormer, side addition, and an exterior chimney on the left side.

The Bemis Estate, formerly a 35-acre farm, was platted in 1913 and included 300 lots located between the Charles River to the north, Wyoming Road to the west, Silver Lake Avenue to the south, and Bridge Street to the east. Each house lot ranged in size from 5000-6000 square feet. Most of the houses in the district are multi-family and date from the first two decades after the lot was originally subdivided, but homes continued to be constructed on these lots until after WWII. The housing styles range from Bungalows to Ranches. Aaron Adelman, a Boston developer, managed the business from the Bemis House at 19 Bridge Street, which burned down in 1962. The house that

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burned overlooked a 35-acre farm and the old Bemis Mill, still located at the corner of Bridge and California Streets.

This house lot was surveyed in 1950 as Lot B, on a Plan of Land in Newton. The Frye family sold it to Joseph Farina of Newton in that year. The Hill family purchased the house in 1968 and their heirs owned it until recently. The houses in this portion of the development, on the eastern edge of the Estate, represent a mix of styles in various stages of preservation, and this cape is not a unique or significant example. Staff recommends not preferably preserving this house.

3. **1149-1151(NR) Walnut Street – Demolition Review (Ward 6)**

Request to demolish buildings

1149 Walnut Street was built c.1935. 1151 Walnut Street was used for automotive uses and shows a construction date of 1928 but appears to have been built around 1910. A mixed-use development is planned for this site.

In 1941, a permit was issued for the construction of 1149 Walnut Street, which was designed and built by Texaco, Inc. to serve as a gas station. This gas station replaced a smaller one that stood at this location. By 1955 it was still owned and operated by Texaco, Inc. and named the Highland Texaco. Texaco continued to own the building until at least 1971. After no longer serving as a gas station the building was recently adapted for retail uses. This property has not been previously surveyed and is not located in the Newton Highlands National Register Historic District.

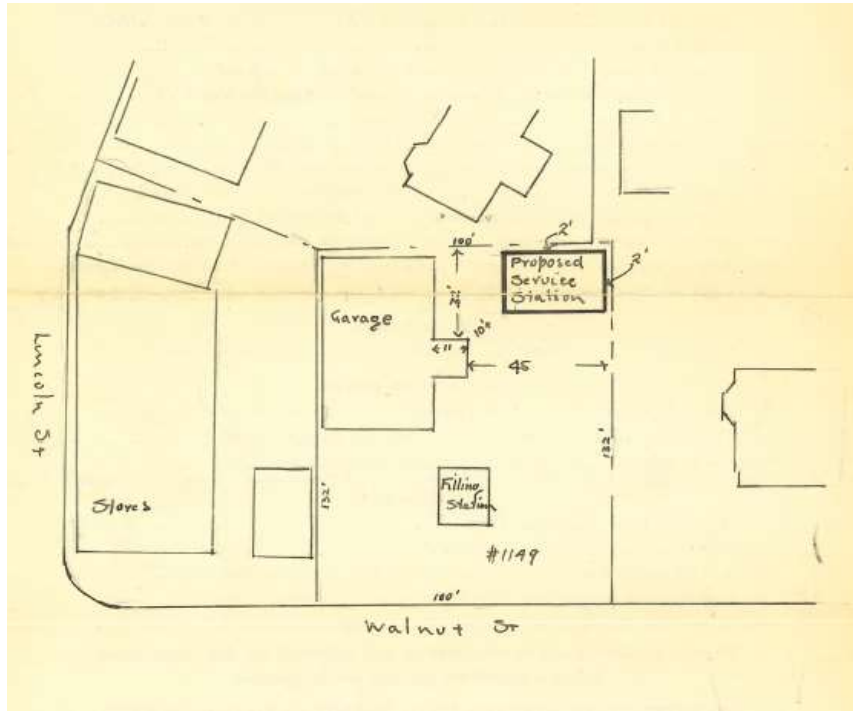
1151 Walnut Street is described in the NR nomination as the last remaining auto-related structure from the early 20th century in Newton Highlands village, and in the 1920s and 30s was one of three gas stations located there. The NR nomination shows a construction date of 1928, and the City's GIS shows a construction date of 1910. There was only a house on this large lot on the 1907 atlas, where 1149 now stands, but the 1917 atlas shows a rectangular building at this site owned by Annie A. Cline, who with her husband Nicholas lived on Lincoln Street in the Highlands and later Bowdoin Street. The 1915 Newton Directory lists a building there that housed the Newton Highlands Garage, owned and managed by Julius M. Woodworth and Charles Lloyd Adams. It appears that the GIS date is correct.



1915 Newton Directory ad

A building permit from 1928 shows that the building was cut back 46 feet in order to expand the basement. At this time, the entire parcel had an address of 1149 Walnut Street (see below). The brick parapet, designed by architect Clifford White, appears to have been constructed at that time. Clifford White is listed on MACRIS as designing ten other buildings in Newton, including the Stuart Block in Newton Center (where J.P. Licks is), the Newtonville Post Office, and a stretch of brick

commercial buildings in Newtonville (in the NR district). In 1929, this property was sold by the Stuart – Marshall Realty Company to Earle S. Johnson of Newton, and included in the deed “together with all equipment on the premises belonging to the grantor, including pumps, tanks, air compressor and auto lift...”



1929 permit showing that 1149 wasn't built yet, and that 1151 was cut back on the lot.

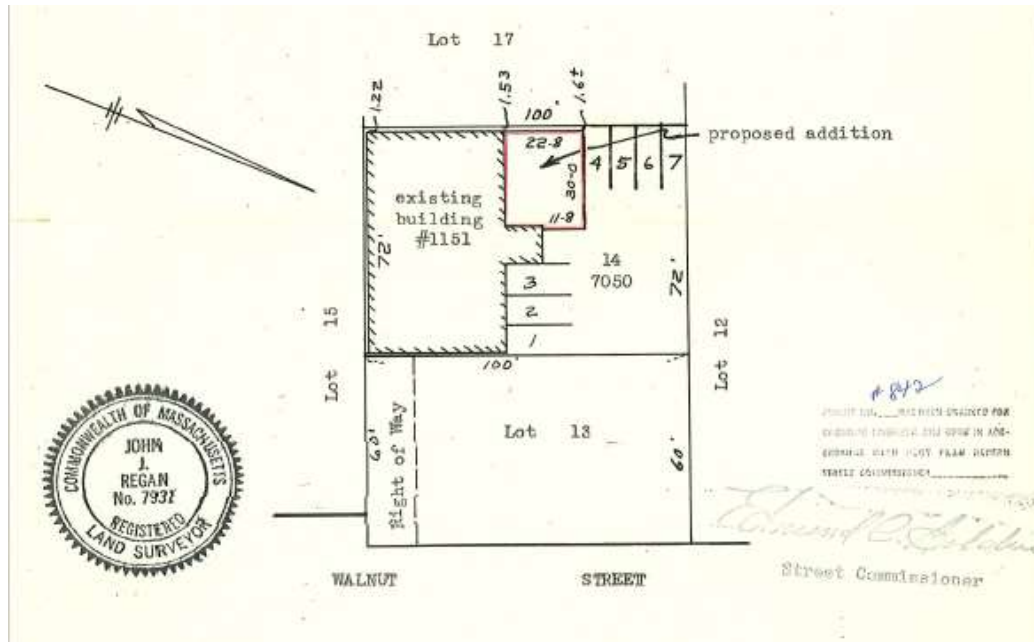
In 1934, Chester G. Norcross is shown in the directory as running an auto repair shop from this address.

The brick building now stands as one story and is fronted by a stepped parapet, all of which has been painted white. Two of the front bays have been bricked up and replaced with smaller windows or a modern entrance. A rear addition of more garage space was permitted in 1972. This building is listed in the NR nomination as a contributing resource to the Newton Highlands NR district.



Walnut Street Garage, 1151 Walnut St (NWT.4564)

An undated photo from the 1988 NR nomination



1972 permit showing rear (side) addition on 1151 Walnut Street

Though both buildings are reminiscent of the early auto age in Newton Highlands, neither of them serves their original intended purpose and have been altered to an extent that their original use is not easily surmised. Staff recommends not preferably preserving either building.

4. **58 Everett Street – Demolition Review (Ward 6)**
Request to demolish buildings

Built c. 1877 in the Italianate Style, this is known as the Abner A. Pratt house for the property’s first recorded owner. Pratt, who worked in stationary, was employed in Boston and commuted. The Circuit Railway connected this neighborhood to Boston and attracted commuters such as Pratt, particularly in the late 1880s and early 1890s. Pratt is shown on the 1886 and 1895 atlases as residing here, and in 1895 Pratt sold the property to Jane and Maxwell Lowry, who worked in linens. Two years later their daughter was granted ownership. In 1911, as a “single woman of Brockton,” Catherine sold the property to Benjamin A. Polley, a butcher, who four years later sold it to Richard J. Huggard, a grocer. After Huggard’s death in 1931, the Richard E. Davis family bought the property and sold it to a son, Percy H, a mechanic, and continued to own it for 25 years. This house is described in the survey form for the property as ‘altered,’ with a porch and addition on the east side. The 1886 atlas, however, shows both features were extant then, which means they were likely either original or built soon after the home’s construction. The front bay window is not depicted on any of the early atlases. There is now a one-story shed-roof addition on the west side, and shingle siding. The dentiled cornice and short eaves, and the mostly original footprint are indications that this house, at least from the exterior, seems largely intact. By 1886, there were also three more houses of similar vintage on this side of Everett. Staff recommends this house preferably preserved for architectural integrity and historic context.

5. **27 Linda Lane – Partial Demolition Review (Ward 8)**
Request to add second story

The owner of this house wishes to add a second story to the building. Built in 1953, this Ranch Style house 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. Staff recommends this house preferably preserved for historic context as a contributing element to the Selwyn-Truman Historic District.

6. 143 Truman Road – Partial Demolition Review (Ward 8)

Request to add second story

The owner of this house wishes to add a second story to the building. Built in 1952, this Ranch Style house 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 #66 on Section 3 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.

By 1959 the owner was Shepard Zaff, a chemist who moved here with his wife in the 1950s. In 1964 Zaff pulled a permit to replace all his windows. The Zaff family owned this house until well into the 1980s, and there are no permits in the file for additions. Staff recommends this house preferably preserved for historic context as a contributing element to the Selwyn-Truman Historic District.

7. 110 Redwood Road – Partial Demolition Review (Ward 8)

Request to add second story

The current owners of the house, who have lived here since 2010, wish to add a second story.

This Ranch Style home was constructed in 1953 and designed by Lester N. Lechter of Sharon, MA, a noted mid-century architect who designed several Ranch and International Style homes in Newton from this period. His six surveyed International Style homes were found on Baldpate Hill Road. Redwood Road contains many of his Split-level Ranch homes which have not been previously surveyed. Home Builders Inc. was the builder. This team was also responsible for designing and building #65, #71 and #72 Redwood, at a minimum.

Israel Garber, a physician, purchased the house from Home Builders, Inc. in 1952 and continued to own it through 1971. From 2006 to 2015, this Commission voted not to preferably preserve the houses located at #20 Redwood Road (still standing), #105 (still standing), #50, and #41 (see below). A second-story addition on a house at #65 Redwood was allowed by right in 2011 (see below). The house at 71

Redwood Road was preferably preserved in January 2019 and the delay was waived in June 2019 (see approved plans below).



65 Redwood Road (2019)



50 Redwood Road (2011)



41 Redwood Road (2009)

This Commission over time has begun to recognize the potential significance of certain examples of post-war housing. However, this particular Ranch Style house has been altered with an addition and replacement windows and is located in a micro-neighborhood of homes that have added second stories, at a minimum. Staff recommends not preferably preserving this house.



71 Redwood Road

Administrative Discussion:

- a) Minutes from July hearing
- b) Revised local landmark ordinance