



*** AGENDA ***

Date: February 27, 2020
Time: 7:00 p.m.
Place: Room 205, City Hall,
1000 Commonwealth Ave., Newton, MA

Ruthanne Fuller
Mayor

Barney S. Heath
Director
Planning & Development

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.

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1. **1173 Washington Street, NR (indiv. listed) – Local Landmark (Ward 3)**
Request to designate property a local landmark

This property was nominated by City Councilor Julia Malakie for designation as a local landmark. Built in 1928, this property was individually listed on the National Register of Historic Places on February 16, 1990 (NWT.3886). This property also contributes to a National Register Multiple Resource District that was created the same year. All information used in this staff report can be found in National Register documents on file for this property in the Massachusetts Cultural Resource Information System (MACRIS).

The single-story building was designed in the Colonial Revival Style by William W. Drummey for the C.G. Howes Company. The small free-standing commercial building housed a dry-cleaning and fur-storage facility, and was designed to blend into what was, in the 1920s, a largely residential area. Doris Curley, founder of Carley Realty Company, obtained the building in 1937 and worked from here for over 50 years. Ms. Curley was one of the first female realtors in the City and worked to create the first MLS listing service. The building continues to have a buff brick façade and its windows, roof structure and appearance exhibit tenets of the Colonial Revival Style. In the National Register nomination, the building is cited for historical significance as a well-preserved, small-scale, free-standing commercial building, and for its associations with 50 years of real estate transactions in Newton.

This building is small with a rectangular plan and faced with buff brick topped by a distinctive green tile hipped roof. The projecting center pavilion is topped by a clipped gable over a shallow-arched doorway flanked by single-pane display windows. Rounded arch windows are found on the main body of the building.

Designation of this property as a local landmark requires a $\frac{3}{4}$ vote of the Newton Historical Commission. The designation will include the parcel on which the building sits as a Landmark Preservation Site as defined in the City of Newton's Assessors database and in the Local Landmark ordinance.

2. **978 Watertown Street, NR (indiv. listed) – Local Landmark (Ward 3)**
Request to designate property a local landmark

This property was nominated by City Councilor Julia Malakie for designation as a local landmark. Listed individually on the National Register of Historic Places on September 4, 1986 (NWT.1669), this property, known historically as the Railroad Hotel, was constructed c.1831 in West Newton Square. Due to its historic location at the confluence of two roads, this property is known by the addresses of 978 Watertown Street, 1265-1269 Washington Street, and 1273-1279 Washington Street, all of which are used in the National Register documentation for this property. This property also contributes to a National Register Multiple Resource District that was created the same year; the West Newton National Register Historic District on February 16, 1990; and an updated Multiple Resource District in 1990. All information used in this staff report can be found in National Register documents on file for this property in the Massachusetts Cultural Resource Information System (MACRIS).

This building is commonly known as the Davis Hotel and since its construction was used as a business office, cobbler, commercial block, retail store, hotel, and restaurant. The National Register documentation asserts that this is likely to be the oldest remaining commercial structure in West Newton Village. The brick building was constructed in the Federal and Greek Revival Styles that are consistent with buildings constructed at the end of the Federal period (1830).

The historic Railroad Hotel was constructed in 1831 by Seth Davis (1787-1888), a prominent West Newton resident and, by the time of his death as a centenarian, was acknowledged as a prominent citizen city-wide. Davis was a noted teacher, lecturer and author and an early investor in West Newton real estate. The Davis School on Waltham Street, as well as nearby streets, were named for Seth Davis. The hotel served as a traveler stop until the Boston & Worcester Railroad was completed through West Newton in 1834, and then became a railroad-oriented hotel. By the 1860s the property was known as the West Newton Hotel. A livery stable stood to the rear of the building owned by Stephen F. Cates, on land which was later developed into Cates Funeral home. After the Civil War the building was used briefly as a boarding house.

The nomination for this property acknowledges the ground-level changes to the first story of this building and the loss of its original symmetrical chimneys on the south roof slope. However, the louvered gabled windows at the gable level, the original brick siding, and the intact Federal Style fenestration of the upper-story windows are publicly visible architectural tenets of the c.1831 building.

Designation of this property as a local landmark requires a $\frac{3}{4}$ vote of the Newton Historical Commission. The designation will include the parcel on which the building sits as a Landmark Preservation Site as defined in the City of Newton's Assessors database and in the Local Landmark ordinance.

3. 399 Grove Street – Demolition Review (Ward 4)
Request to demolish building

Known as the Hotel Indigo, this building was constructed in 1963 as the "Riverside Inn" by Chatham Construction Company. A revised plan dated 1964 shows Bedar and Alpers of Newbury Street as the architects and planners for this project. Nolan Engineering Company presented the plans for Board approval in 1964. This building was a motor inn of 200 units in one multiple dwelling building, and included a covered parking area, swimming pool and function rooms. The 1964 special permit allowing for the construction of this building listed the owner as Eastern States Motor Hotel Corporation. A year later the building was owned by Northeast Motel Operations, Inc. and leased by the Holiday Inn. Lessees appear to have changed back and forth from Holiday Inn to the Days Inn, but the property continued to be owned by Northeast Motel Corporation until at least 1986. A letter denying occupancy of the building in 1994 lists both companies interchangeably as occupants.

Plans dated March 1986 were approved for a building permit to undertake a comprehensive exterior renovation that updated the existing window and wall treatments. The interior of the building was completely gutted and rebuilt in 2007. Staff found no association with an architect of significance and several alterations to the building and site over time have altered the original appearance of the building. Staff recommends not preferably preserving this building.

4. 29 Greenwood Street – Renew CoA (Ward 8)
Request to renew Certificate of Appropriateness

The house and barn at this address are designated Newton local landmarks. This property is returning to the Commission because the Certificate of Appropriateness for this property expires this month. The Certificate was already extended last year on February 28, 2019 because the Certificate of Appropriateness expired. The Commission was told that the NHC-approved plans for the property had not changed from the Commission's original approval in 2018, so the extension was approved in 2019.

At the February 2019 hearing, staff reported that this Commission issued a Certificate of Appropriateness in 2017 for additions to the house at this address, and a replacement in-kind of the barn. The owners were pursuing a special permit for additional development on the adjacent land but told the Commission they changed their plans and would not pursue a special permit. The resulting lag time in starting the project

resulted in the expiration of this Certificate of Appropriateness. The owner requested that it be renewed for another year, and attested that the scope of the project, with respect to the historic landmarked structures, had not changed.

5. 24 Winnetaska Road – Partial Demolition Review (Ward 5)

Request to add onto building, demolish garage

Built in 1919, this house was surveyed as part of the Harrington Estates historic district, which is not currently listed on the National Register. This house was constructed in 1919 and is one of the earliest homes represented in the district's period of significance from 1920-1940. This district is bounded by the Angier School to the east, Riverside MBTA line on the north, Newton Wellesley Hospital to the west, and Beacon Street to the south. Colonial Revival and Tudor Style homes predominate in this neighborhood of comparatively large homes that were constructed on land once belonging to the Locke and Bartlett-Hawkes Farms. The original farmhouses still stand in the neighborhood.

The house at 24 Winnetaska Road is noted in the survey form as a particularly good early example of the Colonial Revival Style. The dormers and side-lighted entrance are mentioned as intact features of the style. Walter Littlefield was the architect, who also designed 734 Centre Street in 1922 (also surveyed). In the 1920s Littlefield designed several public buildings in Somerville and the Theatre Block of storefronts in Lexington. Staff recommends this property preferably preserved for architectural integrity and historic context.

6. 80 Puritan Road – Demolition Review (Ward 5)

Request to demolish buildings

This house was constructed in 1938 by Harry A. Johnson of Realty Corporation, 34 Stafford Road. The house is built in the Cape Style with a side-front entrance in a post-war neighborhood of similarly styled homes. George Long, a teacher, owned the house in 1941. In 1948, under the ownership of Hayden T. Noyes, a civil engineer with Turner Construction, a permit was issued for construction of a full-length rear dormer. In 1955 a side addition was constructed for an additional bedroom. In 1958 the rear porch was enlarged under the ownership of Robert Needleman, an attorney. By 1999 the house had three more additions to the right, sides and rear of the house. With one exception in the immediate neighborhood, this house is in a post-war neighborhood of Cape Style homes that remains contextually largely intact. Staff recommends preferably preserving this house for historic context.

7. 114 East Side Parkway – Demolition Review (Ward 1)

Request to demolish buildings

This two-family building was constructed in 1924 in a neighborhood of similarly designed multi-family homes that were built to house the growing family population in Newton in the early 1920s. The original owner of this property was Thomas Socco and the builder Tony Frangello of Boston. A detached garage was constructed in 1925. The 1929 directory shows two units with boarders and continued to house boarders for decades including a general manager, widows, and a firefighter. James Lord and Mary Considine boarded in their respective units for more than twenty years. Though this building fits into the architectural context of the immediate neighborhood on East Side Parkway and neighboring Hilltop Street, it is not one of the better examples and shows signs of having been altered over time, including the portico roof and a rear addition. Staff recommends not preferably preserving this building.

8. 241 Brookline Street – Demolition Review (Ward 8)

Request to demolish buildings

Built in 1960 and designed by Ralph Williams of Wollaston, this International Style house is in a rapidly changing neighborhood in Oak Hill. Sanford Kaplan, president of Sanford Construction of Brookline, was the owner and builder of the house. Kaplan continued to live at this address through the 1970s, at a minimum. Williams was a prolific local architect who designed many c.1960 homes in Brookline, on Emmons and Esty Farm Road, and Maynard, Morrill, Mosman Roads in Newton, to name a few. This house retains the International Style tenets but does not appear to be a unique example. The house was also not constructed

as part of a larger development of homes from this period that share similar contextual details. Staff recommends not preferably preserving this property.

9. **67 Bourne Street – Demolition Review (Ward 4)**

Request to demolish buildings

This house was constructed c.1900 in the Colonial Revival Style. The house first appears on the 1907 atlas on a parcel owned by George F. Woodward, who appears in directories as a baggageman for the Boston & Albany Railroad. In 1907, the house had two widows as boarders. By 1917 the house was occupied by Meady J. Blaisdell, a machinist. The directory shows that the home's occupants changed every ten years until about 1970, when the home was purchased by James Miller, former Planning Director of the City of Newton who continued to own the property until 2019. The house has seen several alterations, including window replacement, an enclosed front porch, and aluminum siding. This street was platted and developed at the turn of the 20th century, with many homes from that era still evident on the street. The house across the street at 62 Bourne Road was constructed c.1886 and is known as the Arthur Wiggin house, named for its first owner who was a conductor on the B&A Railroad. This house at #62 and three other c.1900 homes on the street have been previously surveyed, but this house at #67 was not surveyed at that time. The other three are 44 Bourne Street (E.B. Wood house, named for a Boston dentist); 52 Bourne Street, noted for its Colonial Revival Style; and 68 Bourne Street, constructed c.1850 and likely the first house on the street. Though alterations to the house are evident the house retains its massing, scale, and design in the historic context of the neighborhood. Staff recommends preferably preserving this house for historic context.

10. **45 Albert Road – Waiver Request (Ward 4)**

Request to formalize approval of waiver

The owner of the house, Antonio Talarico, will present his plan to demolish the house and replace it with a new one. This property was preferably preserved in October 2019 and the minimum four month period has elapsed.

In October 2019, staff reported that this house was constructed in 1954 and was designed, owned and constructed by A. Porretti of Waltham. By 1955 the owner was Harold Goodale, a 'bgemn' at B&A, who continued to own the house until at least 1964. Not sure what this means, but perhaps he worked for the railroad. In any event, by 1969 he was still living here and working as a clerk for the Public Works Department. The house is a typical Cape Style house covered in what is now vinyl siding, but exhibits the same massing, scale and style as almost every other house on the street.

Administrative Discussion:

a) Minutes from January hearing