



*** AGENDA ***

Date: January 23, 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
Ellen Klapper, Alternate
Deborah Budd, Alternate
Jennifer Bentley-Houston, Alt.

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1. **1253 Washington Street, NR – Local Landmark request (Ward 3)**
Request by councilor to nominate property a landmark

This property is a contributing resource to the West Newton National Register Historic District and was placed on an 18-month demo delay on May 23, 2019. This property was nominated by a city councilor on January 2, 2020 for designation as a local landmark.

At the May hearing, staff reported that formerly known as 1251 Washington Street, this property is 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. Staff recommended this property preferably preserved with an 18-month demo delay imposed.

2. **1173 Washington Street, NR – Local Landmark request (Ward 3)**
Request by councilor to nominate property a landmark

This property was preferably preserved in July 2017 and an 18-month demo delay was imposed. The delay expired in January 2019. This property was nominated by a city councilor on January 2, 2020 for designation as a local landmark.

At the July 2017 hearing, staff reported that built in 1928, this National Register-listed building was designed by William Drummey and appears largely as it did when it was constructed. The small free-standing commercial building was designed to house a dry cleaning and fur storage facility, and was also 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.

3. **978 Watertown Street, NR – Local Landmark request (Ward 3)**
Request by councilor to nominate property a landmark

This property was nominated by a city councilor on January 2, 2020 for designation as a local landmark.

Built in 1831 as the Davis Hotel, this property is individually listed on the National Register of Historic Places and was listed as such in 1986. The building stands three stories (store front at street level) where Washington and Watertown Streets intersect. The one-story attached building, which now houses Sweet Tomatoes, was an early element on the hotel and is listed in the nomination as included. This building is also included in the larger West Newton National Register Historic District as a contributing resource. An historic plaque with information about this building is mounted on the second story and overlooks the rooftop of Sweet Tomatoes.

4. **989-1003 Watertown Street, NR-- Local Landmark request (Ward 3)**
Request by councilor to nominate property a landmark

This property was nominated by a city councilor on January 2, 2020 for designation as a local landmark. Known historically as the Robinson Block, this commercial building was constructed c.1875 and is a contributing resource to the West Newton National Register Historic District. The current tenant is CVS.

5. **1239-1247 Washington Street, NR – Local Landmark request (Ward 3)**
Request by councilor to nominate property a landmark

This property is documented as a contributing element to the West Newton National Register Historic District and was preferably preserved in May 2019 with an 18-month demo delay imposed. The property currently has a demo delay that will expire in November 2020. This property was nominated by a city councilor on January 2, 2020 for designation as a local landmark.

At the May 2019 hearing, staff reported that formerly known as 966 Watertown Street, water records for this building show that it first received water in 1926. Built in the Classical Revival Style, this building had bricked-in openings when it was found to be a contributing building to the West Newton National Register historic district in 1988. Windows were cut into the bricked-in space in 1989 when the building was converted from storage to commercial space.

First owned by Fuller Realty Trust, in 1929 this building housed the Heffron Motor Car Company and the West Newton Auto Body & Welding Company. In 1935 the dividing wall between these two businesses was removed to create a single space. By 1940 the building was vacant. By 1945 the address changed to #1239, and the building housed C&S Paper Co. Inc., which was still there in 1955. A rear garage door opening was cut in 1946. By 1968 the building was again vacant. The original design and uses of this building were found to contribute to the early 20th century focus on commercial development in West Newton.

6. **1235 Washington Street, NR – Local Landmark request (Ward 3)**
Request by councilor to nominate property a landmark

This property is documented as a contributing element to the West Newton National Register Historic District and was preferably preserved in May 2019 with an 18-month demo delay imposed. The property currently has a demo delay that will expire in November 2020. This property was nominated by a city councilor on January 2, 2020 for designation as a local landmark.

At the May 2019 hearing, staff reported that this historic gas station was constructed in 1926 by Fried & Litchman for use by Atlantic Refining Company. In 1939 Atlantic Refining Company obtained a permit to add a lubritorium onto the gas station. Uses of the building have changed over time, but when the West Newton National Register nomination was prepared in 1988, this building was found to be a contributing example of Colonial Revival architecture and a good example of a fast-disappearing type of gas station building in Newton. The building has changed little in appearance since this nomination was prepared.

7. **1 Chestnut Street, NR – Local Landmark request (Ward 3)**
Request by councilor to nominate property a landmark

Built as the Newton Trust Company in 1932, this Colonial Revival Style building is a freestanding brick structure that is a contributing element to the West Newton National Register Historic District. The Bank is now owned by the Bank of America. This property was nominated by a city councilor on January 2, 2020 for designation as a local landmark.

8. **43 Prince Street, NR – Demolition Review (Ward 3)**
Request to demolish garage, partial demo house

Known historically as Albert F. Luke House, it was constructed in 1886 in the Queen Anne Style. Luke was a treasurer in Boston who commuted from this house. He is also credited with remodeling the house before 1895. There is some speculation on the survey from that the turret roof was removed at some point. Elizabeth W. Luke was listed as owner on the 1907 atlas. Clarence G. Haskell owned the house in 1917, with no occupation listed. The Haskells resided here until at least the 1950s. 1968 Champe Fisher, attorney, lived here with his family in the 1960s and into the 70s. Interior renovations to the house were completed in 1917 (piazza), 1928 (kitchen) and 1968 (kitchen again). Given this, the house still presents to the street as an intact Queen Anne Style residence that is still in keeping with the other historic homes from this era in the vicinity. Staff recommends preferably preserving the house but not the garage, which was remodeled in 1929.

9. **28 Annapolis Road – Demolition Review (Ward 3)**
Request to demolish buildings

Built in 1940, this house was designed by J. Stanford of Waltham and owned and built by Madeleine and H.A. McLaughlin, also of Waltham. This house is in a post-war neighborhood of smaller homes of similar scale intermixed with homes from the 1920s and 30s. The 1920s houses built next door to the east were surveyed by a historian and were constructed in the 1920s. This house was not. In 1943 the owner was Leon LeClair, a sales rep. He continued to live here in the 1950s and 60s, and his wife is shown owning it in 1970. Although this house is located in a post-war neighborhood, it was not designed as part of a planned development nor was it historically surveyed as such. Staff recommends not preferably preserving this house.

10. **22 Esty Farm Road – Demolition Review (Ward)**
Request to demolish buildings

Constructed in 1958, this property is included in a surveyed historic district of mid-century, split-level houses. This house and its neighbors were owned and built by Sunny Lane Homes Inc. of Christina Street in Newton and designed by Ralph I. Williams. An inground pool was installed in 1972, and by that time a rear porch had been added to the house. Charles Dana, a manager at Raytheon, was the first recorded owner of the house. He and his family still lived here in 1970. The architectural details of this house appear to be intact, with few exceptions. Staff recommends preferably preserving this house for historic context.

11. **52 Bennington Street – Move house on lot (Ward 1)**
Request to move house

Known as the Charles A. Jordan House for its first owner, who owned an express company, the survey form for this house lists an estimated construction date of the 1870s. The 1895 atlas shows this house and an outbuilding, and on the 1907 atlas also shows a house of similar footprint at this location, with an outbuilding to the rear of the lot. This house also had a front porch in that year. The ISD permit file includes a permit from 1919, with a redesigned house reportedly built in 1920. It is not clear whether the current house was rebuilt on the current foundation or if it is the same house and the permit was never exercised. The survey form for this property notes the house was remodeled extensively. The Jordan family still lived here in 1901. By 1915, the house was occupied by Charlotte I. Bullens and Margaret D. Huestis. By 1931 six people were living here, including an auto mechanic and a laundress. By 1941 two couples lived here, one of whom was a printer. Ten years later there were new tenants. In 1961 there were four new occupants. This house clearly was heavily used and rented for many years. The current proposal is to retain the house and move it on the lot to allow room to install an attached garage at the front, similar in appearance to others that have recently been constructed in the neighborhood. Staff recommends preferably preserving this property and also allowing the house to be moved back.

12. 22 Ober Road – Demolition Review (Ward 8)

Request to demolish buildings

This split-level house was constructed in 1967 in a small neighborhood of post-war homes. The house was owned, designed and constructed by Alvin Realty Trust of 333 Washington Street in Boston. This style of home is also found sporadically in other Oak Hill neighborhoods, particularly on June Lane (near Esty) where the neighborhood is almost entirely comprised of this style. This is not the case here. The property at #12 Ober Road was preferably preserved in 2017 and a new house stands there now. Though this house is a classic example of 1960s design and construction and has seen little in the way of alterations, it stands as an outlier in a neighborhood of mixed post-war styles, which lack stylistic cohesiveness. Staff recommends not preferably preserving this property.

13. 59 Selwyn Road – Demolition Review (Ward 8)

Request to demolish buildings

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 owned by 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. The survey form for this historic district described it as follows:

“A well-preserved neighborhood of capes and ranches, the area encompassing Selwyn Road, Truman Road, Linda Lane, and Mildred Road [photo 1] includes eighty-six properties in a subdivision known as Parkwood Manor, first laid out in 1949 and developed over the next nine years. The neighborhood occupies a level, low-lying area, situated roughly 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. A n engineered culvert—formerly South Meadow Brook—defines the rear lines of the southernmost building lots in the Selwyn-Truman neighborhood, and separates the neighborhood physically from period construction—with a greater amount of post-1960 infill—farther south.”

“The majority of houses built in the Selwyn Road-Truman Road neighborhood are ranches. They are laid out with great consistency, almost every one reading the same across the facade. The streetscape that includes 136 Truman Road, 142 Truman Road, 148 Truman Road, 154 Truman Road, and 160 Truman Road [all 1952, Walter Greymont, archt., photo 4] illustrates both hipped and side-gabled examples.”

David Lieb (upholstery) and family lived here from at least 1961 through the 1970s. The house retains its original design and setting, and staff recommends preferably preserving this house for historic context.

Administrative Discussion:

a) Minutes from December 19th hearing