



**\* REVISED AGENDA \***

**Date:** March 26, 2020  
**Time:** 7:00 p.m.  
**Place:** Room 205, City Hall,  
1000 Commonwealth Ave., Newton, MA

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

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.

1000 Commonwealth Ave.  
Newton, MA 02459  
T 617-796-1120  
F 617-796-1142

[www.newtonma.gov](http://www.newtonma.gov)

This property is a contributing resource to the West Newton National Register Historic District, which was created on February 16, 1990. The criteria of significance for this district falls under the following three categories for National Register listing: Architecture; Commerce; and Politics Government. This property is not individually listed on the National Register of Historic Places. On May 23, 2019, this property was the subject of an application for full demolition that was reviewed by the Newton Historical Commission (NHC) at its regularly scheduled hearing. The NHC voted to preferably preserve this building and an 18-month demo delay was imposed. The demo delay period for this property will expire on November 23, 2020.

This property was nominated by city councilor Julia Malakie on January 2, 2020 for designation as a local landmark. This property meets the minimum criteria for eligibility for nomination as a local landmark in accordance with Section 22-62 (a)(2): because it is "formally listed as eligible for listing on said National Register as part of an historic district, but not individually."

At the regularly scheduled NHC hearing on January 23, 2020, the NHC voted to authorize preparation of a landmarks report to help it decide whether to reject the nomination or schedule a public hearing to consider designating the property a Newton local landmark. Under Section 22-62, 'Eligibility for designation,' the Commission must adhere to the following provision in determining whether to schedule a public hearing for possible designation:

"Buildings, structures, landscapes, and places listed on the National Register of Historic Places as part of an historic district, but not individually, or which are eligible for said National Register as part of an historic district, but not individually, may be eligible for landmark designation and preservation if the commission determines that such building, structure, landscape or place is a contributing element of such National Register historic district and possesses one or more of the National Register criteria. The commission may reject the nomination of any such building, structure, landscape or place if it determines that such property lacks sufficient historical or architectural significance for landmark designation."

The National Register criteria are as follows with respect to historic properties:  
Criterion A. That are associated with events that have made a significant contribution to the broad patterns of our history; or  
Criterion B. That are associated with the lives of persons significant in our past; or  
Criterion C. That embody the distinctive characteristic of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or  
Criterion D. That have yielded, or may be likely to yield, information important in prehistory or history.

At the January 2020 hearing, Frank Stearns and an associate from Epsilon presented their report on the history and significance of this property and stated they did not believe the property retained historical significance and did not warrant a report for further consideration as a contributing resource to the National Register of Historic

Places. This report was summarized for the record at the January 23<sup>rd</sup> NHC, and is included again in your packets for your review.

2. **31 Greenwood Street, LL – Certificate of Appropriateness**

Request to renew Certificate of Appropriateness

At the February 2020 hearing last month, staff reported that the house and barn at this address were Newton local landmarks. This property returned to the Commission because the Certificate of Appropriateness for the barn property at 31 Greenwood expired 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.

Last month, the Commission issued a revised Certificate of Appropriateness for minor alterations to the plans for the house at this address, and a revised terrace plan for the front 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 the certificate be renewed for another year for the barn as well as the house. The motion from last month's hearing should have included the barn but it did not.

3. **9 Inis Circle – Demolition Review**

Request to demolish buildings

This house was built in 1954. This Colonial Revival Style house was first owned and constructed by William Stevenson, a local builder, and designed by Albert Kreider of Newtonville. Williamson and Krieder also designed and built the other homes on this cul de sac located at #9, 12 and 18 Inis Circle. Named for Williamson's wife, Inis, the Gaelic word for island, this cul de sac was platted on land located behind a portion of the National Register Historic District located in part on Putnam Street. This house had one owner since its construction: Judith and Sanford Ritter. Sanford worked as an accountant. This house is not an exceptional example of Colonial Revival Style architecture and is not in keeping with the other homes on the cul de sac. For what it's worth, the NHC reviewed the property at 15 Inis Circle for historical significance a few years ago. The Commission discussed the house in relation to other houses on the cul de sac and did not preferably preserve it.

4. **67-69 Ripley Street – Demolition Review**

Request to demolish buildings

This property was built in 1927 in accordance with a subdivision plan produced in 1925 by two civil engineers on behalf of Newton Mortgage Corporation. The owner and builder is O.W. Colpitts, and the architect was D.A. Webber, neither of whom appear in MACRIS searches. This parcel and others adjacent to it on Ripley, east of Knowles, were subdivided from land previously owned by the Andover Theological Seminary. During the 1930s, early renters in the two-family building were salesmen, engineers, and a police officer, none of whom stayed more than a few years. Subsequent owners never owned the property for more than ten years or so. The owner of the building in the 1940s was George J. DiMatteo, president of his own company, who resided in #67. In the 1950s the owner was Bernice C. Burkat, whose husband Phillip was a dentist. In the 1960s and early 1970s the owner was Arthur A. Porter, listed as a carrier in the directories. This property was built as one of many in a row of similar buildings, but this neighborhood was not previously surveyed, and does not represent an excellent example of late 20<sup>th</sup> century housing in Newton. Staff recommends not preferably preserving this house.

5. **227 Cherry Street – Waiver Request**

Request to waive demo delay

At the November 2019 hearing, staff reported that this house first appears in city records on the 1874 atlas as owned by Richard Owens, a gardener. In 1874, this was one of only about 15 houses on Cherry Street between River and Waltham Streets. From 1874 to at least 1899, John M. Quilty, a laborer born in Ireland owned the house but did not live there until c.1900. Before 1900 he lived up the street on Cherry Street. By 1899, Michael McDonald, a stone mason and Irish immigrant, owned the house but appears to have lived elsewhere on Cherry Street as well. From c.1925 to the early 1930s, Cornelius Burns, a gardener/sander and Irish immigrant, rented the house. In 1938 under the ownership of John H. Shannon, an upholsterer/woodworker/USAF member during the war, two small dormers were added to the house. In 1939, he added a stone foundation under a rear unfinished porch as well as five windows, one door and clapboard siding. In 1944, Shannon built a rear piazza. In 1953, he added a front porch to house. In 1960, a carport was added to one side of house. In 1988, Elizabeth A. Shannon obtained a permit for a handicap ramp. In 1997, the Shannons obtained a permit for a new kitchen. The Shannon family appears to have owned this property for at least 60 years. The property has a rich history of early Irish immigrant residency, and the house has fallen into disrepair. It has not been previously surveyed.

Commission members discussed whether there was enough of the house to preserve given the condition of the lot. Others discussed the fact that it was one of the oldest homes on the street and still had some context in the neighborhood.

6. **15 Sharon Avenue – Waiver Request**  
Request to waive demo delay

At the November 2019 hearing, staff reported that the Assessors database says 1910, but this house first appears on atlases in 1874 and the directories show a resident living here in 1873. The first owner was George A. Poore, who worked at the B&A railroad wharf and lived there until at least 1879. He was married in 1872. This house was one of three on Sharon Avenue at the time. In 1886 the owner was listed as A. Moore, about whom nothing could be learned from the directories. As of 1907 the owner was Thomas C. Donovan, a salesman, who initially lived on Auburn Street. Subsequent directories listed the Donovan family owning this house through the 1950s. In 1964 Samuel Roberts, carpenter, owned this and a house at 101 Pine Street. By 1970 the owner was Albert Mastroianni, a laborer for the Parks & Rec. Department. This house is an intact example of worker housing more often found in Nonantum but early examples are found in Auburndale as well. Staff recommended preferably preserving this property for architectural integrity and historic context.

Commission members discussed the merits of the house from both a contextual and architectural perspective, and the fact that the Commission had previously preferably preserved the house next door at #9 Sharon Avenue. Some members also decided that the massing, scale, feeling and the worker house aesthetic were in evidence.

7. **56 Pratt Drive – Waiver Request**  
Request to waive demo delay

At the July 2019 hearing, staff reported that this house was built in 1953 in a planned development of post-World War II homes by Campanelli Homes, Inc. and designed by Ralph I. Williams. This neighborhood was surveyed as part of the Maynard-Mosman-Morrill historic district and includes this house as a contributing element (NWT.714). The single-story, ell-entry, contemporary Ranch Style house pattern with an attached garage is repeated on Pratt Drive where there is little evidence of tear-down activity. The first owner of record in 1955 was Leonard Grover, a dentist. In 1959 under his ownership, the garage door was removed, and windows were added to create living space. In 1969 under the ownership of Lois and Norman Morse, an existing screened porch was enclosed. Norman was a manager at Guardian Manufacturing. Though alterations have been made to the interior spaces of the house, it retains its massing, scale, and single-story presentation in a neighborhood of similarly designed homes.

8. **19 Garland Road – Partial Demolition Review**  
Request to remove roof, side, rear, and alter front façade

This house was built in 1951 by John J. Mackintosh, a carpenter, who was the owner and builder and who lived at 12 Garland Road (across the street). Mackintosh also lived at various other addresses in Newton Center. Albert Kreider was the architect for this house. Albert M. Kreider (1890-1966) was a graduate of the Boston Architectural Center and worked for many local firms including Brainerd & Leeds, and Cram & Ferguson before 1935, when he established his own practice in Newtonville. Other examples of Kreider's work include the Franklin School in West Newton, the Day School in Newtonville, the Post Office in Newton Upper Falls, and Christ Lutheran Church at 597 Belmont Street in Belmont, as well as banks and residences. Kreider also designed an interior renovation at the nominated landmark property at 1253 Washington Street. This lot is 20,300 square feet in size. The property was owned by Diane and Arthur Patz, who married in 1967 and are documented as living at this address through the 1980s and 1990s, and whose names are still on the Assessors Database as owners. This house was constructed during a similar post-war period on Garland Road, but it not representative of the house styles in the neighborhood, nor is it a unique example of Ranch Style design. Staff recommends not preferably preserving this house and detached garage.

9. **40-42 Athelstane Road – Waiver Request (Ward )**

Request to waive demo delay

The owner presented his plan to demolish this house and build a new two-family. He told the Commission he could see nothing architecturally redeeming about the structure or its surrounding neighborhood and did not think anything was special about Daniel Hagen.

Staff reported that built in 1926 by Daniel A. Hagen as a two-family house, this is one of several two-family homes on this block that were owned, designed, and constructed by Hagen. Initially living in Dorchester and later at 92 Athelstane, Hagen was a widower and builder from Canada who immigrated to the US in 1922. This typical 1920s architecture is blocky in appearance and is in a relatively unchanged section of Athelstane Road. Occupants in the house over time were a patent lawyer, salesmen, widows, a buyer, and more. Occupancy of the units often changed every ten years or so. The house, and its immediate neighborhood, retains the same massing, scale and general appearance as it did when these two -family homes were constructed in the mid-to-late 1920s. Staff recommended preferably preserving this building for historic context.

Commission members encouraged the owner to renovate the existing structure because it already had massing and scale to match others on the street. Members also suggested that up/down units would be preferably in this area to side-by-side units.

10. **66 Hartman Road – Waiver Amendment (Ward 8)**

Request to amend waiver approval

This property was preferably preserved in July 2019 and the minimum four months elapsed. Carmine Petruziello presented his plans to replace the house with a new single-family home. At the February 5<sup>th</sup> hearing, a new house design was approved and a waiver granted. The house was demolished and the LLC was sold to a new owner who wishes to build a house of a different design.

At the July hearing, staff reported that built in 1945, this house was designed by Louis Wolk of Newton, a local architect of single-family homes and apartment buildings in the area and was owned and constructed by Arnold Hartmann in the Cottage Style aesthetic. Another example is located across the street, also built by Hartmann but this house was designed by C.C. Crowell. Numerous examples of the style, typically 1.5 stories in height, full or partial sheathing in stone, and diminutive proportions were once prolific in this section of Newton after WWII but there are fewer today. Alterations to the house appear to be limited to an interior kitchen renovation in 1991. Context for this style of home is disappearing on Hartman Road, but this appears to be one of the few intact examples remaining in the neighborhood. Staff recommended preferably preserving the house for historic context.

11. **58-60 Allison Road – Waiver Request (Ward )**

Request to waive demo delay

At the October 2019 hearing, Ron Jarek, architect for this property, and the owner Doug Quinn, told the Commission that this house was similar in massing and design to many other worker cottages in the neighborhood but that this one was not in terrific shape. The owner said this house was too simple in design to be historically significant.

Staff reported that built c.1895 and known historically as the Martin Fahey House, this property was still owned by a member of the Fahey family in 1976, over 80 years later. By 1897 Martin Fahey, an immigrant from Ireland and a starchmaker, also listed as an expressman, occupied one side of this two-family house and rented out the other half. In 1925, Michael Deagle, an immigrant from Nova Scotia and a carpenter, lived at #58 and Martin's widow and family occupied #60. In subsequent years, the Deagle family resided in #58 until well into the 1950s, and the Fahey family rented out their side. The house has replacement windows and aluminum siding but is otherwise unchanged in its setting, massing, scale, and relationship to other similar buildings on Allison Street. Staff recommends this building preferably preserved for historic context.

Commission members discussed the fact that homes from a similar era in this neighborhood were inherently simple in design and that there were other intact examples on this street that served as historic context. An abutter at 66 Allison Street said she wanted to see the neighborhood preserved and prevent demolition where possible. Councilor Allison Leary, Ward 1, told the Commission that many new housing units were proposed nearby and that it was more about design than history. She wanted to make sure that new housing development, in general, was in context.

**Administrative Discussion:**

**a) Minutes from February hearing**