



**\* AGENDA \***

**Date:** May 28, 2020

**Time:** 7:00 p.m.

**Place:** <https://us02web.zoom.us/j/288490607>  
or dial +16465588656 ID: 288490607#

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. **Local Landmark ordinance revision update**  
**Working group update for NHC**

As you may recall, the Local Landmark and Demolition Delay ordinances were the subject of docket items for review/improvement/possible changes. A working group consisting of four city councilors, three staff members and an NHC member has met weekly since February to hammer out the revised Local Landmark ordinance. The Zoning and Planning Committee reviewed the proposed changes at its meeting on May 7<sup>th</sup> and voted on a new version on May 19<sup>th</sup> to be sent to the full council for approval. The link to the staff memo is below, starting on page 5:

<http://www.newtonma.gov/civicax/filebank/documents/103429/05-07-20%20Zoning%20&%20Planning%20Agenda.pdf>

Your packets also include flowcharts of how the existing and proposed local landmarks ordinance is and could be administered, which may be the clearest depiction of the proposed changes. There was universal agreement on the working group that the bar needed to be set higher for the designation of local landmarks.

2. **279 Fuller Street – Demolition Review (Ward 3)**

Request to demolish house; change from partial demo application

The owners of this property presented their plan to partially demolish this house by elevating the front façade to incorporate a higher roof height and remove additions to the house to allow for modern additions. This property was preferably preserved at the April 2020 NHC hearing and a one-year demo delay was imposed. As a partial demolition proposal, proposed plans were presented for possible approval at the same hearing but were not approved. The owners are now proposing to change the project to a full demolition proposal. In consultation with the Law Department, the demo delay remains in effect from the April 2020 hearing if the Commission chooses to keep the delay in place.

For historical information on this property, please refer to the staff memo posted online for the April 2020 hearing for 279 Fuller Street:

<http://www.newtonma.gov/civicax/filebank/documents/102925>

3. **68 Chestnut Street – Partial Demolition Review (Ward 3)**

**Request to remove and replace side porch, add rear addition**

This house first appears on atlases in 1874, with George A. Walton shown as its first owner. George was an agent for the Board of Education and his spouse Electa was a well-known local author, teacher, mathematician and once in Newton, became a well-known advocate for the voting rights for women. Much has been written about her and her work and I won't try to summarize all of it

here. As with many of the people introduced as part of these significance assessments, staff encourages you to do more reading and research. This house was constructed in a mix of Italianate and Revivalist styles and may originally have had a mansard roof. This house has not been previously

1874 atlas



surveyed. The Walton family was still living in this house in 1907, but after George's death in 1908 the house was sold to Lewis H. Jack, physician. After a few years the Jack family moved to a house on Austin Street. By 1925, the owner was Henry L. Whittlesey, an attorney, who lived here until his death in 1941. The property was owned briefly by Mary C. McDonnell who sold it to longtime owners William (information clerk for Boston Terminal Co.) and Margaret Shea, who lived here from the 1940s to the 1970s. Commission member Jennifer Bentley-Houston owns the house with her husband Braden, and they are pursuing a special permit for an addition to it. This house retains its architectural and historical integrity. Staff recommends preferably preserving this property.

4. **62 Lenox Street – Partial Demolition Review (Ward 3)**

Request to partially demolish and move carriage house; attach to house

This property is returning to the Commission for a waiver of the demo delay imposed on the National Register-listed carriage house at last month's NHC hearing. This delay was imposed at the April 2020 hearing of the Newton Historical Commission. The owner is requesting a waiver based on a change to the proposed project from full demolition of the carriage house, to moving the carriage house and partially demolishing it, and then attaching it to the house. The house is also listed on the National Register and was also preferably preserved at the April 2020 hearing. The Commission must use the following ordinance criteria before considering waiving the demo delay on the carriage house:

- By 2/3 vote, that substantial and material changes were made in the resubmitted application; or
- By majority vote, that the resubmitted application proposes to preserve the building or structure

The demo delay imposed on the house may also be waived based on approved plans because the original application on which the delay was imposed was for a partial demolition.

For historical information on this property, please refer to the staff memo posted online for the April 2020 hearing for 62 Lenox Street:

<http://www.newtonma.gov/civicax/filebank/documents/102925>

5. **52 Winthrop Street, carriage house – Partial demolition (Ward 3)**

Request to waive demo delay based on change of plan for carriage house

This National Register-listed carriage house came before the Commission last month as a full tear down and replacement, and the Commission voted to preferably preserve it. As a full demo, and because it is listed on the National Register of Historic Places, the Commission imposed an 18-month delay with a minimum six-month waiting period. The owner is requesting a waiver based on a change to the proposed project from full demolition of the carriage house to partial demolition and replication of what cannot be preserved. The Commission must use the following Demo Delay ordinance criteria before considering waiving the demo delay on the carriage house:

- By 2/3 vote, that substantial and material changes were made in the resubmitted application; or
- By majority vote, that the resubmitted application proposes to preserve the building or structure

For historical information on this property, please refer to the staff memo posted online for the April 2020 hearing for 52 Winthrop Street:

<http://www.newtonma.gov/civicax/filebank/documents/102925>

6. **128 Chestnut Street, LL (rear) – New construction (Ward 3)**

Request to approve revised design

This project is returning to the Commission with revised plans based on comments made by the Commission at an initial hearing for the project at the April 2020 NHC hearing.

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.

At the April NHC hearing, a Commission member was concerned the house had no presence of a front door on Westfield, and the positioning of the proposed gables on the house with respect to the landmarked house to the west of it was in need of improvement. Laura Foote of Otis Street was concerned that the proposed house would be three times the square footage of surrounding homes on Westfield.

7. **36-38 Whittemore Road – Waiver Review (Ward 1)**

Request to waive demo delay

Ben Resnikow, owner, and Charles Calhoun, architect, will return to the Commission with a revised plan to replace this two-family building with a new one. Proposed plans were presented at the April NHC hearing but revisions to the plans were requested by the Commission.

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 is 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.

8. **43 Sharpe Road – Waiver Review (Ward 8)**

Request to waive demo delay

This property was preferably preserved on August 22, 2020 and a one-year delay was imposed. The required four-month waiting period for a waiver request expired and the owner plans to return with proposed replacement plans.

Constructed in 1954, this Mid-Century Modern house was designed by A.C. Rugo, and owned and built by Ben Shaffer of Brookline. The only other permit in the file is from 1982, when a one-story rear addition was constructed. A.C. Rugo also worked with Fox Meadow Corporation at about this time but there is no evidence that he did so here. Rugo also designed the house at 44 Sharpe Road. By 1959 the owner was Maurice Sheinfeld, a salesman, and he continued to own the property through at least 1970. Unlike other neighborhoods in Newton where this house style is replicated on entire blocks, this house is somewhat of an anomaly in this neighborhood. The vertical board siding and triplicate windows are original features of this style, and its massing and scale have not been altered. Staff recommends this house preferably preserved for architectural integrity and historic context.

9. **32-34 Dunstan Street – Demolition Review (Ward 3)**

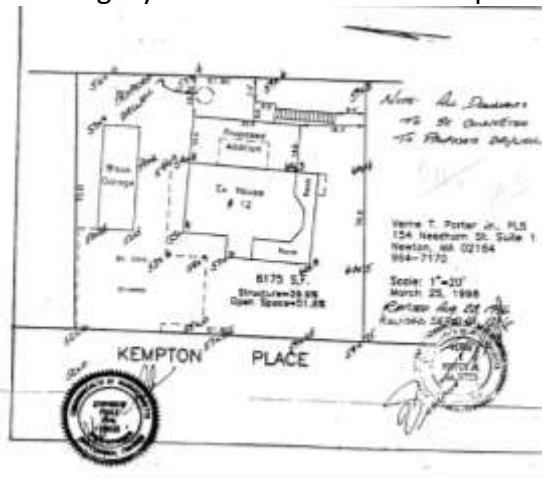
Request to demolish buildings

This auto repair/storage/service building was constructed c.1920 under the ownership of Charles J. Bucknam, a proprietor of furniture and storage, who lived in Newton. A building permit from 1920 was issued for repairs to a shop at this location that was categorized as an 'old building.' The atlas from 1917 showed no buildings on this site so it is unclear to what this might have referred. The buildings onsite now are largely concrete block, a portion of which was used for auto body repair beginning in 1946. A permit from 1931 added more storage to the site under the ownership of William H. White, and in 1936 he added a gas storage tank and a new public garage for 30 cars. In that same year, White obtained a permit to replace wooden posts in the building. During the 1940s and under the longtime ownership of Gustav Geisler, who is listed in census info as working in auto repair, this site was known as West Newton Auto Body, with repairs and welding added to the site's services. In the 1960s the site became a machine shop and warehouse and housed an operation for mattresses. Given the lack of significance under any category of Newton's ordinance, staff recommends not preferably preserving this building.

10. **12 Kempton Place – Demolition Review (Ward 3)**

Request to demolish buildings

There is evidence of this house beginning on the 1907 atlas, with a square footprint and an enclosed front entrance. This parcel was Lot B on the plans of the heirs of Edward B. Trowbridge from 1915. That same year, under the ownership of Fuge W. Woodward, a local inspector, a concrete-block garage was constructed and was added to in 1922 for an additional car. John K. Barton, an armorer who worked at the nearby Armory, moved to this house from Cherry Street in the late 1920s and lived there until his death in 1941. This house has had some additions and was converted to a two-family by special permit in 1996. The siding and windows were replaced. The immediate context on this cul de sac has been non-residential for some time and the house does not possess individual architectural integrity. Staff recommends not preferably preserving this house.



1996

11. **24 Kempton Place – Demolition Review (Ward 3)**

Request to demolish buildings

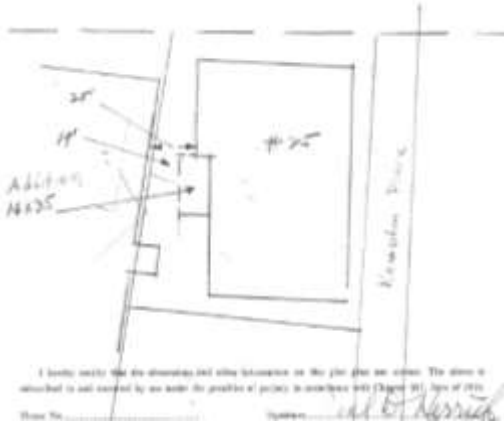
According to the city's GIS, this structure was constructed c.1900. Known today as the Children's Shoe Barn, this structure consists of two attached wings. In 1907 there were three smaller buildings on this site, none of which appear to part of the existing one. These small buildings were all still evident in 1917 and on the 1929 atlas. The building was actually constructed c. 1940 after Thomas S. Derr, a mechanical engineer who worked in the automobile boiler industry, purchased this and the lot adjacent to it from Newton Trust Company in 1939. The Derr and McCabe families owned this property through the 60s and 70s until 1987, when members of the McCabe family put this property into the Claire Trust. The buildings standing at this location are single-story wood buildings attached in an ell formation, with the look and feel of warehouse buildings. Given the revised construction date of c.1940 and lack of a distinctive style, this building does not meet the minimum criteria for historical significance. Staff recommends not preferably preserving it.

12. **25 Kempton Place – Demolition Review (Ward 3)**

Request to demolish buildings

This building was constructed c.1880 according to GIS, but there was no building on this site until c.1915. Known today as the Shoe Barn building, it stands across Kempton Place from the Children's Shoe Barn. This building appears for the first time on the 1917 atlas and is

labeled 'Laundry.' Permits obtained in 1919 by Charles J. Bucknam, owner, were for a one-story shed roof addition and another two-story addition. In 1920, Bucknam obtained a permit to construct a wood building on this location but it's not clear where. In 1922, Bucknam obtained a permit for a poultry house on the property. There was fire damage to the building in 1927. On the 1929 atlas, this building housed F.S. Bartlett and Son, Inc., waterproofing and coating of fabrics, and Bucknam Storage Co. In 1934 the building was vacant but had an owner by 1936 who is referred to on permits interchangeably as Harold M. Welton and Horace M. Walton. In the late 1940s and early 50s, Thomas Derr operated The Conveyor Company from this location. Neal D. Kerrick added storage space to the building in 1957 to become The Republic Shoe Company, which continued to operate here into the 1970s.



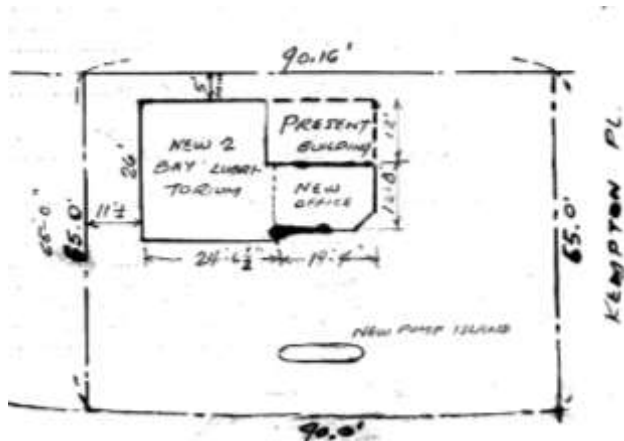
1957

Though clearly many business activities were undertaken at this location, there is little architectural evidence that can be directly correlated with most of them. Staff recommends not preferably preserving this building.

13. **1169 Washington Street – Demolition Review (Ward 3)**

Request to demolish buildings

Built in 1930, what began as a small building for the sale of gasoline became subsumed over time by additions and renovations. In 1940 the small building was owned and operated by Colonial Beacon Oil, who in that year constructed a two-car lubritorium on the left side and a new office to its south.



1940

In 1953, Standard Oil purchased this site and installed larger gas tanks. In 1957 Esso Standard Oil owned the site. In 1971, Humble Oil and Refining Co. constructed another one-bay lubritorium of concrete block.



1971

The owner was Exxon in 1973, and in 1980 the gas station was completely renovated and a new pump island constructed. There is no visible evidence of the original 1930 building. Staff recommends not preferably preserving this gas station.

14. **1179 Washington Street – Demolition Review (Ward 3)**

Request to demolish buildings

The date of construction for this house shows up as 1940 on GIS, but maps indicate the house is older. The original address appears to have been 1177 Washington Street. There is evidence of the house and an outbuilding on the 1907 atlas under the ownership of Ellen and Frederick Talbot, a milliner. This lot was part of a later subdivision in 1927 by Everett Brooks. H.E. Jones was the owner in 1946 when he obtained a permit to ‘alter present dwelling to a two-family house as per plans.’ In 1957, the property was sold from Florence G. Nixon to Russell Wennberg, who served as treasurer of the Republic Company. Behind the house, in 1962, a long steel structure was constructed by Republic Company for storage. The house is a standard four-square with a hipped roof, which has undergone changes to siding and windows, at a minimum. As with the house at 12 Kempton, the immediate context on this cul de sac has been non-residential for some time and the house does not possess individual architectural integrity. Staff recommends not preferably preserving this house.

**Administrative Discussion:**

a) **Minutes from April hearing**