



*** REVISED AGENDA ***

Date: September 24, 2020

Time: 7:00 p.m.

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

or +16465588656,,288490607#

1. **345 Walnut Street, NR – Demolition Review (Ward 2)**
Request to demolish building

The Public Buildings Department will present its possible plans for this building.

Known currently as the Newton Senior Center, this former Newtonville Branch Library was constructed in 1938 in the Classical Revival Style and is a contributing resource to the Newtonville National Register Historic District. Originally named the John R. Prescott library in honor of its largest local donor, this building has historically served as a visual anchor to the southern end of the historic district, which distinguishes the brick commercial village buildings to the north from the high school and largely residential development to the south. The City of Newton owned the building when it was constructed in 1938, and it was designed by the firm of Robb & Little of Stuart Street in Boston. The builder was Concrete Construction Company of Chelsea. Prior to the library's construction, this was the site of the Newton Club.

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The library was the target of an arsonist in 1983, which resulted in heavy damage, but the library was renovated. After the closure of the Newtonville library in the early 1990s, renovations and additions to the building were completed in 1993 to adapt it for use as the city's Senior Center. From the city's webpage: 'What had been two large reading rooms on the main floor of the Newtonville Library became an activities room and a dining wing. What had previously been an auditorium and a children's room transformed into an art studio, a health maintenance suit, a library and project rooms. To the back of the main floor and basement were added areas of storage, bathrooms, kitchen space and an elevator.' Staff recommends preferably preserving this property as a contributing element to the Newtonville Historic District.

2. **34 North Street – Demolition Review (Ward 2)**
Request to demolish buildings

Built c.1870 as a worker cottage, this house is located in Newton Center in a neighborhood historically settled by Irish immigrants. Nearly all owners and occupants of these homes are listed in city directories as laborers, and most were active in the building trades in Newton. Most of the residents of this neighborhood immigrated from County Cork in Ireland, giving this neighborhood the nickname of Cork City. The first known owner of this house was James Mullaney, a mason, whose name first appears on atlases in 1886. Mullaney came from County Roscommon in Ireland and emigrated to Boston in 1851. There is evidence of the house on the 1875 atlas, but no name is associated with it in that year. Mullaney appeared in directories over time with other names of boarders, and still appeared in Newton directories by 1897. In 1915, his heirs obtained a permit to remove the rear porch and add an addition. The last known Mullaney descendant to reside at this house, Alice A. Mullaney, died in 1936. The William E. Marchant family owned the property from 1959 until this

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year. Though the house is aluminum sided and has lost some architectural detail, it continues to be one of the original homes on this street associated with Irish settlement in the mid to late-1800s and retains its scale, massing, and contextual presence on the street. Staff recommends preferably preserving this house for historic context.

3. **15 Dale Street – Demolition Review (Ward 2)**

Request to demolish buildings

Known as the Prescott G. Bridgham House, it was constructed c. 1906 in the Colonial Revival Style. This property was historically surveyed in 1980 and was found to have been constructed as a rental property by Prescott C. Bridgham, who lived at 416 Newtonville Avenue. He also owned several other rental properties in Newtonville. This property is bordered to the north by the Washington Park National Register Historic District. In 1980, this house was described as a modest Colonial Revival style residence with a side-hall plan and columned front porch, with two semi-circular bay windows. The two-car garage was constructed in 1924.

This house appears to have become owner-occupied beginning in 1927, when it was purchased by Edward Steacie, a public accountant, and his family. Just before the war, Steacie sold it to John I. Smith, an attorney. Smith added a screened porch to the rear of the house in the late 1940s. In 1955 the owner was Carl H. Holdridge, listed in the directory as an associate. The estate of Francis A. Vona sold the property to the current owner. Thirty windows were replaced in the house in 2009. The house retains its original massing, scale, and historic detail, and with the exception of the windows, has seen minimal alteration. Staff recommends preferably preserving this property for architectural integrity and historic context within the immediate neighborhood.

4. **1253 Washington Street, NR – Landmark report review (Ward 3)**

Request to review landmark report prepared by staff

Known locally as the Brezniak-Rodman Funeral Home, this property was placed on an 18-month demo delay on May 23, 2019 in response to a proposal for full demolition. This property was subsequently nominated by Councilor Julia Malakie on January 2, 2020 for designation as a local landmark. A staff report has been prepared that documents the historical significance of this property and makes recommendations to the Commission with respect to landmarking it. The Local Landmark ordinance was revised and adopted in July 2020 and the recommendations in the report correspond to the revised criteria for significance.

At the May hearing, staff reported that formerly known as 1251 Washington Street, this property was 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.

5. **94-96 Webster Street – Demolition Review (Ward 3)**

Request to demolish buildings

The house at 96 Webster Street (now 94-96) was built on a lot from the “Webster Place” plan mapped by Alexander Wadsworth for William F. Porter in September 1844. The plan contained 83 lots in an area bounded by Pine Street (now Auburndale Ave.) and River Street on the north and Cherry Street in the east, and including lots on both sides of Webster Street on the south and Grove Street (now Webster Park) on the west. The National Register District boundary for the Webster Park Historic District ends two lots west of this one. This property is not included in the district, likely because the house was asphalt-shingled when the property was surveyed in the 1980s.

This worker cottage house shows a construction date of 1845 on the city’s GIS maps. Maps and documentary research take this house back to at least c.1850, and Engineering records show evidence of the house standing by 1844. In 1868 and 1874, this parcel, which backed onto Cheese Cake Brook, was owned by Dr. Leonard M. Fitch, a dentist who worked in Boston. Fitch was still the owner in 1880, when the house had a front porch and an attached hennery at the rear. By 1886, the property was owned by C.H. and Annie L. Jennison. Charles H. appears in directories as working in the ‘express.’ Annie continued to live there through at least 1897. The ISD permit file for this property is missing, so permitted work to the house is not known. By 1915, the owner was Fuge Woodward, wire chief. By 1929 the Crescitelli family was the owner, because in that year they sold the property to Pasquale Leumbruno. The Leumbruno family sold it to the Frederick J. Johnson family in 1946, who continued to own it through at least 2017. This house is one of four on this street that appear on an 1848 map of Newton. This house appears to have asbestos siding, replacement windows, and the loss of the front porch (and likely the rear hennery) but is an extant example of architecture from the 1840s in a micro-neighborhood of similarly aged homes. Staff recommends preferably preserving this property for historic context in keeping with the period of significance for the National Register district to the west.

6. **57 Morrill Street – Demolition Review (Ward 3)**

Request to demolish buildings

This house was built in 1953 by Campanelli Homes and designed by Ralph I. Williams in the Ranch Style. This house is a contributing element in the Maynard – Mosman – Morrill historic district. This district was surveyed in 2003 and identifies a period of architectural significance from 1953-1957.

From the survey form: ‘The Maynard Street vicinity in West Newton, located northwest of the Albemarle Road intersection with North Street, appears to be the largest development of slab houses completed in Newton after the city built the Oak Hill Park veterans housing complex in 1948-1949. Located on the border of West Newton and Newtonville, the area extends roughly from Crafts Street on the south to Calvary Cemetery at the Waltham city line on the north, and from North Street and Albemarle Road on the east to Morrill Street on the west...Cheese Cake Brook passes through a channel along Albemarle Road immediately southwest of the area.

Fifty-four of the area's sixty-three houses are Contemporary-style ranches with L-shaped footprints, designed by Ralph I. Williams and built in 1953 by Campanelli Homes, Inc. The remaining period ranches are Postwar Traditional in styling, date from 1953 to 1957, and were built by other individuals.’

In 1957 the property was purchased as 62 Kelly Avenue by Michael Laurie, a salesman, and his wife. As a widow, Gertrude Laurie sold the property in 1964 to the Kagan family who owned it through the 1970s. The house at 57 Morrill Street is a classic, intact example of this stylistic theme and staff recommends preferably preserving this house.

7. **44 Byfield Road – Demolition Review (Ward 5)**

Request to demolish buildings

This house was owned, designed and built in 1926 in the Tudor Revival Style by Joseph R. Walker of Summer Street in Boston. There is no information on Joseph Walker, and there are no other permits in the ISD file. The house is described in the permit as ‘frame and brick veneer.’ The house was rented to Dexter H. Marsh, a bank salesman, three years later, but by 1932 the house was vacant. In 1952 the property was owned by William and Carolyn Bernhardt, who sold it to its most recent owner Mary E. Savage in 1968. This house is notable as one on a street of 1920s designs that represent a Revivalist theme in the neighborhood. No properties on Byfield Road have been surveyed. It is likely this house was built as an investment, with no architect or resident of note associated with the property. Because there is context in the neighborhood in which this house a contributing element, staff recommends preferably preserving this property for historic context.

8. **242 Fuller Street – Demolition Review (Ward 5)**

Request to demolish buildings

Known as the Dr. Kurt H. Thomas House, it was constructed in 1918 in the Colonial Revival Style. Thomas lived on Woodland Road in Auburndale prior to building his house. The property is included in a surveyed historic district along Pickwick Road, which was later expanded to include homes along Fuller, Lansing, Dartmouth and Commonwealth Ave due to their consistency with architectural styles, setbacks, lot sizes and settings in the Brae Burn Country Club neighborhood of West Newton. This property is noted in the survey as an early example of the Colonial Revival Style in this neighborhood, and as exhibiting tenets consistent with homes in this area, even though it was designed by its owner and no architect appears to have been involved. The detached garage was also designed by Thomas and was constructed in 1918. In 1927, architect Joseph E. Chandler was hired by Thomas to undertake interior work to the house such as remove a room partition, relocate windows in the sunroom and enlarge the chimney and fireplace. In 1930 Chandler was again hired to renovate an open porch.

Kurt H. Thomas, a dentist born in Switzerland, lived there with his family from the time he designed and had the house built until his death in 1972. As a contributing resource to the Pickwick Road Historic District, staff recommends this property preferably preserved for architectural integrity and historic context.

9. **1092-1094 Chestnut Street – Partial Demolition Review (Ward 5)**

Request to restore and add on second unit

Known historically as the former home of Alderman Brian Yates, it was constructed c.1881 as two-family worker housing. The proposed plan by the current owner is to convert the current building to a single-family home and add a second unit to the rear of the structure. The front elevation is to remain the same with a new front door being the only proposed change. This house was built as a side-by-side duplex with a centered, rear ell. Windows, interior chimneys, and oriels are symmetrically placed on the façade, and the building stands on a stone foundation. The house has aluminum siding and the porch was replaced in the late 20th century. Historically the building was rented to Upper Falls workers, with names of residents changing frequently over time. By 1910 it

was owned by the Roman Catholic Church, because in that year it sold the lot with buildings to Mary V. Daly, an immigrant from Ireland who worked as a bookkeeper. In 1952 the Yates family purchased the home from Daly and continued to own it for over 60 years. This proposed project will require a special permit. Staff recommends preferably preserving this house for architectural integrity and historic context.

10. **354 Waban Avenue – Demolition Review (Ward 5)**

Request to demolish buildings

This house is a split-level constructed in 1933, located in a neighborhood of other pre-war homes on large lots. The owner and builder of this property was Ralph N. Crowell, a carpenter, of Needham, MA, and the architect was Merle Miller of Malden, MA. Miller shows up on MACRIS as having designed two other homes in Newton, at #14 and #27 Aspen Avenue. Both were designed and built in the early 1930s, and both were previously surveyed. The Crowell family continued to live here until 1941, when they sold the house to Harold B. Gores, a superintendent, and family. The Gores sold the house to Samuel Waldstein, an engineer, in 1958, and his family owned it through the 1990s. There was some minor interior work permitted in 1960 under the ownership of Samuel Waldstein, and the roof was resingled in 2011. The house has changed little since its construction date, in a neighborhood of other pre-war homes. However, this style of house is not a significant contribution to the neighborhood either architecturally or contextually. Staff recommends not preferably preserving this house.

11. **75 Pleasant Street – Demolition Review (Ward 6)**

Request to demolish buildings

This property was constructed in 1920 in the Renaissance Revival Style with stucco siding and substantial massing. An older house in the vicinity of this property had the original address of 75 Pleasant Street, but later became #71 and this one became #75.

Charles P. Clark, the original owner of this parcel, was a 'receiver' at the New York and New England Railroad where his father, of the same name, served as president. By 1920, Clark Jr. owned most of the land encircled by Lake Ave, Pleasant Street, Tyler Terrace and Center Street, as well as land on the north side of Tyler, currently occupied by Mason-Rice Elementary School. Clark was also a deacon at First Church, located at the corner of Homer and Center Streets. Clark and his family resided in the Italianate house at what was, prior to 1920, #75, but is now 71 Pleasant Street, built c.1855. In 1920, Clark appears to have subdivided his property into two large lots to the west of #71. Clark then removed the southern portion of his house, purportedly the kitchen wing, and converted it into a residence on the lot at what is now 83 Pleasant Street. Mr. Clark obtained a building permit for this project in May 1920 and described his plan as follows: "Moving building and filling opening where cut from other building. New foundation." In the same year, Clark built a Colonial Revival Style house at 75 Pleasant Street (between his house at #71 and #83). That same year, Clark sold the house at 75 Pleasant Street to Walter B. Lancaster, who three years later sold it to Frank W. Padelford. In 1930, Clark and Padelford signed an agreement to prevent development of a second home on the property, which continued to be honored through 1970 when it was sold by Jon Gilbern to the A. Scott Anderson family. The Andersons continued to own the property until recently.

This house appears to have been constructed by Charles P. Clark as a spec house, since he did not live in it and immediately sold it. There is no building permit in the file for it, so it is not known whether an architect was involved. It is worth noting that this property is one of the latest to be constructed relative to others on the street, and has not been historically surveyed, but 14 other

properties on the street are. The property is historically associated with Charles P. Clark but is not otherwise architecturally significant. Staff recommends not preferably preserving this house.

12. **69-71 Lincoln Street – Demolition Review (Ward 6)**

Request to demolish buildings

This property is in the Newton Highlands National Register Historic District, on land that was part of a subdivision plan from 1887. In the 1980s this house was not deemed a contributing element to the district, so it was excluded. The city GIS system shows a construction date of 1900, which appears to be about right because the address first appears in Newton directories in 1903. The first owner of record was Vincent M. Bowen, a ribbon merchant, who continued to own the property in 1921 when he obtained a permit to build a two-car garage on site. There was also a boarder. He continued to live here until his death in 1928. Grace H. Morrell lived at this house by at least 1923 and appears to have become the owner after Bowen died. In 1932, one way or another, this became a boarding house for professional women. There were six women living there, including Grace Morrell, that year: one was a teacher at the Hyde School, two taught at Angier, another was the executive director of the Newton District Nursing Association, one was a bookkeeper, and there was at least one widow. By 1933, Broadway Bank came into possession of the property and sold it to Ralph D. Thompson, a dentist, who later became a renter in this house and no longer the owner by 1940. The house had different owners every ten years or so and was last sold this year. This house also appears to have been an active rental space right from the beginning. The property has a long history of serving the residential needs of the Newton work force for over 100 years, and though in somewhat deteriorated condition continues to exhibit tenets of the Colonial Revival Style. Staff recommends preferably preserving this property for historic context.

13. **23 Garland Road – Demolition Review (Ward 6)**

Request to demolish buildings

This house was not previously surveyed but was found to be designed by Edward B. Stratton, a Boston architect of note. Edward B. Stratton was born in Chelsea in 1870 and studied architecture at M.I.T and in Paris and practiced in Boston between 1900 and 1952. Several of his works are listed on the National Register of Historic Places, and he designed thirteen properties in Newton. Four of the Newton properties are included in National Register-listed historic districts, and include: West Newton Branch Library; the Newton Highlands Women’s Club (the subject of a future landmarks report at the request of the owners); the Edward B. Stratton house at 25 Kenmore Street, which he designed for himself and is also individually listed on the National Register; and the Edward P. Bosson House at 9 The Ledges Road. He also designed storefronts in the Strong and Cozens Blocks, in Waban and on Route 9 respectively, as well as the Police Annex in West Newton. He designed numerous buildings in the Longwood, Fisher Hill, and Chestnut Hill neighborhoods in the Boston area. His designs are revivalist in nature, particularly the English and Classical Revival Styles.

The house at 23 Garland Road was permitted in 1947 on land owned by Elizabeth Bouchard of Brookline and was constructed by Edward J. Donelan of Boston. Bouchard noted in the census that she worked in ‘scenery,’ and her husband was a barber. Two years later, Bouchard sold the ‘land with buildings thereon’ to Rosalyn and Jack Yoffe, the family of whom continued to own the property into the 1990s. This house appears to have been constructed on spec, as the Bouchards did not live there. This Commission reviewed the full demolition of the house next door at 19 Garland Road, which was designed by Albert Kreider. The property was not preferably preserved, due to the fact that its Cape style was not uniquely associated with the architect. Staff recommends the same here, as this house was not intended to be a unique or significant example of a particular style; rather, this was a standard Colonial Revival Style house that was intended to accommodate a burgeoning post-war population in Newton.

14. **27 Linda Lane – Waiver Request (Ward 8)**

Request to waive demo delay

The owners of this property plan to return with revised plans, based on the comments made by the Commission at the August 2020 hearing. The property was preferably preserved at the August hearing but plans for a second story were not approved at that time.

At the August hearing, staff reported that this house was built in 1953 and 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.

15. **18 McCarthy Road – Demolition Review (Ward 8)**

Request to demolish buildings

This house was constructed in 1948 with 411 others as part of the Oak Hill Park neighborhood. Designed and built by Keltown Realty and the Joseph F. Kelly Corporation of Arlington, MA, this house was designed in one of the six Ranch Styles offered to buyers in this development. Categories under which this neighborhood was found historically significant are: Architecture; Commerce; Community Planning; Education; Landscape Architecture; Military; Social History.

From the survey form: “Oak Hill Park is Newton's largest development of single-family homes built during the period covered by the mid-20th century housing survey (1940-1960). The neighborhood encompasses approximately 150 acres at the southernmost corner of Newton, with Dedham Street to the northeast, a cemetery belt in West Roxbury along the Boston city line to the southeast, Walsh Road to the southwest, and Wiswall Road and the campus of Mt. Ida College to the northwest. Built by the City of Newton as a complete community—the residential neighborhood incorporated a shopping center with supermarket, an elementary school, and playing fields—Oak Hill Park consists of 412 single-family houses for veterans in a landscape design that emphasizes pedestrian circulation through green spaces. Limited large-scale apartment construction has replaced the supermarket and a portion of the original retail space in the shopping center, and a community center has been constructed. The school, formerly Memorial School, 60 Stein Circle has been transferred to private ownership but maintains its original use.” Staff encourages members to read the Oak Hill Park survey form on MACRIS.

In 1958, Milton Leader, added a living room and bath and hall, extended the family room and bedroom, relocated the front entrance, added an open entry and enclosed a screened porch. The

survey form for this house in Oak Hill Park states the house at 18 McCarthy Road is 'altered beyond recognition.' Staff recommends not preferably preserving this house.

Administrative Discussion:

a) Minutes from August hearing