

Staff reported that built in 1934 and designed by noted New England architect Frazier Foreman Peters (1893-1963) of Westport, CT, this stone house was first owned by Richard C. O'Brien, a salesman. Peters is known for using a concrete and stone construction technique pioneered by architect Ernest Flagg, but is known in his own right for their organic appearance and simplicity as part of the landscape. As other architects did during the Depression, he advocated using simple and inexpensive construction materials that would last. This house is an excellent example of his work. Staff could find no other known examples of his work in Massachusetts. There are many examples of his residential work in NY and Westport, CT and surrounding towns, where a recent book was published by the Westport Historical Society on his life and projects.

Another owner appears as of 1951, Alfred Sharenow, general manager of Cigarette Service Company, who owned the house through at least 1958. Manuel Dana of Dana Furniture owned the home in 1961. Eric Sharton was the owner in the 1970s, who then sold the house to the current owners in 2011. This well-maintained stone house appears to be a classic example of Peters' work and appears to be unique in Newton and the state. Staff recommended this house preferably preserved for architectural integrity.

Abutters living at 216 Arnold Road, 15 Fox Lane, and 58 Country Club Road spoke to the importance of preserving the house, and encouraged the owner to consider potential buyers who would add onto the house rather than demolish. Joseph Perkins of 58 Country Club Road said he grew up not far from this area, which was once included on the Volante Farm land associated with the house discussed earlier at 391 Dedham Street. Volante was the 'celery king,' he said, and sold off land that was developed by Hartman. This house was unique in the area he said, and could easily be adapted and saved.

Temper made a motion to find the house at 48 Country Club Road preferably preserved for historic context and architectural integrity. Armstrong seconded the motion.

At a scheduled meeting and public hearing on April 28, 2016 the Newton Historical Commission, by a vote of 6-0:

RESOLVED to find the house at 48 Country Club Road preferably preserved for historic context and architectural integrity.

Voting in the Affirmative: Voting in the Negative: Abstained:

Nancy Grissom, Member
Jean Fulkerson, Member
Mark Armstrong, Member
Peter Dimond, Member
Jeff Templer, Member
Ellen Klapper, Alternate

5. **21 Lexington Street – Demolition Review**
Request to demolish buildings

Sam Picariello and his son presented their plan to demolish this and the house next door at 15 Lexington Street. They presented a brief history of the immediate neighborhood and spoke of the commercial and environmental changes made to the area over time that in their view compromised the historic integrity of the two homes.

Staff reported that built c.1875 as what appears to have been a typical two-story, one-bay worker cottage, Daniel Hickey, who immigrated from Ireland in 1870 and listed as a laborer and foreman, appears on the 1875 atlas as owning land here. Hickey owned this house through at least 1926, when in that year he obtained a permit to add a room to each floor, presumably on the north side. In that same year he took on two boarders, a bookkeeper (his son Timothy) and a policeman. In 1925 Timothy Hickey, bookkeeper, appears as owner with a boarder John Monaghan, chauffeur, and Daniel Hickey, motorman. In 1929 Timothy Hickey added a new open porch on north side, and a glassed in porch on south side. Both were still occupying the house as of 1940. By 1966: John Manahan appeared as the owner, and by 1973, Sam Piccariello, current owner, appeared on the records. This house is a classic example of Irish worker housing adapted over the years, with a permit on file for most, if not all, of the additions. The massing scale and setting for this house are consistent with late 19th and early twentieth century housing in this neighborhood and is a well-maintained example. Staff recommended the house preferably preserved for historic context and architectural integrity.

Mr. Picariello presented old photos and historic maps depicting the area prior to the infill of Packard Cove and subsequent construction of the incinerator. Commission members agreed that due to these and other changes in the neighborhood, the house and immediate area of Lexington Street had lost its historic context.

Armstrong made a motion to find the houses at 21 and 15 Lexington Street not preferably preserved. Templer seconded the motion.

At a scheduled meeting and public hearing on April 28, 2016 the Newton Historical Commission, by a vote of 6-0:

RESOLVED to find the houses at 21 and 15 Lexington Street not preferably preserved.

Voting in the Affirmative: Voting in the Negative: Abstained:

Nancy Grissom, Member
Jean Fulkerson, Member
Mark Armstrong, Member
Peter Dimond, Member
Jeff Templer, Member
Ellen Klapper, Alternate

6. 15 Lexington Street – Demolition Review
Request to demolish buildings

Sam Picariello and his son presented their plan to demolish this and the house next door at 21 Lexington Street. They presented a brief history of the immediate neighborhood and spoke of the commercial and environmental changes made to the area over time that in their view compromised the historic integrity of the two homes.

Staff reported that built later than its neighbor to the south, this Colonial Revival Style house was standing in 1903 and owned by J. Theodore Walker, a machinist working in Waltham. In that year he obtained a permit for a shed, and lived at this address through at least 1907. By 1911, Max Levison's widow owned the house and obtained a permit for an addition to a stable. She also rented the house to toolmakers and watchmakers. By 1917: Robert Thompson, polisher; Bruce Northey, machinist were residents here. Thompson owned the through at least 1923. By 1925 Joseph Picarello, foreman, lived in the house with Robert Thompson. Permits from that time period say 'old.' Joseph Picarello owned the

house through at least the 1960s. The house has undergone some changes and additions, similar in many ways to the house at 21 Lexington Street. The house shares similarities in massing, scale and setting. Staff recommends this house preferably preserved for historic context.

Mr. Picariello presented old photos and historic maps depicting the area prior to the infill of Packard Cove and subsequent construction of the incinerator. Commission members agreed that due to these and other changes in the neighborhood, the house and immediate area of Lexington Street had lost its historic context.

Armstrong made a motion to find the house at 48 Country Club Road preferably preserved for historic context and architectural integrity. Templer seconded the motion.

At a scheduled meeting and public hearing on April 28, 2016 the Newton Historical Commission, by a vote of 6-0:

RESOLVED to find the houses at 21 and 15 Lexington Street not preferably preserved.

Voting in the Affirmative: Voting in the Negative: Abstained:

Nancy Grissom, Member
Jean Fulkerson, Member
Mark Armstrong, Member
Peter Dimond, Member
Jeff Templer, Member
Ellen Klapper, Alternate

**7. 192 Spiers Road – Demolition Request
Request to demolish house**

Elton Mattos, owner, and his architect David Sisson, presented their plan to demolish this house and building something larger for his family. They purchased the house in February 2016 and did not know that a demo delay was possible. Both acknowledged the value of the path system and wanted to design a replacement structure that was respectful of the neighborhood.

Staff reported that this post-War Ranch was constructed in 1948 by Keltown Realty Co. Kelly Corporation (out of Arlington MA) who designed and built the house. In 1957, Alexander Tulsy, jeweler, constructed a side addition to the living room and added a front foyer. The Tuskys owned the house through at least 1973. By 1980 Adele Tulsy, widow, resided at the home. There appears to have been only one owner from the time the home was built. A typical example of the Oak Hill Park post-war housing, this house is on the agenda due to its preservation over time, its proximity to other like-style homes in the immediate vicinity that retain the 1940s post-War aesthetic, as well as the fact it is located next door to a Preservation Award-winning house that was restored to its original condition (albeit with solar panels). Staff recommended the house preferably preserved for historic context.

Commission members discussed the remaining, or not, architectural merits of the neighborhood. Abutters living at 191 Spiers Road, 185 Spiers Road, 179 Spiers Road supported preservation of the house and denounced the changes in Oak Hill Park. Isabelle Albeck also supported its preservation and refuted the idea that these homes were not built to last.

