



**\* AGENDA \***

**Date: February 25, 2021**

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

**Place:**

1. **145 Warren Street, NR – Proposed LL nomination (Ward 6)**  
Request to nominate property as local landmark

THIS ITEM WILL NOT BE HEARD. NHC WILL REVIEW THE LANDMARK NOMINATION AT ITS APRIL 22<sup>ND</sup> HEARING.

2. **46-48 Athelstane Road – Demolition Review (Ward 6)**  
Request to demolish buildings

Built in 1927 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. Early occupants in the house were renters, but by 1946 the unit at #46 was owner-occupied by families headed by engineers, accountants, treasurers, and insurance agents. 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.

The NHC reviewed 40-42 Athelstane Road in August 2019 and voted to impose a one-year demo delay. A waiver was later granted based on approved plans.

3. **239 Jackson Street – Demolition Review (Ward 6)**  
Request to demolish buildings

The city's GIS system provides a construction date of 1900 for this property, but historic atlases and deeds suggest a date closer to 1912. This property has not been historically surveyed, and there were no permits in the file. The 1917 atlas shows this was the first house constructed on the west side of Jackson Street in that year. Two families owned this property since its construction. The building has been stuccoed, and all windows appear to have been replaced over time. Its end-gable form, stone foundation and front bay window are visual remnants of its original construction.

This land was part of a much larger parcel bordered by Parker and Jackson Streets and owned by Samuel A. Merrill and others. In 1902, this parcel became restricted under an Indenture of Trust, which limited construction on subdivided lots in this parcel to single-family homes, front setbacks of 25 feet for the house and 70 feet for outbuildings, and houses costing no less than \$25,000 to build. In 1911 the Merrill Trust sold the parcel for this property to Robert S. Hurley, an Irish immigrant and handyman who was the likely builder of this house, and whose family continued to own it until 1963. In that year Robert H. Hurley, the son, sold the property to Leo D. Curry, a lineman, and family who owned it until at least 2014.

Aside from being an early 20<sup>th</sup>-century house in Newton Center, this house is not a unique example of end-gable Victorian style and much of its original architectural detail has been lost over time. Ownership over time was not by citizens of historical significance to the city. Staff recommends not preferably preserving this property.

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#### 4. 282 Watertown Street – Partial Demolition Review (Ward 1)

Request to add on front and sides

Known as the Thomas J. Rudolph House, it was constructed in 1873. Described at the time of its survey as having no style, this house was constructed as a single-family home. The surveyor of this property described it as “an altered example of Post-Civil-War Era domestic architecture built for factory workers in Nonantum.” This commission has been describing houses such as these colloquially as worker cottages. It was converted to a two-family in 1938 by then-owner John Brosnahan.

Thomas J. Rudolf of Boston, a carpet upholsterer and an immigrant from Nova Scotia, bought the lot with a stipulation that for the next twenty years “no building erected on said premises shall be used for the sale of intoxicating liquors...” The deed also limited its sale to people who were white. The house was sold in 1881 to Luke P. Mitchell, a coachman, who did not reside there and leased to it tenants for the next ten years. William Brosnahan, an Irish immigrant and coachman, bought the property and lived here with his family for more than forty years. Over time Brosnahan also worked as a butcher, with a butcher cart, and a factory watchman. His family continued to live here after William’s death in 1931. In 1938 his son John obtained a permit to convert the house to a two-family, with a new door cut into the living room. In 1939 the property was sold to Joseph Biotti, an Italian immigrant. Biotti obtained a permit to add a piazza over an existing piazza (presumably in the rear of the house) in 1944 and five years later did more work to repair fire damage. In 1953 Biotti pulled a permit for a two-car garage at the end of the driveway. The Biotti family lived here for over 60 years and rented the second unit in the house to the Paul Peruzzi, a laborer from Italy, and his family. The Biotti family lived at this address until it was sold in 2002.

This house represents a microcosm of Nonantum history, with changes to the exterior limited to siding and windows. A bay window addition is evident but was not included in the permit file. These alterations were in evidence when this property was surveyed for historical significance. Staff recommends this property preferably preserved for historic context.

#### 5. 274-276 Adams Street – Demolition Review (Ward 1)

Request to demolish buildings

This property came before this commission in 2016 and was unanimously preferably preserved. Three years have passed since the end of the one-year demolition delay, so the owner must return to the commission for a new hearing if the intention for the property continues to be full demolition.

In 2016, Dino Rossi, owner of this property, told the Commission he had every intention of tearing down this two-family house, whether it be now or later. Mr. Rossi told the Commission the house had serious settling issues and the walls were splaying out from age.

In December 2016, staff reported that this house was newly constructed in 1924 as a two-family house at the southern edge of a neighborhood constructed beginning in the late 1880s. Directories from 1929 show Domenico Leone, laborer, as the first owner of record and Henry Goldberg, restaurant worker, as a resident here. Goldberg lived here until at least 1943. By 1936 tenants were Goldberg, Peter Frehill, upholsterer, and Cecelia McManus. During the war years the house appears to have been vacant, but by 1948 Carolina Leone and Dani Roffo, pipe fitter, were living here. Members of the Pellegrini family occupied the house from the 1950s to at least the 1970s. In 1996, the owner was listed as Sarah Finnigan. This Colonial Revival Style house with a sidehall entrance plan and hipped roof was of a blocky style popular in Nonantum in the 1920s and can also be found in other parts of Newton. This house was surveyed as part of a larger district entitled the Jackson Terrace historic district in 1999 as a well-preserved example of Colonial Revival tenant housing in Nonantum. Staff again recommends the house preferably preserved for historic context.

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**6. 296 Watertown Street – Demolition Review (Ward 1)**

Request to demolish buildings

Known historically as the P. Lovely House, the survey form for this property lists a construction date of c.1890. The house is described on the survey form as having no style. The owner was likely Patrick Lovely, who is listed on the census as living on Watertown Street near Pearl as early as 1871. He died in 1883.

According to the survey form for this property: “The Lovely family owned a farmstead near the corner of Pearl and Watertown Streets in 1855. P. Lovely, a carpenter and apparently the first occupant of this house at 296 Watertown Street, may have been related. He moved here from School Street. A house stood on this lot in the early 1870's but the 2% story height, two-bay facade, and front-gabled orientation of the current building suggest that it was built in the following decade, or possibly later. The building has been remodeled extensively.”

From 1903-1905, the occupant was Francis P. Lovely, who was listed alternately as a clerk, a helper, and later in 1927, as a trainman. He was also shown as a renter of the property. By 1930 the property owner was Thomas F. Tracey, an Irish immigrant who in that year obtained a permit for a portable chicken house but does not appear to have lived at this address. By 1948 the owner was John B. Ciolfi, an operator, who in that year obtained a permit to rebuild the front porch the full width of the house, six feet deep, as well as a rear vestibule. In 1956 Ciolfi also built a detached garage.

There was no permit for the brick veneer project, but it was clearly added later; and in the process, window openings were likely reoriented. Windows have also been replaced, and the front porch was rebuilt after 1948. However, all these conditions were evident when the property was surveyed in the 1970s as an example of Nonantum architecture from the late 19<sup>th</sup> century. The alterations found on this house are consistent with those found on worker housing on Watertown Street and in Nonantum from this period, and the massing and scale of the house has been retained over time. Staff recommends preferably preserving this property for historic context.

**7. 148 Waverley Avenue – Demolition Review (Ward 1)**

Request to demolish buildings

Known historically as Ricker Farm, this large Italianate Style house stands on what was known in the mid-19<sup>th</sup> century as Nonantum Hill. The property formerly had an Italianate carriage barn to the rear, which was demolished under the current ownership about five years ago. The historic front of the house faces south, and sideways from the street. A historic photo of the property can be found on p.102 of the King's Handbook (1889). This property was surveyed in 1977 and was believed to have been constructed c. 1840, which appears to be accurate: this property is shown on an 1848 map. The carriage barn did not have a separate date of construction but appeared to match the house stylistically.

James Ricker, a farmer from the Ricker family of Maine, married Catherine Moore, daughter of the owner of an adjacent property and they became the owners of this property. Ricker also served in the militia during the 1850s. The agricultural census from 1850 lists Ricker as having 60 improved acres of land worth \$30,000, as well as three horses, 1 cow, three cattle listed as 'other,' and a swine. The property is described in the King's Handbook of Newton, p.104, as the only farmstead on Nonantum Hill in 1860, which had panoramic views. Waverley Avenue runs through a large portion of what was the historic Ricker Farm.

The Ricker family still owned the house in 1874 under the name of Catherine Ricker. Maria M. Ricker, daughter, who was born in 1836, was listed as owner and still lived there in 1884. At that time Edwin W. Gay, a stationer from the old Boston stationary house of Aaron R. Gay & Co., was listed as a boarder, and a year later Maria and Edwin were married. By 1895, Maria M. Gay was listed as the owner and reportedly subdivided the land around the house before her death c. 1915. By 1919, Mabel K. (sister) and Arthur Ricker,

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who worked in antiques, resided at this address and are recorded as living there until at least 1934. Ownership by the Ricker family appears to have lasted approximately 100 years. Howard F. Conrad, a boat builder, bought the house by 1941, which at that time was a two-family house. By 1963 he was listed at this address as working in construction. James C. Heffron, salesman, owned the house in 1968.

An attached garage was approved for demolition by the NHC in 1994. The historic original barn was demolished after the demo delay expired in 2016. Daniel Pincus, the current owner, has owned the house since 1971. Staff recommends preferably preserving this property for architectural integrity and historic context.

**8. 453-455 Albemarle Road – Demolition Review (Ward 3)**

Request to demolish buildings

This two-family house was constructed in 1928 by owner/architect/builder Edmund Leger of Lynn, MA, who built two others in immediate proximity to this one. The building was constructed in the Colonial Revival Style with an infill-looking front entrance design, which appears to be original. The two-story side ell was also an original feature. The first owners appear to have been William and Nellie Spurr, he a realtor, who apparently did not reside here. Subsequent owners changed every ten years or so until Sarkis Artinian bought the property in 1972. He too did not reside here and owned the property well into the 1990s. Though this house has immediate context in the neighborhood, the street as a whole does not have a cohesive aesthetic, and no architect or firm of note was associated with its design. Staff recommends not preferably preserving this building.

**9. 94-96 Webster Street – Waiver Request (Ward 3)**

Request to waive demo delay

The owner of this property plans to return with proposed replacement plans for the house. This property was preferably preserved in October 2020 and the minimum four-month period has elapsed.

In October, staff reported that 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.

**10. 1917-1919 Commonwealth Avenue – Demolition Review (Ward 4)**

Request to demolish buildings

Built in 1930, this house was owned by M.J. Toohy and designed and built by W.E. Toohy, both of Weston, MA as a two-family dwelling among four very similar two-family homes on this block of Commonwealth Avenue. Building permits for work to this Colonial Revival-Style building are limited to a rear stair in 1967

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under the ownership of Phillip Erlich, and replacement of 12 windows in 2012. In 1932 one side was vacant and the other side was occupied by Jules P. Chartrand, a Canadian immigrant and salesman, and family. They continued to live there in 1934, and by that year Edwin H. Dyer, who worked in insurance, resided in #1919. Recent owners have been the Rossi family from at least the 1980s, and tenants over time did not contribute to the significance of Newton. This house is vinyl sided and is not representative of an architectural style or designer with significance to Newton. Staff recommends not preferably preserving this structure.

**11. 40 Canterbury Road – Waiver Request (Ward 5)**

Request to waive demo delay

This property came in for full demolition and was preferably preserved in October 2020. The owner plans to return with proposed replacement plans. The minimum four-month period has elapsed.

In October, staff reported that built in 1915 by owner/builder Hugh C. Moses, a carpenter, this house was designed by architect John E. Titus of Upper Falls in a neighborhood of Bungalow style homes. GIS shows the construction date as 1925, but the actual construction date is 1918. This duo also designed and built the houses at 30 and 36 Canterbury on the same side of the street, which all depict a steep gable roof, oversized central dormer, and a side-front entrance to an enclosed porch. Titus appears in MACRIS as also designing 72 Stedman Street in Brookline, in the Colonial Revival Style, which is in a surveyed neighborhood. In 1918, Richard M. Davis, owner, and a treasurer, had a hen house built to house six hens. In 1919, the same owner obtained a second permit to construct a bigger hen house. Neither appear to be still standing. In 1921, the same owner had a garage constructed. Davis sold the property in 1923, to Edward W. Hunter, an assistant treasurer, who owned the property from 1923 to 1959. The original deed is mentioned in every transaction of this property, which required that dwellings and outbuildings be constructed on these lots but “no low class tenements” (Moses Crafts to George H. Williams, 1872) (1205/512) were allowed. There is no permit for the side porch treatment, but the house clearly retains the Bungalow aesthetic in the neighborhood. Staff recommends preferably preserving this property for historic context.

**12. 120 Country Club Road – Demolition Review (Ward 8)**

Request to demolish buildings

This property was constructed in 1957 and owned, designed and built by David V. Crowley of Dorcar Road in Newton. This Ranch Style house is in immediate neighborhood of other ranches but does not appear to have been constructed as part of a stylistically coherent neighborhood. Having said that, the house next door at 152 Country Club Road is reported by its owner to be the exact same house. The house at 241 Greenwood Street behind this lot, was constructed in 1920 and appears on maps to have been the original property from which this lot was later subdivided. Permits in the file are limited to replacement of 14 windows and in 2008 a new roof, interior renovations and enclosing a porch. In 1985 the house was purchased by the Mundhe family, who owned it until very recently. Staff has not found any information that would suggest significance at the local or regional level and recommends not preferably preserving this property.

**Administrative Discussion:**

- a) Minutes from January hearing
- b) Proposed NHC member letter to ZAP