



*** REVISED AGENDA ***

Date: April 29, 2021

Time: 7:00 p.m.

Place: <https://us02web.zoom.us/j/88932275278> or
+16465588656,,88932275278#

Ruthanne Fuller
Mayor

Barney S. Heath
Director
Planning & Development

Members

Doug Cornelius, Chair
Mark Armstrong
Nancy Grissom
Peter Dimond
Katie Kubie
Amanda Stauffer Park
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Jennifer Bentley-Houston, Alt.

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1. 416 Langley Road – Demolition Review (Ward 6)

Request to demolish buildings

This worker-cottage style house was constructed in c.1873 and has not been previously surveyed. Many homes on Langley Road have been surveyed, but the last one ends at #309. In 1886 this house appears on maps under the ownership of Mrs. J. Sweeney on what was formerly known as Station Street. This was likely to have been James Sweeney, a carpenter and émigré from Ireland, who lived on Langley Road but apparently not at this address. A series of tenants resided here including Mary E. Fillmore, a widow who lived there from 1893 to 1913. By 1915, Luigi Santucci of Romania, laborer and gardener, moved here and his family continued to own the property through at least the 1990s. With the exception of an enclosed front entrance, this house has changed little since its construction. In 1925, Luigi pulled a permit to construct the house behind this one at 418 Langley Road, which is also proposed for full demolition at tonight's hearing. Staff recommends this building preferably preserved as an original worker cottage on Station Street, an early house for laborers constructed for its access to Newton Center.

2. 418 Langley Road – Demolition Review (Ward 6)

Request to demolish buildings

Built in 1925, this astylistic, brick four-square house was owned by Luigi Santucci, owner of 416 Langley Road. Both homes were constructed on the same lot. In 1950, the screened porch on this house was enclosed. The house continued to be held in the Santucci family along with 416 Langley Road until at least the 1990s. Its association with the house at 416 Langley Road provides the property with documentary significance, but the house itself displays little in the way of architectural integrity in contrast to the early worker cottage at #416. Staff recommends not preferably preserving the house at 418 Langley Road.

3. 53-55 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.

4. 96 Lake Avenue – Demolition Review (Ward 6)

Request to demolish buildings

This International Style house was constructed in 1947 under the ownership of A. Bernard Shore, treasurer, and designed by architect N. O'Sullivan of 131 State Street in Boston, about whom staff found little (both in 2005 and now), except that he was working with Joseph Selwyn on this project. This lot was subdivided off an adjoining one in 1944. This property has not been surveyed. Shore and his family continued to live here through the 1980s. A previous owner submitted this property for full demolition in 2005, and the NHC preferably preserved it as a representative example of post-WWII development in the area and as a rare, architect designed example of this style in Newton. The delay was imposed more than three years ago so the property must return to the Commission for review. This house stands out in this neighborhood for its modern aesthetic and compatibility with this site, as the design is entirely oriented to the water. Staff recommends preferably preserving this property for architectural integrity.

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

Request to waive demo delay

The owner of this property wishes to obtain a waiver for construction of a new house at this location. The property was preferably preserved in October 2020 and the minimum four month waiting period has elapsed.

At the October hearing, 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.

6. 180 Allen Avenue – Waiver Request (Ward 5)

Request to waive demo delay

The owners of this house wish to replace it with a new structure and waive the demo delay. This property was preferably preserved in December 2020 and the minimum four month period has elapsed.

At the December 2020 hearing, staff reported that built in 1960, this house was designed in the Contemporary Style by Stanley Myers, who resided at 21 Manet Circle in Chestnut Hill. The house was built for Raymond Wolfson, a merchant who moved here from elsewhere in Newton. The

builder was Charles D. Train of Waban. Aside from roof repairs due to tree damage, no permits for structural work were pulled for this property. About 30 buildings in the Boston area designed by Myers have been surveyed, including the Valley Spring Road/Dorr Road historic district in Newton, and his own house on Manet Circle. Several of his Brookline buildings were also surveyed and one (57 Chatham Street) is included in the Longwood Historic District, which is listed on the National Register.

From the survey form for his house at 21 Manet Circle: "Stanley Myers was born on December 5, 1923 in Brookline Massachusetts. He attended the Cambridge School of Weston graduating in 1941 and went on to study violin. From 1943-1945, he served as an infantry soldier in the U.S. Army in France, Germany, and Austria earning a Purple Heart and Bronze Star. After the war Myers attended Harvard College and later the Graduate School of Design at Harvard graduating in 1951 after having studied with Walter Gropius...Myers largely focused on residential properties and designed many ranch and contemporary homes in Newton and neighboring communities as well as homes on Cape Cod and in New Hampshire. His practice includes roughly 150 residences (including neighboring buildings on Manet Circle), numerous institutional buildings and many remodel projects throughout the Boston area."

The Wolfsons bought the land from Bertha J. Richardson and before building their house on the lot had to comply with the following deed provision: "No building shall be erected or placed on the granted premises other than a single family dwelling house and accessory buildings, the cost of constructing which shall be not less than \$20,000, and the plans for which shall have been approved in writing by the grantor."

7. **69 Eliot Avenue – Partial Demolition Review, Full Demo Garage (Ward 3)**

Request to demolish garage, add onto side, rear

Built in 1928, this small gambrel cottage was constructed on a street of other smaller pre-war homes. By 1932, after its second owner, the house was foreclosed upon and conveyed to a flurry of owners until 1943 when it was owned by Michael T. McCarron, an engineer, who lived here with his family for over twenty years. In 1964 the property was sold to James E. Murphy and family, no occupation listed, who continued to live there through the 1990s. This small house was constructed on a 10,000 square foot lot and an addition is proposed. Houses in this neighborhood block consist of bungalows, Dutch Colonials, and some two-story homes, most of which date to the mid-1920s. Staff recommends this property preferably preserved for historic context.

Full Demos approved administratively this month:

40 Puddingstone

Lane	3/26/2021	D	4/10/2021
974 Dedham Street	3/31/2021	D	4/15/2021
18 McCarthy Road	3/31/2021	D	4/15/2021
230 Austin Street	3/31/2021	D	4/15/2021
55 Myerson Lane	3/31/2021	D	4/14/2021
92 Littlefield Road	4/5/2021	D	4/20/2021
356 Upland Avenue	4/5/2021	D	4/20/2021
1157 Washington St.	4/6/2021	D	4/21/2021
11 Florence Street	4/7/2021	D	4/22/2021

