



*** AGENDA ***

Date: May 27, 2021

Time: 7:00 p.m.

**Place: <https://us02web.zoom.us/j/89448811798> or
+16465588656,,89448811798#**

- 1. 29 Greenwood Street, LL – Violation of Local Landmark Ordinance (Ward 8)**
Request for NHC review of violation and remediation

The Gershom Hyde House was constructed c.1744, making it one of the oldest residences in Newton. This property was individually listed on the National Register of Historic Places in 1986 and designated a Newton Local Landmark in 2005. The Gershom Hyde House came before the Newton Historical Commission in 2017, 2018 and 2019 for extensions to a Certificate of Appropriateness certificate that was approved in 2017 for restoration of the house and construction of a rear addition. The property changed hands in January of this year and work commenced based on the previously approved plans. An ISD building inspector visited the site on April 27th of this year and observed that the historic house had been replaced by new framing. A Stop Work order was issued by ISD for violations of the NHC approval of this project, and work at the site ceased. The work observed at the site was not in keeping with the previously issued Certificate of Appropriateness and was undertaken without a new Certificate of Appropriateness that may have permitted full demolition of the structure. We are here tonight to discuss and vote on whether or not there is a violation to the Certificate of Appropriateness that was issued, and whether or not fines should be assessed as per the Local Landmark ordinance.

Ruthanne Fuller
Mayor

Barney S. Heath
Director
Planning & Development

Members

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

- 2. Newton Highlands MBTA Station, NR (covenant) – ADA Accommodations(Ward 6)**
Request for NHC review of project

Representatives from the MBTA will present their plan to make accessibility improvements to the Newton Highlands T Station on land that is protected under a Preservation Easement. The improvements will begin at sidewalk-level and descend to the train platform. This and all other Newton T station buildings also have architectural protections under a covenant with the Massachusetts Historical Commission.

- 3. 52 Clinton Place – Waiver Review (Ward 2)**
Request to waive delay

Susan Pan, owner of this property, will return to the Commission with revised plans for additions to the preferably preserved house. The property was preferably preserved on April 22, 2021.

At last month's April 22nd hearing, staff reported that the only permit in the file for this property is a kitchen remodel in 2015, but the house is a mirror image of the house next door at 44 Clinton Place. Staff is making the assumption that the builder is the same. This Cape Style house was constructed in 1938 and owned, built and designed by Charles D. Train of Centre Street in Newton. Both the attached garage and side porch are original elements. Train was a local home builder who has four of his homes surveyed on MACRIS at the following address: 17, 20, 23 Ascenta Terrace and 121 Temple Street. These homes were constructed in the 1950s and identified as Post-War Traditional in style. This and the house next door at 44 Clinton Place could be considered his earlier works. In 1938, Train sold the lot with the house to Roland A. Pett, a salesman. In 1952 Pett sold the property to Boris and Anna Sintchouk, Russian emigres, who appear not have lived here, and a year later the house was sold to long-time residents Herbert (an accountant) and Suzanne Spatz.

Ms. Pan presented her plans, and the Commission commented that they detracted from the Cape aesthetic of the house. Members told her there were better ways to add

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onto a Cape Style home and they provided suggestions on how to do so. Members also commented that this appeared to be a full demolition proposed rather than a partial one. The Commission invited Ms. Pan to return to a future hearing with revised plans. No vote was taken.

4. 33 Stanley Road – Partial Demolition Review (Ward 5)

Request to add second story plus

This house was constructed in 1951 by owner/builder Joseph P. Restuccia of Belmont, MA and designed by J. Donovan of Arlington, MA. This was James Donovan, who teamed with Restuccia on other Post-War Traditional homes in the immediate vicinity of this one at #32, 36, 41, and 42 Stanley Road. This team also designed #31 and 50 Mary Ellen Road in Newton, which are in a surveyed district. The house at 33 Stanley Road is the subject of a proposed second story and additions. The house has a rear addition constructed in 1982.

Joseph Restuccia sold the property to Benjamin and Miriam H. Morse in 1952. Benjamin worked in photography. They sold the property six years later to Chester Randall, a salesman, who lived here with his family until 1980. This house is an intact example of Ranch architecture in a neighborhood of at least four other ranches designed and built by the same team as well as contributing resources to a surveyed district. Staff recommends preferably preserving this property.



33 Stanley Road (1951)



31 Mary Ellen Road (1952)



50 Mary Ellen Road (1952)

5. **194 Adams Street – Demolition Review (Ward 1)**

Request to demolish buildings

This c.1897 property was previously surveyed and first occupied by John McLaughlin, a machinist, in the early 1900s. The side orientation of the house seems to have been conducive to a one-story brick addition for a store in the front yard, constructed in 1915 by Amato Pescosolido. He is listed in the census alternately as a ticket agent, banker, clerk and president of a sand company who emigrated from Italy in 1903. According to a building permit, the front façade had a parapet at one time, but it was removed in 1940 by then owner Joseph Esposito, a mechanic who continued to live at this address with his family until well into the 1960s. The house retains its symmetrical chimneys and gable-end returns, though the front (side) entrance has been enclosed. As a surveyed property, this house and store front represent development in Nonantum over time as a neighborhood for immigrant families. Staff recommends preferably preserving this property for historic context.

6. **92 Chapel Street – Demolition Review (Ward 1)**

Request to demolish buildings

This house was owned, built and designed by A. J. Comeau in 1931. A plumbing survey from 1894 shows the rectangular footprint of a two-family house at this location, but the current building appears to have replaced it. This property was not previously surveyed, though dozens of other houses on this street are. The house at 96 Chapel Street located next door has a very similar appearance to this one: both have hipped roofing, central hipped dormers, concrete foundations, and enclosed hipped roof front porches. It would appear they were built at the same time by the same builder, though there is no original permit on file for the house at 96 Chapel. The name Arthur J. Comeau comes up in census records as a French-Canadian émigré who lived in Waltham and worked as a shipping clerk in the Watch factories. The house had various owners through the 1930s until 1940, when it was purchased by Luciano Mazzola, a laundry worker who lived here with his family until well into the 1960s. This is not one of the oldest homes on Chapel Street, nor has it been surveyed. Staff isn't seeing much in the way of historic fabric that contributes to Chapel Street. Staff recommends not preferably preserving this property.

7. **180 Chapel Street – Demolition Review (Ward 1)**

Request to demolish buildings

Known historically as the John Armstrong House, this worker cottage was built c.1880 in a style commonly seen during this period in Nonantum after the Civil War (two stories, gabled roof, two bays wide). John Armstrong (1853-1898), an émigré from Ireland, is listed in census info as a laborer who lived his remaining years at this address. In 1907 a family member named Armstrong added a two-story bedroom addition on a stone foundation. By 1926 the owners were Thomas and Gaetana DeSimone, and in that year they constructed a piazza. Thomas emigrated from Italy in 1915 and died in 1944, and his widow continued to live here until at least 1970. This house is a classic example of

worker cottage housing in Nonantum and has been recognized as such on the survey form for this property. Staff recommends preferably preserving this property for historic context.

8. 165-167 Chapel Street – Demolition Review (Ward 1)

Request to demolish buildings

This house was constructed c.1860 (according to Engineering) and has not been surveyed. This house appears on water and sewer maps in 1894 under the ownership of R. J. Morrissey, with a symmetrical floorplan showing two front bay windows, one unit on either side, and a shared rear addition. This was likely Richard J. Morrissey, who emigrated from Newfoundland in 1865 and once here became a real estate broker. He married in 1870 and by 1910 he and his family were living at 84 Boyd Street in Newton. He died that year. In 1913 John M. Lane, a launderer, and Bridget Lane lived at this address. In 1927 Francesco Arcese, a chauffeur, lived here with his family in #165. Mateo Pini, laborer, lived in #167 with his family from as early as 1932 to at least 1968, while occupants of #165 changed frequently.

As with the surveyed historic buildings on Chapel Street, this too served the immigrant labor community in Nonantum and retains its massing, scale, and architectural configuration from at least 1894. Noted changes are in the siding and windows. Staff recommends preferably preserving this two-family building for historic context.

9. 106 River Street – Demolition Review (Ward 3)

Request to demolish buildings

This building was constructed in 1948 as a freestanding store and was designed by Albert Kreider, a prolific local architect who lived at 259 Walnut Street in Newtonville. Materials used in the original building were cinder tile, brick, and concrete. The owner/builder was Joseph F. Naldi of West Newton. The proposed building was rectangular and angled in such a way as to take advantage of the point of land at the intersection of River and Elm Streets. In 1965, under the ownership of Rose M. Pentabone of River Street, additions were made to three sides of the building for the building's use as a bakery. New roof joists were also added to the building. In 1976, the building changed its use under the ownership of Edward Martin to a salon and new signage was added accordingly. By 1985, the building was adapted for use by the Electrical Contractors Association of Greater Boston. From a public way, there is no remaining evidence of what the original building may have looked like. Staff recommends not preferably preserving this property.

10. 26 Kensington Street – Demolition Review (Ward 3)

Request to demolish buildings

Built c. 1900, this house was hooked up to city water in 1903 and first appears on atlases in 1907. The first listed owner was W.J. Hannan, a clerk in the motor works industry and Irish immigrant, and by 1932 the owner was his son George J. Hannan, a police officer, and his wife Esther. The Hannan family owned the house until at least 1948, a period of almost 50 years. In 1950 the house was changed from a single to two-family home. By 1955 John MacKay was the owner, who worked as a bookkeeper. By 1968 the owner was Thomas Quinn, and the house appears to have been vacant. In 1976 the fire department reported the garage was in disrepair. There are few if any permits in the ISD file, but work has been done to the house, including window replacements, enclosing the front porch, and adding vinyl siding. According to the 1903 water records, the bump-out on the driveway side is an original element. Houses in the immediate vicinity are the from the late 19th and early 20th century, with alterations consistent to those found on #26. The context of the neighborhood is inconsistent and has been compromised somewhat with new development on the street. Staff recommends not preferably preserving this house.

11. 20 Bound Brook Road – Demolition Review (Ward 8)

Request to demolish buildings

In 1934, a permit was issued for this house that was designed and owned by Davis & Vaughn Realty Trust of 237 Dedham Street in Newton Highlands. The eponymous firm was named for Earl C. Davis and Victor

H. Vaughn, the latter of whom lived at 69 Commonwealth Park in Newton in a house designed by the two. Vaughn owned several lots in the Day Street area, which were also developed by them, and Davis appears in census info as a designer and architect who lived at one time in Newtonville.

The house at 20 Bound Brook was designed in a Gambrel Colonial Revival Style with dormers and brick facing and a shallow front porch. Neither this street nor property appeared in the 1934 Newton Directory, which suggests the house was constructed later. Carl H. Penny, a teacher, was the sole owner of the property from 1936 to at least 1968. In 1983, under the ownership of Robert B. Hurwitz and family an east side addition was removed and replaced with a new garage, family room and study. This property is older than most of the homes in the immediate vicinity on Bound Brook, which are largely post-war Ranch Style homes. But its real context is up the road and behind this property on Leewood Road, which has at least two other homes designed by Davis & Vaughn, if not more. Staff recommends preferably preserving this property for architectural integrity and historic context.

12. 353 Linwood Avenue – Demolition Review (Ward 2)

Request to demolish buildings

This Colonial Revival Style, multi-family house shows a c.1890 construction date on a stretch of Linwood Ave that has not been previously surveyed, from Walnut Street to Watertown Street. This building first appears on city atlases in 1895 and was one of four two-family homes on the street. Like the building next door at 359-361 Linwood that came before this commission on April 22nd, the front window bays, a nod to the Queen Anne Style from the 1880s, is repeated on two other buildings on the street. The building was first owned by Charles A. and William W. Jonah, carpenters from Canada. Amasa V. Jonah, son of William W. and also a carpenter, lived here his entire adult life. In 1931, the building was converted from one family to two by cutting two doors in at the first story level. In 1947 Jonah did some porch work to the house, and in 1953 he added a rear bed and bath addition. In 1968, he added a tool shed to the rear of the building and applied for a variance to create three more lots on Linwood Avenue. This house is one of three on the street that represent a somewhat unusual style for multi-family housing in this section of Newton. The architect, if there was one, is unknown. When staff recommended the property at 359-361 Linwood Avenue preferably preserved for its historic context on a street of pre-1900 buildings historically dedicated to multi-family housing, the property was not preferably preserved.

Administrative approvals for full demos this month:

55 Myerson Lane	4/19/2021	D	5/4/2021
25 Bernard Street	4/23/2021	D	5/8/2021
138 Lexington Street	4/26/2021	D	5/11/2021
49 Fairway Drive	4/27/2021	D	5/12/2021
18 Fairway Drive	4/29/2021	D	5/14/2021
28-30 Riverdale Ave	5/3/2021	D	5/18/2021