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*** AGENDA ***

Date: June 2, 2021
Time: 7:00 p.m.
Place: <https://us02web.zoom.us/j/88185468650> or
+16465588656,,88185468650#

1. **Newton Armory Marketing Plan and RFQ – MOA**
Request for NHC comment

Representatives from the Planning Department will present proposed language in the Memorandum of Agreement (MOA) related to the marketing plan for this site, and how this project will be advertised to a prospective developer of affordable housing at this site. NHC comment on these two elements is required for completion of the MOA approval process. NHC reviewed and approved an initial draft of the MOA at its March 25, 2021 hearing.

2. **Commonwealth Avenue Bikeway, NR – Review Proposed Plans**
Request to conduct work on NR-listed resource

Planning Department staff will present proposed plans for a bikeway on Commonwealth Avenue, a National Register-listed resource in the City of Newton. An eastern portion of the roadway was listed on the National Register of Historic Places in 1990 and runs from Waban Hill Road and west to Walnut Street. Commonwealth Avenue was platted in 1894 and completed in 1895, and its route was in no small part determined by the property owners who gave up land for its construction. Frederick Law Olmstead is said to have designed portions of the road in Boston.

3. **Commonwealth Avenue Bridge Replacement, NR – Review Proposed Plans**
Request to conduct work on NR-listed resource

Representatives from the Planning Department and MassDOT will present proposed plans for the replacement of the Commonwealth Avenue bridge, located at the west end of this road over the Charles River, and are seeking NHC comment.

4. **6 Kodaya Road – Partial Demolition Review (Ward 5)**
Request to add second story and additions

This Ranch Style house was constructed in 1948 in a neighborhood of similarly styled post-war ranches and was designed by Albert Kreider of Newtonville. The owner/builder was Frank Mahoney of Newton. In 1956, under the ownership of Hyman Maletz, a new room and porch was constructed to the rear of the house. In 2010 the rear porch was enclosed, and windows were replaced, but its not clear how many were. Maletz is listed in directories as a manufacturing representative and appears to have been the original owner, who continued to live here with his family until at least the 1960s. Though this house was added onto and minor changes were made, the massing and style continues to be consistent with the post-war ranch aesthetic in the neighborhood. Staff recommends preferably preserving this property for historic context.

5. **190 Mount Vernon Street – Violation Remediation (Ward 2)**
Request to rebuild garage that was supposed to be moved

This property was constructed c.1880 and has not been previously surveyed. In 1895 the property appears on the 1895 atlas as owned by Mary E. Greene. The house was owned by A. T. Haskell in 1919 when he added a new piazza to the house. The proposed project at this address involved moving the existing detached garage to the rear of the house and attaching it as an addition. A small, previously enclosed porch that was used as a medical office was also approved for removal to make way for a small side addition. Staff administratively approved this project on January 16, 2019 based on submitted plans, along with the requirement that the building permit plans return to staff for a final approval.

Ocean Development Partners was the owner of the property at the time, and the contractor they hired disassembled the garage in preparation for moving it to the new location for reassembly. The owner hired a new contractor and by the time work at the site restarted, the disassembled garage had disappeared.

190 Mount Vernon garage



The owner and new contractor are seeking approval from the NHC to authorize rebuilding this garage to the rear of the house in conformance with the previously approved NHC plans. Staff determined that the property had historic significance in 2019, so is recommending that the property be preferably preserved for architectural integrity and historic context.

6. 50 Highland Avenue, NR – Partial Demolition Review (Ward 2)

Request to demolish rear façade and portion side

Known historically as the Hale L. Keyes House for its first owner, this property is a contributing resource to the National Register-listed Newtonville Historic District. Constructed c.1870, the house is end-gable facing the street and exhibits Italianate Style architectural details such as paired brackets, round arch windows, and paneled bay windows. The doorway was remodeled in the late 19th century in the Colonial Revival style with leaded sidelights and a fanlight beneath a columned entrance porch. Hale L. Keyes was a bookkeeper who commuted from this house to Boston. By 1932 the owner was William F. Kimball, an electrical engineer. During the Depression years there were three households living here; and by 1945, occupancy was down to one person again under the ownership of Carlton E. Atwood, who was also an electrical engineer. This is an intact Italianate resource on Highland Avenue that continues to contribute to the NR-listed historic district. Staff recommends preferably preserving this property for architectural integrity and historic context.

7. 88 Lexington Street – Demolition Review (Ward 4)

Request to demolish buildings

This house was constructed in 1939 by architect/builder A. Pelleriti of Waltham and owned by Vincenzo Caterino of Auburndale. This property was not previously surveyed. The house was constructed on gravel and was built as a single-family house in the Colonial Revival Style. The ell on the north side of the house appears on plans as original. There is only one permit in the ISD file, and it's for the home's construction. The first owner of the house is listed in directories as John V. Caterino, alternately as a clerk and grocer, who lived here with his family in the 1940s. He then moved next door to 76 Lexington Street. By 1955 the owner was Paul Halloran, listed in directories as a driver, who lived here with his family through at least the late 1960s. This house is in a neighborhood of mixed styles and construction dates and does not stand out as a particularly good example of its style. Staff recommends not preferably preserving this property.

8. 80 East Quinobequin Road – Demolition Review (Ward 5)

Request to demolish buildings

In 1952 this house was constructed in the Ranch Style by owner/builder E.G. Bridges of Newton Centre, and designed by architect B.P. Sidney of Boston, whose name did not come up in MACRIS. Walter B. Beldger (1922-1975), a treasurer and manager, was listed as the first owner of the home by 1955. By 1962 the property was owned by H. Mitchell when a fire necessitated replacement of the roof structure and ceiling joists. This address had no owner listing in 1968. The house was permitted for a rear addition in 1972. This style of house has context on the street of post-war Ranch Style homes but does not have features that would distinguish it as being the work of someone noted in architecture during the post-war era. The architect was not found on MACRIS or any other source. Aside from the immediate context of post-war homes that don't really resemble this one, staff does not recommend preferably preserving this house.

9. **86 Dalby Street – Demolition Review (Ward 1)**

Request to waive delay

This property was extensively researched by a consultant in 2013 who prepared a survey form that is on file with MACRIS. A summary of it will be presented here. This house was built c.1891 for Andrew Broderick, a wool sorter who emigrated from Ireland in 1870 and worked at the nearby Nonantum Worsted Company by 1877 when he lived on Crescent Street. In 1895 he married his third wife, Elizabeth Kimball, a native of Salem, New Hampshire. The 1895 map of this section shows three buildings on the site of 86 Dalby Street and the name “E. Broderick” attached, probably for Elizabeth Kimball Broderick. Andrew Broderick also owned a house further north on Dalby Street. Newton directories show him at 86 Dalby Street for the first time in 1891. The text from this point on is too relevant not to read in its entirety, so here we go:

“Broderick moved to Watertown in 1897 but he continued to own 86 Dalby Street. By 1900 he was back on Crescent Street in Newton, and by 1919 he had returned to 86 Dalby Street to live and to run a grocery store. The 1920 census shows him with his wife Elizabeth and daughters Margaret and Catherine, and he rented space in the three houses on the lot to four families—the widow Mary Hubert from Nova Scotia, who worked in a cotton mill; coal company teamster George Hapenny, his wife, and their two young sons; laborer Patrick Gilmore and his wife Mary; and Polish immigrant cotton spinner Matthew Barnaski and his wife Julia. By 1927 Broderick sold 86 Dalby Street to Enrico and Maria Bartolomucci. Born in Italy about 1885, Bartolomucci emigrated in 1911. His wife, born in England, and their children Bernice and Domenic, born in Italy in 1911 and 1919 respectively, came from Italy in 1920. Two more children, Alberto and Leona, were born in the 1920s in Newton. The family was living at 374 Watertown Street in 1923 and by 1927 is shown at 86 Dalby Street.”

“Enrico Bartolomucci died in June 1939, and his widow and children Bernice, Alberto, and Leona are shown at 86 Dalby Street; only Bernice, a thread mill inspector and machine operator, was working to support the household, but the family had income from three boarding families—Franco-American widow Julia Roach; Italian immigrant sewer project laborer Lorado Mazzola, his wife, and 2 children; and retail drug salesman Francis Babbini, his wife Eva, and son Francis. In 1953 Maria Bartolomucci deeded 86 Dalby Street to her daughter Bernice. In 1974 Bernice added her sister Leona to the title, and in 1991 they added their brother Albert. Eight years later the three deeded the property to Leona and Albert and reserved for Bernice life estate in the property. In 2002 Leona Bartolomucci deeded the property to herself and Jason A. Rosenberg as trustees of Leona Bartolomucci Realty Trust.”

An added dormer, enclosed porch, vinyl siding, and replacement windows have been later alterations but this house is clearly a remnant of worker housing in Nonantum. Staff recommends preferably preserving this house for historic context.

10. **1158 Beacon Street – Demolition Review (Ward 6)**

Request to demolish building

This commercial structure on Beacon Street in Newton Centre was constructed in 1964 of masonry and steel as a florist shop and clothing store. The first owner of the shop was Norman Uminsky of Newton, listed in directories as a grocer, and the architect and builder was the Charles Logue Company of Needham Heights. A greenhouse was built to the rear of this building, also by Logue Co. Charles Logue (1858-1919) was an Irish immigrant and an ambitious, skilled carpenter who founded one of the most prolific construction companies in Boston. This company is probably best known as the builder of Fenway Park and the Boston College campus, but Charles Logue was long gone when the building at this address was constructed. The building was converted to use as a dry cleaner in 1983 and divided to form two store units in 1984. Gerald and Barbara Baratz became the long-time owners of this property after buying

it from Uminsky after 1983. By 1991, Baratz obtained a permit to demolish the greenhouse. In 2006, the building was investigated for sinking. Though the building permit for this structure lists the Charles Logue Company as both architect and builder, there is little evidence to suggest it was architecturally unique to the site or the period. This building has also been significantly altered over time. Staff recommends not preferably preserving this building.

11. 25 Bowen Street – Partial Demolition Review (Ward 6)

Request to remove ells, porches, full demo garage

This property shows up on GIS with a c.1880 construction date, and it has not been surveyed. The house appears on the 1874 map under the ownership of S.P. Clark, who was likely Sidney P. Clark, a local builder, who may have constructed the house near that year and did not live there. The 1874 atlas also shows a large outbuilding to the north of the house. On the 1886 atlas, this property is owned by B.W. Kingsbury. The house was designed in the Second Empire Style with a mansard roof, with a front porch with jigsaw-cut brackets. The first owner/occupant appears to be Annie M. Smith, whose husband was George Smith, an excavator. They were owners as of 1893 (George worked as coachman, then) and the Smith family continued to reside here through 1961, when Sarah Louise Smith was listed as owner. George Smith received a permit for a new garage in 1922, but that's the extend of permits on the property until after 1998. The Smith family owned this property for almost 70 years. Alex G. MacMillan bought the property from her estate in 1961 and lived here until 1998. Alterations such as siding, windows, a right-side addition, and removal of the original roof slate are evident, but the property clearly retains its original design elements, massing, and scale. Staff recommends preferably preserving this property.