



Ruthanne Fuller  
Mayor

**City of Newton, Massachusetts**  
Department of Planning and Development  
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone  
(617) 796-1120  
Telefax  
(617) 796-1142  
TDD/TTY  
(617) 796-1089  
www.newtonma.gov

Barney S. Heath  
Director

**MINUTES OF PUBLIC MEETING AND PUBLIC HEARINGS  
NEWTON HISTORICAL COMMISSION**

**DATE:** May 27th, 2021

**PLACE/TIME:** Via Zoom

<b>ATTENDING:</b>	<b>Doug Cornelius, Chairman</b>	<b>Peter Dimond, Member</b>
	<b>Katie Kubie, Member</b>	<b>Amanda Stauffer Park, Mem.</b>
	<b>Jennifer Bentley-Houston, Alt</b>	<b>Mark Armstrong, Member</b>
	<b>Deborah Budd, Alternate</b>	<b>Katy Hax Holmes, Staff</b>
	<b>See Attendance List</b>	

**ABSENT:** Nancy Grissom, Member

The meeting was called to order via Zoom at 7:00 p.m. with Doug Cornelius serving as Chair. Voting permanent members were Dimond, Park, Kubie, and Armstrong. Bentley-Houston and Budd were designated to vote as alternates. Katy Hax Holmes acted as Zoom host and the meeting was digitally recorded on the Zoom device.

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

Frank Schwartzter, attorney, represented the owner of this property at this hearing. He told the Commission the owner, Thai Gupta, conceded that mistakes were made, and that he offered to rebuild the house and that the owner planned to work with Don Lang to devise a replacement strategy.

Staff reported that 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 27<sup>th</sup> of this year and observed that the historic house had been replaced by new framing.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.

Commission members commented on the owner's report and contradicted the assertion that portions of the original house remained. Members also stated there was clearly no effort to preserve this house.

The meeting was opened to public comment. Councilor Kalis told the commission that all city ordinances should be enforced for this action, and that the owner should be forced to tear down the existing framing and rebuild what was there before. C. Lipof agreed and stated the LL ordinance needed more stringent rules; that the highest fines should be assessed for this action, among others. C. Crossley told the commission she did not believe the framing on site was scaffolding, and that it had to come down. She also stated that she needed to understand the root of what happened here. Members of the commission agreed that this was not scaffolding, particularly because the framing contained window openings. C. Wright stated that none of the existing historic features that were supposed to be preserved on site were, as was evidenced by rubble left on site. She also noted that this owner had other outstanding approval violations in the Back Bay.

An immediate abutter, Carolyn, told the Commission she owned the land around this house and now wishes she had bought this house too. She said she believed the house should be rebuilt. Laura Foote of Otis Street told the Commission this is a violation that is making waves statewide, and that other communities around the state are watching how Newton handles this. She also cited the existing real estate listing online for this property and that it made no mention of a historic house in its description of the over \$4 million dollar property. She said the credibility of the owner is undermined by this listing alone. Jared Schwartz, an abutter, told the commission he watched the activity at the site for several days and confirmed that this house was coming down, not being restored. He mentioned the idea of the City taking this property by eminent domain and keeping it as open space. Rena Goetz of Waban told the commission she agreed with the eminent domain response and that a city-wide response was needed. Michael Singer, a neighbor of this property, told the commission this owner had a long record of flouting laws, including at 139 Arnold Road where no permit for demolition was obtained. Dave Patterson, who lived at Four Corners in Newton, told the commission he believed this was a teachable moment for all and that the city needed to get to the bottom of what system failed. Russell Feldman made recommendations on how to turn this site into a non-profit for Newton South students to learn from. Stephen Farrell of Winston Road said he lived here 23 years and also wanted to see the site used for some municipal good. He commented that the dumpsters were full of original material and should be protected from the elements. Sallee Lipshutz of 24 Radcliffe Road said she was appalled and wanted to see the commission and the city respect current laws. A weak response from the city would send the wrong message. The owner took a calculated risk and he should suffer the consequences. Barney Heath told the Commission that the Planning Department shared their outrage and that it could not be the eyes and ears on every project.

Cornelius made a motion to find that the work at 29 Greenwood Street was in violation of the Certificate of Appropriateness that was previously issued by NHC for this project and that the Stop Work Order imposed by ISD would remain in effect. Dimond seconded the motion.

At a scheduled meeting and public hearing on May 27th, the Newton Historical Commission, by vote of 7-0:

RESOLVED to find that the work at 29 Greenwood Street was in violation of the Certificate of Appropriateness that was previously issued for this project and that the Stop Work Order imposed by ISD would remain in effect.

Voting in the Affirmative: \_\_\_\_\_ Voting in the Negative: \_\_\_\_\_ Recusal: \_\_\_\_\_

Doug Cornelius, Chair

Katie Kubie, Member

Peter Dimond, Member

Amanda Stauffer Park, Member

Mark Armstrong, Member

Jennifer Bentley-Houston, Alt.

Deborah Budd, Alternate

Cornelius made a motion to authorize tarping at the site and over dumpsters in accordance with site restrictions imposed by ISD via the Stop Work Order. Kubie seconded the motion.

At a scheduled meeting and public hearing on May 27th, the Newton Historical Commission, by vote of 7-0:

RESOLVED to authorize tarping at the site and over dumpsters in accordance with site restrictions imposed by ISD via the Stop Work Order.

Voting in the Affirmative:      Voting in the Negative:      Recusal:

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

Cornelius made a motion to authorize fines on the owner, beginning on the day the second Stop Work Order was imposed, April 30, 2021 in accordance with the Local Landmark ordinance as revised in July 2020. Dimond seconded the motion.

At a scheduled meeting and public hearing on May 27th, the Newton Historical Commission, by vote of 7-0:

RESOLVED to authorize fines on the owner, beginning on the day the second Stop Work Order was imposed, April 30, 2021 in accordance with the Local Landmark ordinance as revised in July 2020.

Voting in the Affirmative:      Voting in the Negative:      Recusal:

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

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

Leo Murphy, Stephen Farr, and Virginia Adams, consultant, presented on behalf of the MBTA to add ramping, canopies, and walls to the PR-protected grounds surrounding the Highlands T Station building.

Staff reported that 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.

The MBTA presented its plan to use steel construction and beaming, since wood and stone were not sustainable materials to use for the goals of this project. Several abutters, including Marty Friedman, Serge, Patricia Riggin, and

Rena Getz, told the MBTA the proposed ramp proposal was not in keeping with the Secretary of Interior standards; that canopies over all the ramping space were not visually cohesive with the train station building; was it necessary to have every entrance to the station accessible, since other stations in Newton did not provide accessibility at every entrance?; that abutters should trust their gut in viewing this proposed project, and see it as a monstrosity that will look worse as it ages; and that the presentation contained false information, since many trees in the vicinity would likely come down for this project.

The MBTA told the assembled that canopies were required over every ramp in accordance with its board standards.

Armstrong made a motion to request the MBTA prepare 3-D images showing the areas affected by the two proposed ramps, not as street level, and include rocks and swale in the imagery to give the NHC a better sense of scale of the proposed project. Dimond seconded the motion.

At a scheduled meeting and public hearing on May 27th, the Newton Historical Commission, by vote of 7-0:

RESOLVED to request the MBTA prepare 3-D images showing the areas affected by the two proposed ramps, not as street level, and include rocks and swale in the imagery to give the NHC a better sense of scale of the proposed project.

Voting in the Affirmative:      Voting in the Negative:      Recusal:

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

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

Susan Pan, owner of this property, returned 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 22<sup>nd</sup> 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 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.

At this hearing, Ms. Pan presented some design options and there was support for Design B-1. Proposed materials included Hardie plank siding.

Armstrong made a motion to waive the demo delay on 52 Clinton Place based on the approved plan labeled B-1 of the presented plans, with staff approval of materials. Cornelius seconded the motion.

At a scheduled meeting and public hearing on May 27th, the Newton Historical Commission, by vote of 7-0:

RESOLVED to waive the demo delay on 52 Clinton Place based on the approved plan labeled B-1 of the presented plans, with staff approval of materials.

Voting in the Affirmative:      Voting in the Negative:      Recusal:

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

4. **33 Stanley Road – Partial Demolition Review (Ward 5)**  
**Request to add second story plus**

Mike Vahey, owner of this property, presented his plan to add a second story to the house, and presented the other homes on the street that had been demolished or added onto in the immediate neighborhood.

Staff reported that 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.

Dimond made a motion to preferably preserve the house at 33 Stanley Road. Bentley-Houston seconded the motion.

At a scheduled meeting and public hearing on May 27th, the Newton Historical Commission, by vote of 2-5:

RESOLVED to preferably preserve the house at 33 Stanley Road.

Voting in the Affirmative:      Voting in the Negative:      Recusal:

Doug Cornelius, Chair  
Katie Kubie, Member

Peter Dimond, Member

Amanda Stauffer Park, Member

Mark Armstrong, Member

Jennifer Bentley-Houston, Alt.

Deborah Budd, Alternate

**The motion did not pass. The property is not preferably preserved.**

5. **194 Adams Street – Demolition Review (Ward 1)  
Request to demolish buildings**

Nick De Duca attended the hearing to represent the owner.

Staff reported that 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.

Cornelius made a motion to preferably preserve the house at 194 Adams Street. Kubie seconded the motion.

At a scheduled meeting and public hearing on May 27th, the Newton Historical Commission, by vote of 2-5:

RESOLVED to preferably preserve the house at 194 Adams Street.

Voting in the Affirmative:      Voting in the Negative:      Recusal:

Katie Kubie, Member

Doug Cornelius, Chair

Peter Dimond, Member

Amanda Stauffer Park, Member

Mark Armstrong, Member

Jennifer Bentley-Houston, Alt.

Deborah Budd, Alternate

**The motion did not pass. The property is not preferably preserved.**

6. **92 Chapel Street – Demolition Review (Ward 1)  
Request to demolish buildings**

Mike Saris presented his plan to demolish this house and replace it with a new one.

Staff reported that 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.

Cornelius made a motion to preferably preserve the house at 92 Chapel Street. **There was no second to the motion, so the motion did not pass. The property is not preferably preserved.**

7. **180 Chapel Street – Demolition Review (Ward 1)**  
**Request to demolish buildings**

Jim Corsi, owner of this property, told the Commission the house was in terrible condition and that it should be torn down. The former owner, who group up in the house and spoke at the hearing, concurred.

Staff reported that 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.

Bentley-Houston made a motion to preferably preserve the house at 180 Chapel Street. Dimond seconded the motion.

At a scheduled meeting and public hearing on May 27th, the Newton Historical Commission, by vote of 6-1:

RESOLVED to preferably preserve the house at 180 Chapel Street.

Voting in the Affirmative:      Voting in the Negative:      Recusal:  
Doug Cornelius, Chair

Katie Kubie, Member  
Peter Dimond, Member  
Amanda Stauffer Park, Member  
Mark Armstrong, Member  
Jennifer Bentley-Houston, Alt.  
Deborah Budd, Alternate

8. **165-167 Chapel Street – Demolition Review (Ward 1)**  
**Request to demolish buildings**

Jim Chaisson, owner of this property, told the Commission he planned to tear it down and build new. Staff reported that 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.

Cornelius made a motion to preferably preserve the house at 165-167 Chapel Street. Bentley-Houston seconded the motion.

At a scheduled meeting and public hearing on May 27th, the Newton Historical Commission, by vote of 3-4:

RESOLVED to preferably preserve the house at 165-167 Chapel Street.

Voting in the Affirmative:                      Voting in the Negative:                      Recusal:

Doug Cornelius, Chair

Katie Kubie, Member

Peter Dimond, Member

Amanda Stauffer Park, Member

Mark Armstrong, Member

Jennifer Bentley-Houston, Alt.

Deborah Budd, Alternate

**The motion did not pass. The property is not preferably preserved.**

9. **106 River Street – Demolition Review (Ward 3)**  
**Request to demolish buildings**

Dave Oliveri presented his plan to demolish this building.

Staff reported that 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.

Cornelius made a motion to preferably preserve the property at 106 River Street. Armstrong seconded the motion.

At a scheduled meeting and public hearing on May 27th, the Newton Historical Commission, by vote of 0-7:

RESOLVED to preferably preserve the property at 106 River Street.

Voting in the Affirmative:      Voting in the Negative:      Recusal:

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

**The motion did not pass. The property is not preferably preserved.**

10. **26 Kensington Street – Demolition Review (Ward 3)**  
**Request to demolish buildings**

Vasken Maserejian, owner of this property, told the commission he wished to demolish this house.

Staff reported that 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 19<sup>th</sup> and early 20<sup>th</sup> 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.

Cornelius made a motion to preferably preserve the property at 26 Kensington Street. **There was no second to the motion, so the motion did not pass. The property is not preferably preserved.**

**11. 20 Bound Brook Road – Demolition Review (Ward 8)**  
**Request to demolish buildings**

Daniel Deychman, owner of this property, told the commission the house needed major renovations that were not possible. He said there was water in the basement and the ceilings were too low.

Staff reported that 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.

Dimond made a motion to preferably preserve the property at 20 Bound Brook Road. Kubic seconded the motion.

At a scheduled meeting and public hearing on May 27th, the Newton Historical Commission, by vote of 6-1:

RESOLVED to preferably preserve the property at 20 Bound Brook Road.

Voting in the Affirmative: \_\_\_\_\_ Voting in the Negative: \_\_\_\_\_ Recusal: \_\_\_\_\_  
Doug Cornelius, Chair

Katie Kubic, Member  
Peter Dimond, Member  
Amanda Stauffer Park, Member  
Mark Armstrong, Member  
Jennifer Bentley-Houston, Alt.  
Deborah Budd, Alternate

**12. 353 Linwood Avenue – Demolition Review (Ward 2)**  
**Request to demolish buildings**

Brian Connaughton, owner, told the commission the house was dated and had too many additions in a transitional neighborhood.

Staff reported that 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 22<sup>nd</sup>, 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.

Cornelius made a motion to preferably preserve the property at 353 Linwood Avenue. **There was no second to the motion, so the motion did not pass. The property is not preferably preserved.**

**Administrative Discussion:**

**a) Minutes from April 29th hearing.**

Minutes from the April 29th hearing were unanimously approved by those in attendance at that hearing.

The meeting was adjourned by unanimous vote at 10:36 p.m.

Administrative Approvals this month:

Key:

Partial demos (PD)

Full demo (D)

Garage (G)

Accessory Apartment (AA)

Waiver (W)

Addresses

16 Daniel Street	4/9/2021	G, PD	4/24/2021
21 Hunter Street	4/12/2021	PD	4/27/2021
104 Eldredge Street	4/12/2021	PD	4/27/2021
107 Dartmouth Street	4/13/2021	PD	4/28/2021
15 Beaumont Avenue	4/16/2021	PD	5/1/2021
55 Myerson Lane	4/19/2021	D	5/4/2021
126 Warwick Road	4/19/2021	PD	5/4/2021
151 Parker Street	4/19/2021	PD	5/4/2021
24 Harrison Street	4/23/2021	PD	5/8/2021
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
300 Commonwealth Av	4/28/2021	PD	5/13/2021
350 Woodward Street	4/28/2021	PD	5/13/2021
344 Woodward Street	4/28/2021	PD	5/13/2021
127 Clark Street	4/28/2021	PD	5/13/2021
18 Fairway Drive	4/29/2021	D	5/14/2021
109 Bellevue Street	4/29/2021	PD	5/14/2021
20 Emerson Street	4/29/2021	PD	5/14/2021
28-30 Riverdale Ave	5/3/2021	D	5/18/2021
6 Brush Hill Road	5/4/2021	PD	5/19/2021
361 Wolcott Street	5/4/2021	PD	5/19/2021
540 Dudley Road	5/4/2021	PD	5/19/2021
9 Fayette Street	5/5/2021	PD	5/20/2021
458 Winchester Street	5/10/2021	PD	5/25/2021
33 Orient Avenue	5/10/2021	AA	5/25/2021
73 Washburn Avenue	5/11/2021	PD	5/26/2021
65 Lenox Street	5/11/2021	PD	5/26/2021
24 Hazelton Road	5/12/2021	PD	5/27/2021

Respectfully,

*Katy Hax Holmes, NHC*