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

DATE: April 29, 2021

PLACE/TIME: Via Zoom

ATTENDING: Doug Cornelius, Chairman Peter Dimond, Member
Katie Kubie, Member Amanda Stauffer Park, Mem.
Jennifer Bentley-Houston, Alt Katy Hax Holmes, Staff
See Attendance List

ABSENT: Nancy Grissom, Member
Mark Armstrong, Member
Deborah Budd, Alternate

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, and Kubie. Bentley-Houston were designated to vote as an alternate. Katy Hax Holmes acted as Zoom host and the meeting was digitally recorded on the Zoom device.

1. **416 Langley Road – Demolition Review (Ward 6)
Request to demolish buildings**

The owner of this property, and his attorney Laurance Lee, presented their plan to demolish this and the house behind it on 416 and 418 Langley Road. These parcels were addressed separately.

Staff reported that 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 recommended this building preferably preserved as an original worker cottage on Station Street, an early house for laborers constructed for its access to Newton Center.

Cornelius made a motion to preferably preserve the property at 416 Langley Road. Dimond seconded the motion.

At a scheduled meeting and public hearing on April 29, 2021, the Newton Historical Commission, by vote of 4-1:

RESOLVED to preferably preserve the property at 416 Langley Road for architectural integrity.

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

Doug Cornelius, Chair

Katie Kubie, Member

Peter Dimond, Member

Amanda Stauffer Park, Member

Jennifer Bentley-Houston, Alt.

2. **418 Langley Road – Demolition Review (Ward 6)**
Request to demolish buildings

Staff reported that built in 1925, this a-stylistic, 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 recommended not preferably preserving the house at 418 Langley Road.

Cornelius made a motion to preferably preserve the property at 418 Langley Road. **There was no second, so the motion does not pass. The property at 418 Langley Road is not preferably preserved.**

3. **53-55 Athelstane Road – Demolition Review (Ward 6)**
Request to demolish buildings

Alex Kogan, owner of this property, told the Commission he wanted to replace it with another two-family that was energy efficient and had garage space and parking.

Staff reported that 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. Elizabeth Rosenzweig who lives on Athelstane spoke to how the congruity of the existing buildings has contributed over time to a sense of neighborhood and community, and she is concerned that full demolitions will negatively affect it. AnneMarie Stein, a documenter of demolitions in Newton spoke to the same concern.

Cornelius made a motion to preferably preserve the property at 53-55 Athelstane Road. Kubie seconded the motion.

At a scheduled meeting and public hearing on April 29, 2021, the Newton Historical Commission, by vote of 5-0:

RESOLVED to preferably preserve the property at 53-55 Athelstane Road for historic context.

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

Doug Cornelius, Chair
Katie Kubie, Member
Peter Dimond, Member
Amanda Stauffer Park, Member
Jennifer Bentley-Houston, Alt.

4. **96 Lake Avenue – Demolition Review (Ward 6)**
Request to demolish buildings

Tamar Warburg, owner and an architect, spoke the reasons why she thought replacing this house with the same International Style design was the best solution to the conditions of the home at this location.

Staff reported that 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 recommended preferably preserving this property for architectural integrity.

Cornelius made a motion to preferably preserve the property at 96 Lake Avenue. Kubie seconded the motion.

At a scheduled meeting and public hearing on April 29, 2021, the Newton Historical Commission, by vote of 3-2:

RESOLVED to preferably preserve the property at 96 Lake Avenue for architectural integrity.

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

Doug Cornelius, Chair
Katie Kubie, Member

Peter Dimond, Member
Amanda Stauffer Park, Member
Jennifer Bentley-Houston, Alt.

The property at 96 Lake Avenue is preferably preserved.

5. **40 Canterbury Road – Waiver Request (Ward 5)**
Request to waive demo delay

The owner of this property told the commission that he wanted 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.

The owner presented his proposed plans, which he said incorporated numerous angles in order to lower the appearance of height. Neighbors on Canterbury, including Carol Tippet and her husband, Stephanie and Adam Weitzman, and Vince McKay, spoke about their concerns for the size of this proposed house in a neighborhood of diminutive homes, many in the Bungalow Style. Members also said they were looking for some kind of architectural nod to the house style that was proposed for demolition but did not see any in the proposed plans. Members asked that the bulk of the new house be placed at the rear rather than dominating the lot across the front. The Chair asked for a second to his motion to approve the proposed plans for a waiver, but no one seconded the motion. There was no vote to approve a waiver.

6. **180 Allen Avenue – Waiver Request (Ward 5)**
Request to waive demo delay

The owner of this house to the Commission he wished 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.”

The owner presented his plans and debate ensued as to whether they successfully mitigated the loss of the Myers-designed house.

Bentley-Houston made a motion to waive the demo delay on 180 Allen Avenue based on approved plan Option A. Park seconded the motion.

At a scheduled meeting and public hearing on April 29, 2021, the Newton Historical Commission, by vote of 4-1:

RESOLVED to waive the demo delay on 180 Allen Avenue based on approved plan Option A.

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

Doug Cornelius, Chair

Katie Kubie, Member

Peter Dimond, Member

Amanda Stauffer Park, Member

Jennifer Bentley-Houston, Alt.

After the vote, staff asked to be allowed to photograph the existing house. The owner agreed and followed up the next day with an emailed invitation.

7. **69 Eliot Avenue – Partial Demolition Review, Full Demo Garage (Ward 3)**
Request to demolish garage, add onto side, rear

Don Lang presented the owners’ plans to add onto the house and demolish the garage.

Staff reported that 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 recommended this property preferably preserved for historic context.

Cornelius made a motion to not preferably preserve the garage at 69 Eliot Avenue. Dimond seconded the motion.

At a scheduled meeting and public hearing on April 29, 2021, the Newton Historical Commission, by vote of 5-0:

RESOLVED to not preferably preserve the garage at 69 Eliot Avenue.

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

Doug Cornelius, Chair
Katie Kubie, Member
Peter Dimond, Member
Amanda Stauffer Park, Member
Jennifer Bentley-Houston, Alt.

Kubie made a motion to waive the demo delay on the property at 69 Eliot Avenue based on approved plans.
Cornelius seconded the motion.

At a scheduled meeting and public hearing on April 29, 2021, the Newton Historical Commission, by vote of 5-0:

RESOLVED to waive the demo delay on the property at 69 Eliot Avenue based on approved plans.

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

Doug Cornelius, Chair
Katie Kubie, Member
Peter Dimond, Member
Amanda Stauffer Park, Member
Jennifer Bentley-Houston, Alt.

Administrative Discussion:

a) Minutes from April 22nd hearing.

Minutes from the April 22nd hearing were unanimously approved by those in attendance at that hearing.

The meeting was adjourned by unanimous vote at 9:04 p.m.

Administrative Approvals this month:

Key:

Partial demos (PD)
Full demo (D)
Garage (G)
Accessory Apartment (AA)
Waiver (W)

Addresses

44 King Street	3/12/2021	PD	3/27/2021
172 Melrose Street	3/16/2021	PD	3/31/2021
34 Rochester Road	3/16/2021	PD	3/31/2021
382 Lexington Street	3/18/2021	PD	4/2/2021
1011 Centre Street	3/23/2021	G	4/7/2021
69 Eliot Avenue	3/23/2021	G, PD	4/7/2021

158 Auburn Street	3/25/2021	G, PD	4/9/2021
9 Crescent Avenue	3/26/2021	PD	4/10/2021
6-8 Fairway Drive	3/26/2021	G	4/10/2021
32 Richardson Street	3/26/2021	G	4/10/2021
40 Puddingstone Lane	3/26/2021	D	4/10/2021
784 Commonwealth	3/30/2021	PD	4/14/2021
20 Rice Street	3/29/2021	PD	4/13/2021
20 Devon Road	3/30/2021	PD	4/14/2021
44 Putnam Street	3/31/2021	PD	4/15/2021
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
124 Dartmouth Street	4/1/2021	PD	4/16/2021
82 Lenox Street	4/1/2021	PD	4/16/2021
92 Littlefield Road	4/5/2021	D	4/20/2021
40 Canterbury Road	4/5/2021	W	4/20/2021
14 Cummings Road	4/5/2021	PD	4/20/2021
356 Upland Avenue	4/5/2021	D	4/20/2021
20 Drumlin Road	5-Apr	G	4/20/2021
1157 Washington St.	4/6/2021	D	4/21/2021
11 Florence Street	4/7/2021	D	4/22/2021
35 Wesley Street	4/7/2021	PD	4/22/2021
151 Commonwealth A	4/7/2021	PD	4/22/2021

Respectfully,

Katy Hax Holmes, NHC