



*** AGENDA ***

Date: June 24, 2021

Time: 7:00 p.m.

Place: <https://us02web.zoom.us/j/86760945866> or
+16465588656,,86760945866#

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.

1000 Commonwealth Ave.
Newton, MA 02459
T 617-796-1120
F 617-796-1142

www.newtonma.gov

1. 460 Newtonville Avenue, NR – Local Landmark nomination (Ward 2)

Request to nominate this property for designation as a local landmark

On April 28th, the Masonic Temple building at this address in Newtonville was nominated as a local landmark by City Councilors Leary, Lucas, Norton, Wright, Kelley, Malakie, and NHC member Bentley-Houston. At this hearing the NHC must vote on whether the property has enough historical significance to authorize staff to prepare a landmarks report for consideration at a future hearing for possible designation of the property as a landmark.

One of the most recognizable buildings in Newton, the Masonic Temple was constructed in 1896 and is a contributing resource to the Newtonville Historic District, which is listed on the National Register of Historic Places. The building was designed by the Boston architectural firm of Hartwell & Richardson in the Romanesque Revival Style for commercial and meeting-hall use. William C. Richardson (1854-1935) was a Newtonville resident when his firm was commissioned to design this building and previously designed the Newton Club (later replaced by Newtonville Library on Walnut Street, now the Senior Center), and the Central Congregational Church in Newtonville. This team also designed several Newton school buildings.

In 1896 the Masonic Building brought together individual local chapters of the masons to assemble at this location. Many chapters were founded as early as 1860, including the Dalhousie Lodge, Gethsemane Commandery and the Newton Royal Arch Chapter. The building housed commercial space on the ground floor when it was dedicated in 1896, as well as the first Newtonville Branch Library and Star Market.

This building was found to be historically significant under the categories of Architecture, Commerce, and Social History. The Masonic Temple was determined to be eligible for listing on the National Register in 1986 and was included in the Newtonville historic district the same year. The property was also included in a Multiple Resource National-Register district in 1990. Materials of significance that were noted for this building were its copper and slate roof, and its brick, copper, and terra cotta façade. The first-story level has historically been leased for retail uses, and over time space in the upper floors has been leased as well. The principal owner and user of the building is the Masonic Temple.

2. 145 Warren Street, NR – proposed Local Landmark Designation (Ward 6)

Request to designate this property a local landmark

On February 22nd, the Church-Buell House and property was nominated as a local landmark by City Councilors Danberg, Noel, Bowman, Kelley, Malakie, and NHC member Peter Dimond. This property originally came to the attention of the NHC in 2017 when a proposed project was presented for partial demolition of the house and full demolition of the garage. The project was approved by the NHC at that time. In the interim, ownership of the property changed but not the partial demolition permit. The nomination was accepted at the April 22nd hearing of the NHC and a staff report was authorized. The staff report will be presented at this hearing and recommends designation of 145 Warren Street as a local landmark. The staff report is posted online

here: <https://www.newtonma.gov/government/planning/historic-preservation/historical-commission/agendas-minutes-packets>.

3. **148 Waverley Avenue – proposed Local Landmark Designation (Ward 1)**

Request to designate this property a local landmark

On February 28th, 2021, the Ricker-Gay House and property was nominated as a local landmark by Councilors Pam Wright, Alison Leary, Maria Greenberg, and NHC Member Katie Kubie. This action followed presentation of an application for full demolition of the property by its current owners on January 28th, 2021. The nomination was accepted at the April 22nd hearing of the NHC and a staff report was authorized. The staff report will be presented at this hearing and recommends designation of 148 Waverley Avenue as a local landmark. The staff report is posted online here: <https://www.newtonma.gov/government/planning/historic-preservation/historical-commission/agendas-minutes-packets>.

4. **55-57 Louise Road – Demolition Review (Ward 8)**

Request to demolish buildings

This two-family building of wood frame and brick veneer was constructed in 1954 as part of a larger development designed by Joseph Selwyn of Belmont and constructed by Nardelli Construction Co. of Brighton. There are no other permits in the ISD file for this property. This property is in a surveyed neighborhood of like buildings and was deemed significant under the category of Community Planning. The survey form for the Louise Road-Florence Street-Craftsland Road area describes it as a visually cohesive streetscape of two-family houses that as a group are relatively uncommon in Newton for their architectural form.

From the survey form: “The Louise Road-Florence Street-Craftsland Road area is the largest subdivision of 1950s two-family dwellings observed in Newton. A visually cohesive collection of residential buildings displaying traditional styling and materials, the area includes nineteen two-family houses (thirty-eight units total) built from 1953 through 1956... Located in an area of Newton that is dominated by commercial and high-rise residential development, the subdivision runs parallel to the boundary between Newton and Brookline...The two-family dwellings are rectangular in massing and in most cases are oriented with the long elevation fronting the street... In general, the two-family houses are two stories on raised basements (concrete foundations) with exterior walls of asbestos shingle, brick veneer, or vinyl siding (not original), and hipped roofs clad in asphalt shingles...In three instances, houses have detached garages at the rear of the lots...

Nardelli Construction Company, Inc., based in Brighton (Boston), hired architect and civil engineer Joseph Selwyn, a Russian émigré, of Belmont to draw up the subdivision plan. Selwyn also served as architect of the two-family houses, according to building permit applications...The Louise Road neighborhood was not the first joint project undertaken by Saverio Nardelli and Selwyn. In the late 1940s, they developed a row of five two-family houses in Brookline, at 728, 749, 744, 748, and 752 Boylston Street [Brookline inventory #2416-2420], located on the south side of Route 9 between Reservoir Road and Heath Street. These two-story, hip-roofed dwellings clad in brick veneer are similar architecturally to the buildings in the Louise Road neighborhood.

Subdivision of the Louise Road-Florence Street-Craftsland Road area occurred on the cusp of revisions to the City of Newton Zoning Ordinance enacted by the Board of Aldermen in 1953. Building lots created before December 7, 1953, such as those in this area, were grandfathered and therefore not subject to the new requirements. As such, the Louise Road neighborhood is a vestige of post-World War II two-family development in Newton before the zoning changes, most significantly the increase in the required minimum lot area, were implemented.”

Others on Louise Road were preferably preserved by the NHC, including 49-51 Louise Road on April 22nd, 2021. Staff recommends this building preferably preserved for historic context.

5. **974 Dedham Street – Demolition Review (Ward 8)**

Request to demolish buildings

This Colonial Revival Style farmhouse was constructed c.1884 and has not been previously surveyed. A house at this location first appears on maps in 1907 with two large outbuildings. The GIS map shows a date of 1860, but no documentary evidence supports that early date. This property is first mentioned in directories under the ownership of William Collier in 1884. Collier was a carpenter and immigrant from England, and the likely builder of this house. By 1897 the owner is Clemence Hasenfus (1857-1946), a farmer and meat and produce dealer of German descent who lived and sold produce from here for over 50 years. He was also the owner when the house was connected to city water in 1901. After his death in 1946 his son, Clement J. Hasenfus, a teacher, owned the property and resided here into the 1960s.

This house is set back from the street and has gabled dormer peaks, with one centered over a second story addition; bay windows at the first story level; an enclosed front entry that was added after 1901; and rear ells. The house appears to be in original condition, with the exception of rear additions. Staff recommends preferably preserving this property for architectural integrity and historic context.

6. **46-48 Athelstane Road – Waiver Request (Ward 6)**

Request to waive demo delay

The owner of this property plans to return to the Commission with a plan to replace this building. This two-family house was preferably preserved at the February 25th, 2021 NHC hearing and the minimum required four-month period has elapsed.

At the February hearing, 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.

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.

7. **961 Walnut Street – Demolition Review (Ward 6)**

Request to demolish buildings

This house was constructed c.1865 on land owned by John Clifford (1836-1873), a laborer from Ireland, who appears at this location in the earliest directories the city has in 1868. This property was not previously surveyed. Mrs. Mary and William Foley were the subsequent owners when the property was first connected to water in 1886, and they continued to own the property until at least 1915. In 1929 the property was vacant, and by 1931 the owner was Calvin L. Lane, a fireman, who in

that year constructed a two-story addition at the rear of the house, and a rear bathroom addition in 1932.

From then on, ownership of this house changed every ten years until at least 1975, when Anne and Thomas Conneely were the owners and remained so until recently. Maps from c.1870 and 1894 show that on at least two occasions land was taken from this and nearby lots on Walnut Street, which caused the house to stand very close to the street. This house was constructed during an era when Irish settlement in Four Corners, Beacon Street, and Homer Street to the north resulted in the earliest housing seen in these neighborhoods. Given its early date of construction, the second story on the house was likely a later addition, and windows and siding, at a minimum, were replaced. A detached concrete garage was constructed in 1932. This house has been heavily altered and no longer resembles its original appearance. Staff recommends not preferably preserving this house and garage.

8. 1818 Beacon Street – Demolition Review (Ward 5)

Request to demolish buildings

This Colonial Revival Style house with attached garage was built in 1945 and designed by Royal Barry Wills of Boston. The house was owned and built by J.R. and Helen C. Duggan of Milford, MA. The attached garage was an original element. A rear addition and porch were constructed in 1978. According to city atlases and directories, there was a large Victorian house at this location 1945, which is clearly no longer there. The next owner of record of this house in 1953 is Elmer L. Tewksbury, treasurer, who lived here with his family through the 1960s. Harry A. Holzwasser was the owner in the 1970s when the rear additions were constructed.

This is a somewhat unusual design for Wills, who was known for his architecturally diminutive post-war examples of Colonial Revival architecture where garages were not a central feature. Wills graduated from MIT and became a registered architect in 1925, opening his own Boston office on Beacon Street the same year. His firm did well and moved to Beacon Hill, and in 1954, he was elected a fellow of the American Institute of Architects. His work was noted at the time as a traditional counterpoint to that of Frank Lloyd Wright, who was a contemporary. Proportionality was also a hallmark of Will's designs, which makes this example of his work all the more confounding. Having said that, the house is in original condition and staff recommends that it be preferably preserved for architectural integrity.

9. 36 Chandler Place – Demolition Review (Ward 5)

Request to demolish buildings

This late-19th century house was constructed under the ownership of James Shields, a teamster, and was connected to city water in 1894. He continued to live here until at least 1927, and by 1929 the house was vacant. Daniel J. Kerr, who worked as a janitor, and then his wife Winifred, continued to live here until at least the 1970s. Though the windows and siding on this house have been replaced, the massing and architectural features of the house have been retained, such as the partial front porch, clipped corner, and side bump-out, and there is context for it in the neighborhood of other late 19th century homes. This example does not stand out on its own. Staff recommends preferably preserving this property for historic context.

10. 91 Oldham Road – Demolition Review (Ward 3)

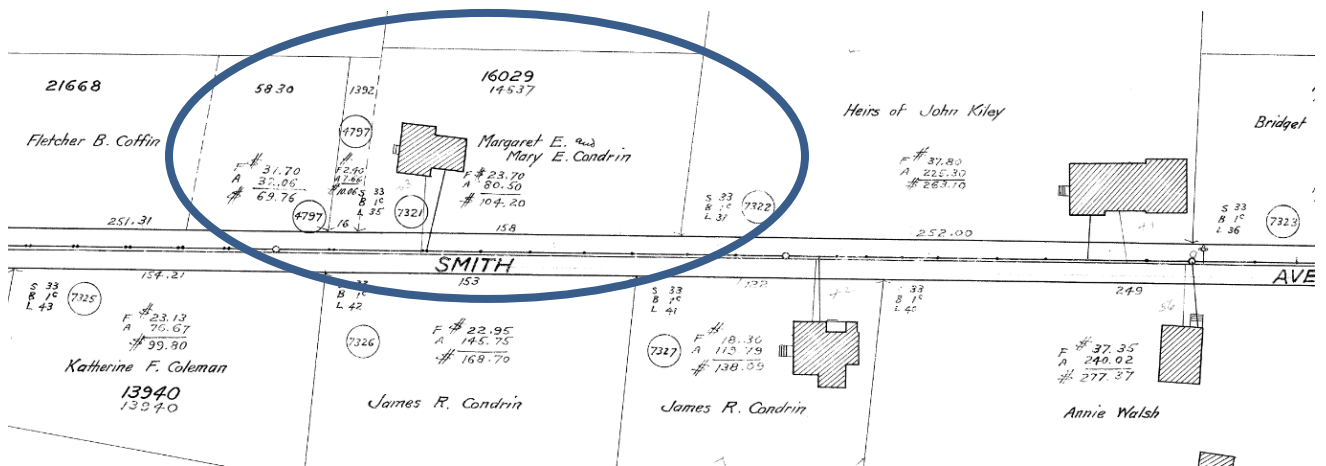
Request to demolish buildings

This Ranch Style house was constructed in 1955 and designed by Albert C. Rugo, a well-known post-war architect in the Boston area, who also designed homes in Brookline and Newton that were later surveyed. Eleven of his homes in Brookline are included on the State Register, and many of his Newton homes that were previously surveyed are located on June Lane. This property was previously reviewed by the NHC in 2006, when it was the subject of a full demo application. The NHC preferably preserved the property that year "for its relationship to the site and surrounding structures and for its overall neighborhood context."

(June 26, 2006). Rugo also designed #85 and #86 Oldham Road, at a minimum. As an alternative to demolition that year, the owner added on a master bedroom with new bath and a family room. The first owner of the property in 1955 was Earl A. Glicklich, a physician, who ten years later sold the property to Isadore Levine, and electrician, whose family owned it well into the 1970s at a minimum. Staff recommends preferably preserving this property for architectural integrity and historic context.

11. 23 Smith Avenue – Demolition Review (Ward 3)
Request to demolish buildings

Known historically as the Daniel Condrin House, a survey form from the 1970s shows an estimated construction date of 1865, but city engineering records show a much earlier date of 1845. Based on additional research the actual date is more like c.1855. Condrin boarded a ship in Liverpool to emigrate to the US from Ireland in 1850, and he appears in local records and directories as early as 1860. The house was first hooked up to city water in 1889. This house faces southwest and is entered from the side, with small windows at the second story facing the side yard. Additions have been added to the rear, including a side entrance.



1914 survey map

Daniel Condrin (c.1820 – 1887) worked as a stone mason in West Newton. His house is described both as Greek Revival and astylistic due to changes made to the house over time. His descendants continued to own the house through 1929 at least, including James R. Condrin, who in 1903 obtained a permit to build a shed. Condrins owned the property as of at least 1910, but by then did not live there; their long-time tenant was William G. Gill, a machinist, who resided here beginning in 1911 and lived here with his wife well into the 1940s. He appears to have purchased the property by 1939, when he obtained a permit for a single-car garage at the rear of the lot. This garage appears to have been demolished in 1972. By 1948, the owner was Albert L. Hyde, a salesman, who lived here with his family until the 1960s. The context of the neighborhood has changed over time, with construction of infill housing dating from post-war to the 1960s. However, this surveyed house is an antique, one of the earliest to have been constructed on this street and is representative of early worker cottages constructed by Irish immigrants in the mid-19th century. Staff recommends preferably preserving this house for architectural integrity.

12. 92 Walker Street – Demolition Review (Ward 2)
Request to demolish buildings

This property is one of three adjacent properties that are proposed for full demolition at this location. This house was constructed in 1920 by Frank P. Lind of Cambridge, with no architect listed. The house was built in the Dutch Colonial Style, with evidence of replacement windows and siding. Houses in this neighborhood date as early as the 1870s, and a few of them were previously surveyed. This property was not. By 1922 Frank L. McCool was the owner, and he built a garage on the property the same year. He worked as a dyer and lived here with his family until the late 1920s. Beginning in 1931 ownership of the property changed every ten years until Stephen Colella bought this house in the 1960s. Giving the

architecturally mixed nature of the street and the lack of individual architectural significance of this house, staff recommends not preferably preserving it.

13. 96 Walker Street– Demolition Review (Ward 2)

Request to demolish buildings

This house was also constructed by Frank P. Lind of Cambridge, but this time was owned by W.M. Lind, who lived at the same Cambridge address. A detached garage was constructed in 1922. In keeping with constructing Revivalist styles at this end of the street, Lind built an end-gable style house with a side-front entrance and front bay window. The first and long-time owner of this house was Michael J. Conroy, a foreman, who owned the property through the 1940s until his son Joseph Conroy, a laborer, took over by 1955. By 1964 Raymond Grabau, a carpenter, bought the house after living at other addresses on Walker Street and in Newtonville. For the same reasons staff did not recommend preferably preserving this house, staff does not recommend preferably preserving this one either.

14. 967-979 Washington Street – Demolition Review (Ward 2)

Request to demolish buildings

This single-story commercial building at the corner of Walker and Washington Streets was owned and constructed by B. Atlas of Winthrop in 1922 and designed by Silverman, Brown & Heenan, 51 Cornhill, of Boston. This local firm designed several Colonial Revival Style commercial and apartment buildings in the Boston area, most notably on Columbia Road in Boston, and 330-334 Walnut Street, located in the Newtonville Historic District. Another of their commercial buildings is in Nonantum at 386-390 Watertown Street and it was previously surveyed. As this building would signify, this firm was prolific in the 1920s in Newton and elsewhere as the population in this area, as well as car ownership, increased.

The original permit stated the building was to be constructed of brick and stone for its used as stores. By 1924 the owner was N.J. Reilly, who in that year obtained a permit to cut a larger opening in the building to allow cars to enter it. Jacob Rubin, and émigré from Poland, owned the building in 1936 where he managed a drycleaner business. In about 1940, Avedis Bayajian of 14 Harrington Street in Newton, became owner of the building and his family continued to own it until recently. He identified himself in directories as a storekeeper. In 1949 Bayajian removed a partition between to stores and remodeled the store front. The Oakley Food Mart was a tenant in one of the stores in 1951. Permits in subsequent years were for signage, which changed often. A fire in the basement in 1967 resulted in damage that was repaired that year.

The work produced by the firm of Silverman, Brown & Heenan resulted in some high-style examples of commercial and apartment-building architecture that has undergone little change over time. Staff would suggest that this building is not one of them and recommends that it not be preferably preserved.

15. 164 Newtonville Avenue – Demolition Review (Ward 1)

Request to demolish buildings

This house was constructed in an immediate neighborhood of Victorian homes in 1941. The house was designed by C.C. Crowell, a local post-war architect in Newton, and constructed by the Nardone Brothers, also of Newton. The house was designed in the post-war traditional style and has no other permits in the ISD file. Its first owner was Hugh F. Gartland, an electrical engineer, and his family, who in 1950 sold it to Alfred Rosbash, a cantor, and his family. In 1965 they sold the property to Ruth and Sidney Levin, whose family owned the property until recently. This house is an example of post-war architecture, but is not significant in its own right, nor is it contextually similar to the neighborhood of Victorian-era buildings. Staff recommends not preferably preserving this property.

Full demos administratively approved this month:

34 John Street	5/27/2021	D
70 Bontempo Road	6/3/2021	D
27 Van Roosen Road	6/8/2021	D