

**\* AGENDA \***

**Date: September 23, 2021**

**Time: 7:00 p.m.**

**Place: <https://us02web.zoom.us/j/86884620571> or  
+16465588656,,86884620571#**



Ruthanne Fuller  
Mayor

Barney S. Heath  
Director  
Planning & Development

Members

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

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

[www.newtonma.gov](http://www.newtonma.gov)

**1. 206-208 Concord Street - Request for a determination as to whether the property is historically significant (Ward 4)**

A request for a determination by the Newton Historical Commission as to whether the property at 206-208 Concord Street is historically significant was submitted by Councilor Gentile and Commission member Bentley-Houston. The genesis for the request is an intent to submit a Local Landmark nomination for the property. According to the city's recently revised Landmarks Ordinance, in order for a property to be eligible for nomination it needs to meet one of the following:

- (1) Is individually listed on the National Register of Historic Places, or formally listed as eligible for listing on said National Register, individually;
- (2) Is listed on the National Register of Historic Places as part of an historic district, but not individually, or formally listed as eligible for listing on said National Register as part of an historic district, but not individually; or
- (3) Has been determined by the commission or its designee to be historically significant after a finding that it is
  - i. Importantly associated with one or more historic persons or events, or with the architectural, cultural, political, economic or social history of the City of Newton, the Commonwealth of Massachusetts or the United States of America; or
  - ii. Historically or architecturally important by reason of period, style, method of building construction or association with a particular architect or builder, either by itself or in the context of a group of buildings or structures.

Currently the property does not meet any of these three criteria, and at this hearing the Commission is tasked with determining if the property is historically significant, according to criteria (3). If the Commission determines that it is historically significant, staff anticipates the local landmark process to move forward according to the ordinance.

According to the survey form on file with the state, this pre-Civil War two-family Federal style structure was originally owned by the Kingsbury family and was constructed c. 1830. By 1848 the Crane family took possession of the property, and in 1860, Rebecca Crane (widow of Zenus Crane) is listed as the head of the household and resided in the dwelling through the 1880's. Zenus Allen Crane went into the paper making business in Newton and later served in the Civil War. The form continues to note that the Crane family are believed to be members of the same Crane family as Zenus Crane who began his career in Newton Lower Falls, and later established a paper mill in Dalton, MA, and became notable for making paper currency. The survey form is included in the packet for additional reference.

**2. 424 Cherry Street, LL - Request to clarify approval of design for new building on site (Ward 3)**

The owner of this landmarked property came before this Commission for review in August 2017 and March 2021 with plans to add a second structure to the parcel.

At the August 2017 hearing, staff reported that this property was listed as one of Newton's 21 designated Local Landmarks, and that this building is located at the corner of Washington and Cherry Streets and was constructed c.1716. As the Commission should recall, the current owners are proposing to add dormers to the west side of the roof of the landmarked property and renovate the interior for use as housing units. A new detached building for more housing units is proposed for the north side of the lot, where a historic home once stood years ago. As a Landmark Preservation Site, the Commission had review over the design of the proposed new construction as well as the dormers on the landmarked structure. At the 2017 hearing, Mr. Jarek, architect for the project, emphasized that the building on this site was moved here in the 1800s and had been added to and modified over time. The Commission discussed the proposal for both existing and new structures and reviewed the proposed schematics for each. Both the dormer and the new house were presented in multiple possible schemes. The Commission stated that the new building should be subordinate to the historic one and generally not try to replicate its architectural detail. The Commission was told that both buildings would be the same height. The Commission also stated that the proportional relationship between the new and old buildings was more important than the architectural detail of the new structure. This project came back before the Commission in November 2017, but there was no approval. A design for the new building was finally approved in 2018.

At the March 25, 2021 hearing, Terry Morris, attorney representing the owner, presented the owner's plan to re-grade the previously approved site. No changes to the new building on the site were proposed, as it turned out, and the Commission voted to amend the Certificate of Appropriateness based on the presented revised grading plan. The owner has been asked to return to the Commission to confirm the Commission's understanding of the approved plans for the new structure, prior to a sign off from the Planning Department. Specifically, an understanding that the height of the abutting structures while maintaining the same eave height, was measured from their perspective grades, which differ roughly 2.5' in grade around each of the buildings, with the new structure residing on the taller grade. A further analysis regarding this, provided by Mr. Morris, is included in the packet.

**3. 211 Woodward Street – Partial Demolition Review (Ward 5)**

Request to construct additions

This Dutch Colonial style single family structure and detached wood single car garage were permitted for construction in 1923 on land formerly belonging to Charles Hussey. The owner and architect is listed as George W. Willis, who resided at 15 Wetherell Street in Newton Upper Falls. It appears that Willis, a draftsman and later an engineer for a cotton mill, designed the dwelling for his own personal occupancy, as he is listed in the 1930 and 1940 census as living at this address with his wife Alice. Willis owned the property until at least 1955. In 1958 Joseph Balcom, a barber, and his wife Catherine purchased the property, and the Balcom family continued to own the property until 1997. In 2015, a rear screen porch was permitted and subsequently built. Staff recommends not preferably preserving the property.

**4. 29 Hanson Road – Demolition Review (Ward 8)**

Request to demolish buildings

Located in Oak Hill Park, 29 Hanson Road was constructed in 1948 by owner Keltown Realty Co. and the builder/architect is listed on the permit as Kelly Corporation. The area of Oak Hill Park, which was constructed from 1948 to 1954, was surveyed in 2003, and the report stated it was "Built by the City of Newton as a complete community – the residential neighborhood incorporated a shopping center with supermarket, an elementary school, and playing fields – Oak Hill Park consisted of 412 single-family houses for veterans in a landscape design that emphasizes pedestrian circulation through green spaces...Oak Hill Park was the largest local project of its kind built under Chapter 372 of the Massachusetts Act of 1946, which allowed the city to borrow money beyond its debt limit to build housing for World War II veterans. "

This single-family ranch dwelling is abutted by two houses of newer construction and has been altered over the years. Most notably, a vestibule was added on to the front of the house in 1964 by former owner Leo Denkin, a stockroom clerk. Prior to that, a sunroom was added on to the left side in 1950 by owner John Buckley Jr. Denkin first appears as living at this property in 1957 and continued to own the property until 2001. Staff recommends not preferably preserving the property.

5. **88 Carver Road – Demolition Review (Ward 5)**

Request to demolish buildings

88 Carver Road was permitted for construction as a single-family dwelling for Gertrude Hiscock in December 1914, which is much earlier than the 1932 date listed on the Assessor's Database. Presumably constructed the following year, the structure's architect is unknown as no name was listed on the permit application. Hiscock, a jeweler, resided at the property with her mother and sister. In 1929 then owner, Nellie Hatch, had a small dormer constructed, though it is unclear if the permit is referring to the gable dormer on the front slope, or the shed dormer on the rear slope. No other building permits for the dwelling were located in the ISD file. In 1956 owner Harry Bigelow, a salesman, purchased a one car steel garage from the Whittredge Co. out of Lynn. The structure retains its overall form, wood shingle siding, 8/1 and 6/1 wood windows and exposed rafter tails on the side porch and rear elevation beneath the eave overhang. Staff recommends preferably preserving the property as an intact vernacular take on early 20<sup>th</sup> century Craftsman style.

6. **12 Roberta Road – Demolition Review (Ward 4)**

Request to demolish buildings

This single-family structure was permitted for construction in 1952. The listed owner/builder is Joseph Angelo, and the architect is A.J. Richards, both of Newton. It appears that this section of Roberta and Albert Road was built up between 1952 and 1953, on land formerly owned by William H. Mague, and the new houses shared a similar 1.5 story Cape like design, and front setback. Angelo and Richards teamed up for the construction of #s 57, 62, 74 and 85 Albert Road as well. Past owner occupants include Henry Hoffman, a gardener, and Salvatore Capizzi, a cook. In 1965, Capizzi permitted the construction of second floor rear dormer. Staff recommends not preferably preserving the property.

7. **6-8 Gardner Street – Demolition Review (Ward 1)**

Request to demolish buildings

This c. 1860's wood framed dwelling was surveyed in 1977 and is known historically as the Patrick Sweeney House. According to the form, Patrick Sweeney, a laborer, occupied this two-family dwelling as early as 1868, and the family continued to own the property through the 1880's. Between 1874 and 1886, a right-side rear addition was constructed, followed within nine years by a smaller left side rear addition. From 1895 to at least 1917, the property was owned by Katherine McNamara. The survey form notes that the structure is significant in the architectural development of Newton Corner as one of the earliest remaining end-gabled double house in the area, though it appears that the street has been altered, including a recent demolition of a c. 1850s residence at 13-17 Gardner Street. The dwelling's entrances are paired and centered under a decorative bracketed door hood, and (15) windows were replaced in 2003. Staff recommends not preferably preserving the property.

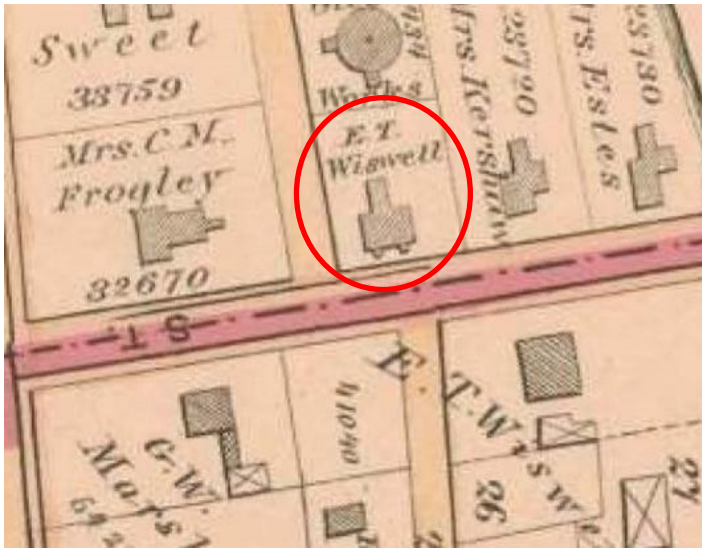
8. **41-43 Cross Street – Demolition Review (Ward 3)**

Request to demolish buildings

The dwelling at 41-43 Cross Street first appears on the 1886 J.B Beers & Co. Atlas. and E.T. Wiswall is listed as the owner of the property. The structure was constructed on land formerly belonging to the Newton Gas Co, which remained the dwelling's immediate abutter until at least 1917. Presumably the original owner is Edmund T. Wiswall, a milk dealer turned real estate businessman, who also owned property and resided across the street at #40. Wiswall remained the owner of the property until at least 1917, though it appears he never resided in one of the units. By 1895, the rear had either been enlarged, or drawn correctly to match conditions, and the two-family status of the wood framed property is clearly shown. Early occupants include Albert Billings, a salesman, Samuel Fletcher, a commercial traveler, and Dana Libbey, a civil engineer.

The 19<sup>th</sup> century structure features a symmetrical façade and hip asphalt roof and has retained notable detailing including the decorative brackets beneath the eaves on all elevations, the decorative truss in the front gabled dormer, and the two-story bay windows on either side of the entrances with bands of wood

shingles and pyramidal roofs. No building permits for this property were located, though it appears likely there have been additions to the rear, and the windows were replaced at some point. Staff recommends preferably preserving the property.



1886 J.B. Beers & Co. Atlas

9. **49 Cross Street – Demolition Review (Ward 3)**  
Request to demolish buildings

This address first shows up on the 1895 Bromley Atlas on land owned by Francis Buttrick, though based on directory research, it was likely constructed slightly earlier. Interestingly the dwelling shared a lot with what appears to be another, older residence which looked out on Washington Street, until at least 1917. It seems that Buttrick used the structure as a rental property, and an early occupant is Eben C. Clark, a carpenter and builder, who is listed as residing in a dwelling on Cross Street, near Washington Street, as early as 1893. Given his occupation, it is possible Clark was involved with the construction of the house. Clark had previously resided on nearby Eddy Street. By 1899, the directory formally lists Clark’s address as #49, and he continued to reside there until at least 1911. By 1917, the lot had been subdivided, and the house occupied its own lot, and the Gammons family had purchased the property. The Gammons family appear to be the first owner occupants of the dwelling and resided there until at least 1940.

In 1941 the structure was altered into a two-family dwelling and necessary interior renovations were completed; however, the front exterior retained its single-family nature. While limited, the front gabled 19<sup>th</sup> century structure retains details such as its roof trim. Staff recommends preferably preserving the property as an intact example of vernacular Queen Anne style design



1895 Bromley Atlas

**10. 132 Farlow Road, NR – Demolition Review (Ward 7)**

Request to construct additions

The large single-family dwelling was permitted for construction in 1925 for \$35,000. A two-car garage is included as part of the construction, and the architect is listed as Howland S. Chandler, with offices on Boylston Street in Boston, and the owner is M W Dennison. Maurice W. Dennison, who is listed on the 1930 census as the President of the Wholesale Pipe Co., resided in the house with his wife Gertrude and children until 1957, at which time the property was sold to Stanley and Mary Lampert.

This property is located in the Farlow Hill Historic District, which was listed on the National Register of Historic Places in 1990 and was noted as a contributing building in the district. In speaking of the district, the National Register criteria statement notes “it is significant as a reflection of the high end of Newton’s early 20<sup>th</sup> century suburban growth.” Further the form states “Newton Corner businessman and philanthropist John Farlow lived on Farlow Hill during the last quarter of the nineteenth century. He gave land for Farlow Park on Centre Street and the original memorial chapel at the Newton Cemetery, which was dedicated to Henry Bigelow. After his death in the mid-eighteen nineties, Farlow’s beautifully landscaped forty-acre estate was subdivided.” In 1988 parts of the interior of this house was remodeled, and a small rear addition was constructed. Staff recommends preferably preserving the property.

**11. 20 Morton Street – Demolition Review (Ward 20)**

Request to construct additions and demolish detached garage

This Colonial Revival style house and matching garage were constructed in 1931. Both were designed by John V Peard for John T Burns. Burns, a Canadian immigrant, appears to have owned the land, as well as neighboring property as early as 1917 and began building up the lots shortly thereafter. Burns himself lived on Washington Street in Newtonville at the time this dwelling was built and operated a real estate business with his sons. The house retains character defining architectural features typical of its style such as its double chimneys which run up either side of the dwelling, decorative modillions on the façade, an embellished entrance portico, and 8/12 and 12/12 wood windows. The matching brick detached garage was designed with similar stylistic features including fanlight windows in the gable on either side. Staff recommends preferably preserving the property as a fine example of Colonial Revival design in Newton.

**12. 4 Clarendon Street – Waiver Request (Ward 2)**

Request to waive demo delay

The owner of this property and their architect, Henry Finch, will return to the Commission with revised plans for a second story addition to the preferably preserved house. The property was preferably preserved on July 22, 2021.

At the July 22<sup>nd</sup> hearing, staff reported that built in 1926 in the Bungalow Style, this house was constructed by Rufus Rogers and designed by W. M. Haines, both of Waltham. Haines was known locally for his institutional designs such as Waltham High School; for single-story commercial structures in Waltham; and homes in Brookline, Newton, Waltham, Wellesley and Weston. Of the 14 that were previously surveyed, three are listed on the State Register. This appears to be the only Bungalow Style home he designed. In 1928, under the ownership of J.W. Limric, an insurance broker, an outside chimney was constructed for a fireplace. A detached garage was constructed the same year by the same design team, and in 1957 was extended "to accommodate modern car."

At the hearing, Commission members reviewed the plans and discussed the proposed addition with respect to the Bungalow style of the house. Members asked whether the roof on the addition could better reflect the overall style of the original house, and if the proposed addition could be more respectful of the Bungalow aesthetic. The owner said they would consider the input and come back to a future hearing. No vote was taken, and the delay was not waived.

**13. 239 Jackson Street – Waiver Request (Ward 6)**

Request to waive demo delay

The owner of this property will present plans for a replacement structure at this location. This property was preferably preserved on February 25, 2021, and the minimum four-month waiting period has elapsed.

At the February hearing, staff reported that the city's GIS system provides a construction date of 1900 for this property, but historic atlases and deeds suggest a date closer to 1912. This property has not been historically surveyed, and there were no permits in the file. The 1917 atlas shows this was the first house constructed on the west side of Jackson Street in that year. Two families owned this property since its construction. The building has been stuccoed, and all windows appear to have been replaced over time. Its end-gable form, stone foundation and front bay window are visual remnants of its original construction.

This land was part of a much larger parcel bordered by Parker and Jackson Streets and owned by Samuel A. Merrill and others. In 1902, this parcel became restricted under an Indenture of Trust, which limited construction on subdivided lots in this parcel to single-family homes, front setbacks of 25 feet for the house and 70 feet for outbuildings, and houses costing no less than \$25,000 to build. In 1911 the Merrill Trust sold the parcel for this property to Robert S. Hurley, an Irish immigrant and handyman who was the likely builder of this house, and whose family continued to own it until 1963. In that year Robert H. Hurley, the son, sold the property to Leo D. Curry, a lineman, and family who owned it until at least 2014.

Aside from being an early 20<sup>th</sup>-century house in Newton Center, this house is not a unique example of end-gable Victorian style and much of its original architectural detail has been lost over time. Ownership over time was not by citizens of historical significance to the city.

**14. 274-276 Adams Street – Waiver Request (Ward 1)**

Request to waive demo delay

Dino Rossi will present plans for a replacement structure at this location. This property was preferably preserved on February 25, 2021, and the minimum four-month waiting period has elapsed.

At the February hearing, staff reported that this property came before this commission in 2016 and was unanimously preferably preserved. Three years have passed since the end of the one-year demolition delay, so the owner returned to the commission for a new hearing as the intention for the property continued to be full demolition. In December 2016, staff reported that this house was newly constructed in 1924 as a two-family house at the southern edge of a neighborhood constructed beginning in the late 1880s. Directories from 1929 show Domenico Leone, laborer, as the first owner of record and Henry Goldberg, restaurant worker, as a resident here. Goldberg lived here until at least 1943. By 1936 tenants were Goldberg, Peter Frehill, upholsterer, and Cecelia McManus. During the war years the house appears to have been vacant, but by 1948 Carolina Leone and Dani Roffo, pipe fitter, were living here. Members of the Pellegrini family occupied the house from the 1950s to at least the 1970s. In 1996, the owner was listed as Sarah Finnigan. This Colonial Revival Style house with a sidehall entrance plan and hipped roof was of a blocky style popular in Nonantum in the 1920s and can also be found in other parts of Newton. This house was surveyed as part of a larger district entitled the Jackson Terrace historic district in 1999 as a well-preserved example of Colonial Revival tenant housing in Nonantum.

**15. 20 Bound Brook Road – Waiver Request (Ward 8)**

Request to waive demo delay

The owner of this property will present plans for a replacement structure at this location. This property was preferably preserved on May 27, 2021, and the minimum four-month waiting period has elapsed.

At the May hearing, 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.

**16. 46-48 Athelstane Road – Waiver Request (Ward 6)**

Request to waive demo delay

Reid Diamond, owner of this property, will return with revised plans for a replacement structure at this location. Plans presented at the June and August 2021 hearings were not approved for a waiver.

At the February 25<sup>th</sup> 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.

At the June 2021 hearing, Commission members reviewed the proposed replacement plans and found them wanting. Areas that were identified as needing further work: the side-pediment needed a window; the plans were not depicted in relation to the recently completed project next door; there were windowless walls for no apparent reason; and the building had no architectural cohesion. The owner agreed to revise the plans and attend a future hearing. No vote was taken and the demo-delay on the property was not waived.

At the August 26, 2021, hearing, Commission members reviewed the revised proposed replacement plans and had concerns that the elevations, plans, and renderings were not in sync, and all did not match the overall scope of the design. Again, no vote was taken and the demolition delay on the property was not waived. The Commission members asked to see previous iterations of the plans to understand what has been changed by the applicant in response to the Commission's feedback. The different plans are included in the packet.

**17. 49-51 Louise Road – Waiver Request (Ward 8)**

Request to waive demo delay

Alex Kogan, owner of this property, will present his revised plans for a replacement structure at this location. Plans presented at the September 2, 2021 hearing were not approved for a waiver.

At the April hearing, staff reported that this two-family building of wood frame and brick veneer was constructed in 1955 as part of a larger surveyed development designed by Joseph Selwyn of Belmont and constructed by Nardelli Construction Co. of Brighton. A concrete-block garage was constructed a year later. 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.

At the September 2, 2021, hearing, Commission members reviewed the proposed replacement plans and had concerns that the garages were forward of the main body of the house and should be pushed back and

deemphasized; additionally, a question was raised regarding the rationale of the use of the brick veneer. No vote was taken and the demolition delay on the property was not waived.

**Administrative Discussion:**

**a) Minutes from August hearings**

Administratively approved Full Demos for the month of September:

214 Langley Road (Garage)	8/17/2021	D
6 Shuman Circle	8/12/2021	D
167 Winchester Street	8/25/2021	D
115 Oxford Street	8/31/2021	D
1230 Commonwealth Ave	9/1/2021	D
1244 Beacon Street	9/2/2021	D
1256 Commonwealth Ave	9/3/2021	D
19 Sargent Pk	9/8/2021	D
16 Scotney Rd	9/8/2021	D

The location of this meeting/event is wheelchair accessible and Reasonable Accommodations will be provided to persons with disabilities who require assistance. If you need a Reasonable Accommodation, please contact the city of Newton's ADA/Section 504 Coordinator, Jini Fairley, at least two business days in advance (2 weeks for ASL or CART) of the meeting/event: [jfairley@newtonma.gov](mailto:jfairley@newtonma.gov) or (617) 796-1253. The city's TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.