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**\* AGENDA \***

**Date: October 28, 2021**

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

**Place: <https://us02web.zoom.us/j/83264543036> or  
+16465588656,,83264543036#**

**1. 72 Columbus Street, NR – Local Landmark Nomination (Ward 6)**

Request to nominate this property for designation as a local landmark

The NHC reviewed a local landmark nomination for this address in 2019, and on December 19, 2019, unanimously voted to authorize a landmark report on 72 Columbus Street, to be presented to the NHC for review at a future hearing. That nomination was never voted on for designation and has since expired. On September 1, 2021, 72 Columbus Street was once again nominated as a local landmark by its owner, Workshop of Women's Club of Newton. At this hearing the NHC must again vote whether the property has enough historical significance to authorize staff to prepare a landmark's report for consideration at a future hearing for possible designation of the property as a landmark.

The Newton Highlands Women's Club building was constructed in 1927 and designed by Edward B. Stratton, a well-known architect who worked in Newton in the early decades of the 20<sup>th</sup> century. Designed in the Spanish Eclectic and Colonial Revival Styles, this building has served as a clubhouse since it was constructed. The Club was formed in 1916 and was able to assemble funds to purchase a lot of land and build its own clubhouse in 1927. Organized as one of many women's clubs in the early nineteen-teens, the groups performed charitable and social work until war efforts engendered more support for US troops. Further research will document the history of the structure, as well as membership information and this organization's longevity at this location. This property is a contributing resource to the Newton Highlands National Register Historic District.

**2. 29 Greenwood Street, LL—Request to Remediate Violation (Ward 8)**

Request review of proposed plans to remediate violation

Franklin Schwartzer, attorney, and Donald Lang, architect, working on behalf of the owner, will present revised proposed plans for the remediation of the violation of the Certificate of Appropriateness at this address. The proposed revised submittal appears to present a plan to preserve remaining material from the original house, rebuild the structure with new material and offers an alternative design to the rear addition and color schemes.

At the May 27<sup>th</sup> hearing when this property was last discussed, 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.

At the May hearing, the NHC voted to find 7-0 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 Inspectional Services would remain in effect. The NHC also voted 7-0 to authorize tarping at the site and over dumpsters in accordance with site restrictions imposed by ISD via the Stop Work Order. Lastly, the NHC voted 7-0 to authorize fines on the owner, beginning on the day the Stop Work Order was imposed, April 30, 2021, in accordance with the Local Landmark ordinance as revised in July 2020.

At the August hearing, the NHC reviewed plans and stated that the entire project, including the rear addition should be shown on any submittals and remarked about the use of materials, further, a comment was made that the plan was incongruous to the character of the landmarked site. No vote was taken at this hearing and the violation and stop work order is still in place on the property. According to the current submittal, comments from the August hearing, a further review of the Local Landmark Report, and a site visit with the restoration contractor were taken into consideration.

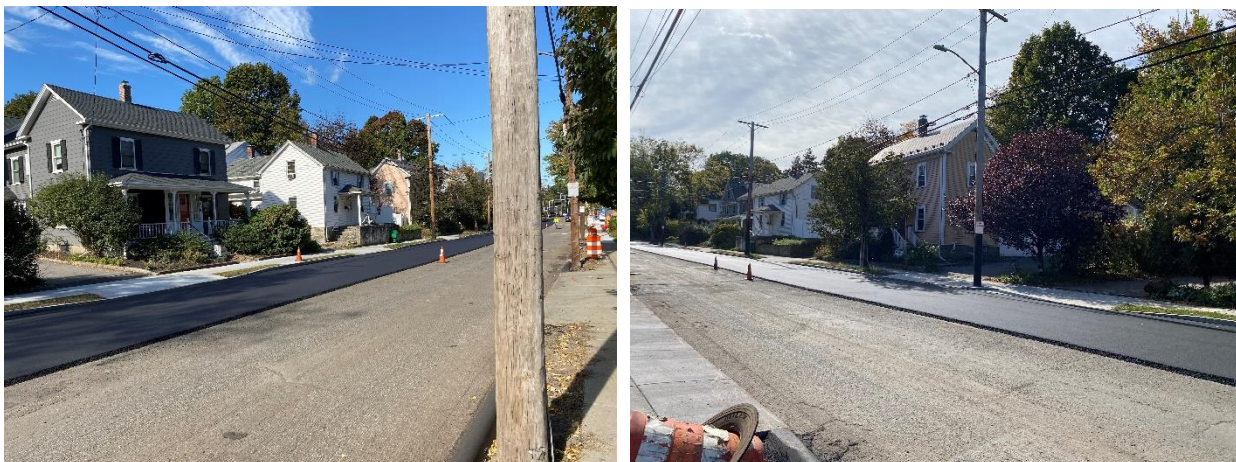
**\*Third agenda item to begin approximately at 8:30 p.m.\***

**3. 933-935 Walnut Street – Demolition Review (Ward 6)**

Request to demolish buildings

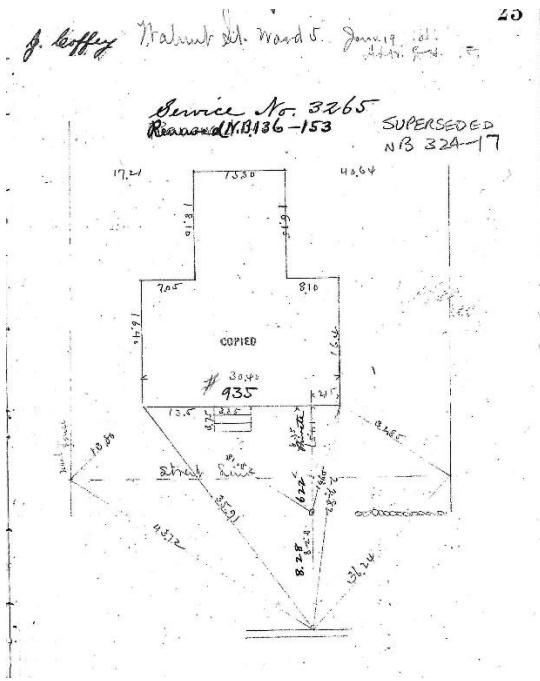
A building at this address, owned by the Coffey (also spelled Coffee on some records) family, first appears on the 1874 atlas, in between constructed buildings at 931 and 941 Walnut Street. Jeremiah Coffey is likely the first owner as his name appears on an 1865 subdivision plan. The dwelling was constructed as a single-family dwelling and was hooked up to city water in 1886, and at that time, the rear ell is evident in the footprint. Today, the three buildings at 931, 933-935, and 941 still retain a similar setback close to the street and although large additions have been constructed in the rear, the front massing is still presented as two-story side gabled dwellings with a three-bay façade, center entrance and chimney.

Jeremiah Coffey was an Irish immigrant and laborer who resided in the dwelling with his wife Mary, and their children. This seemed typical for the area as according to the 1880 census, Timothy Sullivan, an Irish immigrant, and laborer is residing next door at 931 with his family, and Henry Pierce, an Irish Canadian immigrant and laborer is residing next door at 941 with his family. The Coffey family retained ownership of the property until at least 1907, and by 1910 John J. Diggins, is listed as the owner. Diggins, a mason, emigrated from Ireland in 1890, had a hip roof constructed over a piazza on the dwelling in 1921. The Diggins family resided here until at least 1938, and in 1948 the listed resident is Mary Barrett, a widow, who would remain until at least 1963. In 1981, Joseph DeLuca enclosed an existing roofed side porch and in 1988, DeLuca, converted the property into a two family and constructed a large connected second residence in the rear, with its entrance facing the driveway. Staff recommends preferably preserving the dwelling as part of an example of a remaining group of 19<sup>th</sup> century immigrant housing in Newton which still bears a resemblance to its original streetscape appearance.



Photographs of 941, 933-35 and 931 Walnut Street





1886 footprint of 933-935 Walnut Street when it was hooked up to city water

**4. 18 Bonnybrook Road – Demolition Review (Ward 5)**

Request to demolish buildings

The single-family house with an attached two car garage at 18 Bonnybrook Road was permitted for construction in 1939 for \$16,000. The owner is listed as Frederick Morley and the architect and builder is Joseph Morley. The brothers also teamed up to construct #s 31 and 36 Bonnybrook Road the same year. Bonnybrook Road was constructed sometime between 1929 and 1939 on land formerly belonging to Margaret B. Gorham.

The Colonial Revival style dwelling features elements typical of its style such as an accentuated front entrance supported by pilasters and with a broken pediment, large double hung multi pane windows flanked by shutters, and decorative modillions below the eave. In 1961 the rear of the house was extended for a porch and den by owner Richard Silverman. Silverman later had a rear solarium and pool house addition to the right side constructed in 1981. Staff recommends the house preferably preserved for architectural integrity.



Images of the façade of 18 Bonnybrook Road



Assessor's Database images for 31 and 36 Bonnybrook Road

5. **180 Chapel Street – Waiver Request (Ward 1)**

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 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.

6. **974 Dedham Street – 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 June 24, 2021, and the minimum four-month waiting period has elapsed.

At the June hearing, staff reported 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.

**Administrative Discussion:**

a) **Approval of minutes**

Administratively approved Full Demos for the month of October:

|                           |            |   |
|---------------------------|------------|---|
| 34 Westbourne Rd (garage) | 9/15/2021  | D |
| 756 Boylston St (garage)  | 9/22/2021  | D |
| 62 Stanley Rd             | 9/22/2021  | D |
| 26 Wetherell St           | 9/29/2021  | D |
| 39 Border Street          | 10/4/2021  | D |
| 29 Westgate Rd            | 10/5/2021  | D |
| 56 Beecher Place          | 10/6/2021  | D |
| 24 Wilson Circle          | 10/13/2021 | D |

**SECOND HEARING IN THIS OCTOBER APPLICATION CYCLE WILL BE HELD NOVEMBER  
4, 2021 @ 7:00 PM**

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.