

At a scheduled meeting and public hearing on June 2nd, the Newton Historical Commission, by vote of 4-0:

RESOLVED to preferably preserve the house and garage at 190 Mount Vernon Street.

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

Doug Cornelius, Chair
Peter Dimond, Member
Mark Armstrong, Member
Jennifer Bentley-Houston, Alt.

6. **50 Highland Avenue, NR – Partial Demolition Review (Ward 2)**
Request to demolish rear façade and portion side

Mike Sedaris, owner of this property, and his architect, Chris Vance, presented their plan to add onto the historic house as part of a special permit project to add four total units on the site.

Staff reported that known historically as the Hale L. Keyes House for its first owner, this property is a contributing resource to the National Register-listed Newtonville Historic District. Constructed c.1870, the house is end-gable facing the street and exhibits Italianate Style architectural details such as paired brackets, round arch windows, and paneled bay windows. The doorway was remodeled in the late 19th century in the Colonial Revival style with leaded sidelights and a fanlight beneath a columned entrance porch. Hale L. Keyes was a bookkeeper who commuted from this house to Boston. By 1932 the owner was William F. Kimball, an electrical engineer. During the Depression years there were three households living here; and by 1945, occupancy was down to one person again under the ownership of Carlton E. Atwood, who was also an electrical engineer. This is an intact Italianate resource on Highland Avenue that continues to contribute to the NR-listed historic district. Staff recommended preferably preserving this property for architectural integrity and historic context.

Cornelius made a motion to preferably preserve the property at 50 Highland Avenue. Armstrong seconded the motion.

At a scheduled meeting and public hearing on June 2nd, the Newton Historical Commission, by vote of 4-0:

RESOLVED to preferably preserve the property at 50 Highland Avenue.

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

Doug Cornelius, Chair
Peter Dimond, Member
Mark Armstrong, Member
Jennifer Bentley-Houston, Alt.

The owner explained the two options that were under consideration for this project: moving the house forward on the lot to accommodate a longer rear addition including two garage spaces; or, leaving the house where it was and adding a small single-car garage unit that was set back slightly from the front façade. Discussion ensued as to the drawbacks and benefits of each design scenario.

Armstrong made a motion to waive the demo delay based on approved plans dated May 5th, 2021 with staff reviewing and approving materials. Cornelius seconded the motion.

At a scheduled meeting and public hearing on June 2nd, the Newton Historical Commission, by vote of 3-1:

RESOLVED to waive the demo delay based on approved plans dated May 5th, 2021 with staff reviewing and approving materials.

Voting in the Affirmative: Voting in the Negative: Recused:

Doug Cornelius, Chair

Peter Dimond, Member

Mark Armstrong, Member

Jennifer Bentley-Houston, Alt.

7. **88 Lexington Street – Demolition Review (Ward 4)**
Request to demolish buildings

Kui Xue, owner of this house, presented his plan to demolish it and construct a code-compliant and energy efficient house.

Staff reported that this house was constructed in 1939 by architect/builder A. Pelleriti of Waltham and owned by Vincinzo Caterino of Auburndale. This property was not previously surveyed. The house was constructed on gravel and was built as a single-family house in the Colonial Revival Style. The ell on the north side of the house appears on plans as original. There is only one permit in the ISD file, and it's for the home's construction. The first owner of the house is listed in directories as John V. Caterino, alternately as a clerk and grocer, who lived here with his family in the 1940s. He then moved next door to 76 Lexington Street. By 1955 the owner was Paul Halloran, listed in directories as a driver, who lived here with his family through at least the late 1960s. This house is in a neighborhood of mixed styles and construction dates and does not stand out as a particularly good example of its style. Staff recommended not preferably preserving this property.

Cornelius made a motion to preferably preserve the property at 88 Lexington Street. Armstrong seconded the motion.

At a scheduled meeting and public hearing on June 2nd, the Newton Historical Commission, by vote of 0-4:

RESOLVED to preferably preserve the property at 88 Lexington Street.