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*** AGENDA ***

REVISED

Date: January 4, 2022

Time: 7:00 p.m.

Place: <https://us02web.zoom.us/j/85196806953> or

+13017158592,,85196806953#

1. FY22 Survey and Planning Grant Application CPA – Letter of Support

Request letter of support for Newton Architectural Survey 1940-1972 from NHC

The Planning Department has applied for CPA funding to submit a full application to the Massachusetts Historical Commission (MHC) for an FY22 Survey and Planning Grant, which is a 50% matching grant program. Planning has already submitted a pre-application to MHC, and the City of Newton has been invited to submit a full application in February 2022.

Following all guidelines and approvals set out by MHC, the proposed \$35,000 project would hire consultants to research and document approximately 140 historic buildings that are approximately between 50 and 80 years old. Buildings in this date range are under-surveyed, and, given recent City Council discussions about changing the demolition delay age trigger from 50 years to 75 years, it is important to understand and document the significance of these resources. The project would be directly managed by the city's Preservation Planners, both of whom have managed Survey and Planning Grant projects in past fiscal rounds. The city is asking the match (\$17,500) to come from CPA funding. Staff presented the pre-proposal application to the Community Preservation Committee (CPC) on December 14, 2021, and the CPC unanimously voted to accept the submittal of the full application. Staff will be returning to the CPC on January 11, 2022, to present the full proposal, and are seeking a letter of support for the proposal from the Newton Historical Commission prior. Additionally, with the full application to MHC that Planning will be submitting in early February, application will need to include a letter of support for the project from the Commission with that as well.

As noted on the CPC application, in 2001 and 2003, Newton completed two projects to understand the City's largely unrecognized Post WWII development and plan for its preservation. The current proposal uses these resources as a starting point to develop a list of historically and architecturally significant mid-twentieth century structures for additional research and study. Additionally, Preservation Planners will use GIS data, building permit research and field studies to begin putting together a list of 140 properties. The goal of this project is to preserve Newton's historically significant mid-twentieth century resources by completing new historic inventory forms that will allow for a more complete understanding of the individual structures and neighborhoods constructed during this period. The inventory forms are also uploaded on the State's database and available to the public for their own research. Newton has over 3,200 structures built between 1940 and 1972 yet to survey, including commercial and institutional structures which warrant recognition, and this project is seen to be the first of several phases of survey needed to fully document this period. This survey will provide the city with much needed information to help it better implement its existing preservation tools and strategies to preserve, rehabilitate, and restore mid-century structures for future generations.

Below is a link to the CPA proposal with more information as well as links to the 2001 study and 2003 survey:

Below is a link to more information about the MHC Survey and Planning Grant Program:

<https://www.sec.state.ma.us/mhc/mhchpp/surveyandplanning.htm>

- 2. 19 Highland Avenue, Church of the Open Word/New Art Center CPA – Letter of Support (Ward 2)**
Request letter of support to conduct needs assessment from NHC

The New Art Center has applied for CPA funding to conduct a feasibility study of the Church of the Open Word site on Highland Avenue. The Newton CPC voted unanimously to accept a full application for the proposed work. The application was submitted on December 17, 2021, for inclusion on the January 11, 2022, agenda. The New Art Center has requested a letter of support from the NHC in preparation for the January CPC meeting.

According to a letter from Emily O’Neil to the NHC, “We are requesting CPA funds to conduct a needs assessment and from that develop a program for the functional uses and sizes needed for New Art’s growth into the next many decades. That program will inform the preservation and design project.” Beforehand in the letter, O’Neil writes “The New Art Center is requesting a CPA grant to help fund a planning process for preservation and rehabilitation of the Church of the Open Word located at 19 Highland Avenue in Newtonville. The parcel comprises of two historic buildings: the church building was designed by Ralph Adams Cram; the parish house’s designer is unknown. We have entered into a 12-month Option to Negotiate a purchase price with the Massachusetts New Church Union, owners of the Church of the Open Word and the Parish House, with the end goal of purchasing, restoring, and renovating the Church and the Parish House to become a new home for the New Art Center.”

Historically known as the Swedenborgian Church, the property at 19 Highland Avenue is a contributing building and part of the larger Newtonville Historic District (not the local historic district), which was listed on the National Register of Historic Places in 1986. According to the buildings’ inventory form on file with the state, in 1892, the architecture firm of Cram and Wentworth was commissioned to design the Swedenborgian Church in Newton, MA. The church was erected in 1893. The Parish House adjacent of unknown authorship predated the church is estimated to date to 1888. A chancel extension was added to the church in 1916, attributed to Ralph Adams Cram. At the same time, they added a Hutchings Organ in the choir and three new stained-glass windows were installed. Further, the form notes, Cram and Ferguson was, and still remains a nationally recognized architecture firm specializing in church architecture, with much emphasis on the Gothic style.

Below is a link with additional information on the CPC proposal:

<https://www.newtonma.gov/government/planning/community-preservation-program/proposals-projects/new-art-center-church-of-the-open-word-restoration>

- 3. 270 Linwood Avenue – Partial and Demolition Review (Ward 1)**
Request to construct additions and demolish detached garage

The house at 270 Linwood Avenue first appears on the 1874 atlas, belonging to a Mrs. Sylvester. This would be Mrs. Emeline Sylvester, wife of Austin T. Sylvester, a jewelry salesman and Civil War veteran. The property would remain under the ownership of the Sylvester family until at least 1895, and it was this family that constructed an accessory structure in its current location, as it appears on the 1886 atlas. The façade of the former stable was most likely intentionally designed to mimic the appearance of the façade of the main body of the house, which was common during the years following the Civil War. According to the atlases it appears that between 1886 and 1895, a rear ell was removed on the house, and a larger rear addition and ell were constructed. The Sylvester family owned the property until at least 1901 prior to their move to Winthrop, MA.

By 1907, Harry Harwood is listed as the owner, and lived at the property with his wife Elizabeth and their children. Harwood worked for Harwood Brothers Inc., a jewelry wholesale company in Boston and in 1915 pulled a building permit for the installation of a window in the rear building for \$2. On the building permit

Harwood notes that it was formerly a stable, but it was being used as a playhouse for children. In 1917, Harwood permitted the construction of an open balcony and in 1920, as appropriate for the time, he once again altered the use of the rear building to be a two-car garage and had the left side addition constructed. The front porch was repaired and replaced as needed between 2010-2011.

The wood framed house and former stable have retained character defining elements including the cornice returns and wood 2/2 windows. Further, the decorative wood window trim, elaborate corner brackets, dentil work and intact front porch help maintain the architecturally significant appearance of the 19th century dwelling. Staff recommends preferably preserving both the house and converted garage for architectural integrity. The Commission should keep in mind that they can vote on the buildings separately. In the event that the house is found to be preferably preserved, the applicants will show their plans which include the demolition of the rear ell and construction of a rear addition. In the event that the converted garage is found preferably preserved, a plan which includes its demolition cannot be voted on for a waiver for 4 months as the application is for its full demolition.

4. 54 Indiana Terrace – Demolition Review (Ward 5)

Request to demolish house and detached garage

The single-family house at 54 Indiana Terrace, originally known as 83 Hale Street, was permitted for construction in 1925 for \$4500. The owner was listed as Walter Burns and the architect/builder was O.W. Lewis. Burns, a machinist who emigrated from Canada, is listed as residing at the property with his sons and boarders on the 1930 census. In 1936, then owner Grant and Eva Simpson obtained approval from the then Board of Alderman to construct a metal prefabricated Brooks Skinner detached garage within the side setback. Arguably the most popular prefab garage manufacturer in the area, the Brooks Skinner Company at one point proclaimed to “produce a complete building every 55 minutes in the factory.” By 1938, Philip Powell, a machinist at the mill at nearby 1238 Chestnut St, is residing in the dwelling. Ernest Simpson and his family is first listed at the address in a 1939 newspaper article, and the Simpson family will continue to reside in the dwelling until at least 1963. In 1974 the entire width of the front of the house was extended 7’ over the existing front porch, which was likely previously enclosed. In 2006 (5) windows were replaced. Staff recommends not preferably preserving the house and garage as the most visible elevation of the house has been substantially altered.

5. 164 Spiers 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 August 26, 2021, and the minimum four-month waiting period has elapsed.

At the August hearing, staff reported that Located in Oak Hill Park, 164 Spiers 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. ” No building permits since 1948 were located for the structure. The Postwar traditional ranch structure at 164 Spiers Road continues to reflect its original plan and follows the typical basic design for the residences in the area, which is rectangular in massing, four bays across and two bays deep, with a side gable asphalt roof. In 1951 the property was owned by John Knox (United States Navy) and his wife Betty. Property owners included Robert Miller, an auto mechanic, in 1969 and David Lentz, an employee of Mt. Ida College in 1976. The Newton Historical Commission voted to preferably preserve this dwelling in 2006 and 2008.

6. **197 Nehoiden Road – Waiver Request (Ward 5)**

Request to waive demo delay – continuation

The owner of this property will present revised plans for a replacement structure at this location. This property was preferably preserved on April 22, 2021, and the applicant first presented plans for a waiver at the November 18, 2021 hearing. The delay was not waived at that hearing.

At the April 22, 2021, hearing, staff reported that this English Cottage Revival house was owned and constructed in 1933 by Charles Azab of Brookline and designed by C.C. Crowell of Newton. Christopher Chase Crowell designed at least twenty other Colonial Revival Style homes in the 1930s and 40s that were surveyed in Newton, seven of which are listed on the State Register, and a few are in the Chestnut Hill LHD. This house has not been surveyed. Charles Azab sold the property with the house newly constructed in 1935 to Sumner B. Woodbridge, a sales manager, and family. Fourteen years later the property was sold to Magnus I. Smedal, a physician, who turned it around a year later and sold it to Garrett Sullivan, another physician. The Sullivans owned the property eleven years before selling it to Bernard Goldston, who worked in shoes, in 1960, and who in that year pulled a permit to repair the foundation. There are no other permits in the ISD file, and there appear to have been no additions or updates to the exterior of the house. Its design appears to be original.

At the November 18, 2021, the Commission reviewed plans for a waiver and commented on the roof material, that the massing was too much for the site and seemed out of scale, and that the front was too big for the space. A motion to waive the delay was not seconded and the delay remains in place.

Administrative Discussion:

a) Approval of minutes from the November 18, 2021, meeting

b) Discussion about the revised Demolition Delay Ordinance and edits to the Commission’s Rules and Regulations

Administratively approved Full Demos for the month of December:

235 California Street (garage)	11/9/2021	D
134 Sumner St (garage)	11/12/2021	D
12 Antonellis Cir	11/17/2021	D
82 Collins Rd	11/18/2021	D
92-96 Webster Pk (garage)	11/23/2021	D
63 Fenwick Rd	11/24/2021	D
518 Quinobequin Rd	11/24/2021	D
71 Cloverdale Rd	12/1/2021	D
28 Edward Rd	12/2/2021	D
41 Terrace Ave (garage)	12/3/2021	D
21 Tocci Path	12/6/2021	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 or (617) 796-1253. The city’s TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.