



Ruthanne Fuller
Mayor

Barney S. Heath
Director
Planning & Development

Valerie Birmingham
Chief Preservation Planner

Members

Peter Dimond, Chair
Doug Cornelius
Mark Armstrong
Nancy Grissom
Katie Kubie
Amanda Stauffer Park
John Rice

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

www.newtonma.gov

*** AGENDA ***

REVISED

Date: February 24, 2022

Time: 7:00 p.m.

Place: <https://us02web.zoom.us/j/82116870351> or
+13017158592,,82116870351#

The Commission will vote to enter into Executive Session to discuss litigation strategy with respect to the first agenda item on the grounds that an open meeting will have a detrimental effect on the litigating position of the Commission.

1. 29 Greenwood Street, LL (Ward 8) – Executive Session

Request from Chair Peter Dimond for a determination by the Commission to pursue available legal remedies against the owner of 29 Greenwood Street regarding the violations of the Landmark Ordinance and previously issued certificate of appropriateness caused by the unauthorized demolition of the Landmark property.

Please note that during an Executive Session the zoom meeting will be locked to the public until the Commission votes to reopen the meeting.

2. 1135 Washington Street, West Newton Armory MOA (Ward 3)

Request for NHC feedback on the current design

Please note that no public comment will be heard for this item

In December of 2021, the city announced that Mayor Fuller had selected Metro West Collaborative Development/Civico Development as the City's partner for the transformation of the West Newton Armory. At this meeting, representatives from Metro West Collaborative Development/Civico Development will present a design set and solicit comments from the Commission to take into consideration as the project progresses. The proposed adaptive reuse of the Armory includes preserving the headhouse and demolishing the fieldhouse in order to construct an addition for apartment units. A set of plans is included in the Commission's packet documents.

As part of the requirements in the Memorandum of Agreement (MOA) process, the Commission previously reviewed and provided edits to the MOA and marketing plan in March and June 2021, and the Commission last reviewed this address in November 2021 when they provided comments on the seven RFP submittals. It does not appear that the plans have changed since its RFP submission, however this meeting will allow additional Commissioners an opportunity to provide comments, and a more focused discussion on this plan set. The MOA includes a section for Photographic Recordation and Documentation which should contain photographs and documentation of any character defining attributes. This recordation plan is to be reviewed and commented upon by the NHC prior to any demolition or substantial construction. The Commission might inquire how this is to be done, if known at this time.

THE THIRD AGENDA ITEM WILL NOT BEGIN BEFORE 8PM

3. 345 Walnut Street, Newton Senior Center (Ward 2)

Request from the Public Buildings Dept. for NHC feedback on the current design

Please note that no public comment will be heard for this item, and that the Commission will not be taking up the Local Landmark nomination at this meeting.

The discussion and vote of the Commission whether to accept the Local Landmark nomination and direct further study of the property is scheduled to be placed on the March 24, 2022 agenda.

Representatives from the City's Public Buildings Department will present a project update, the latest plans and renderings for the site and solicit feedback from the Commission on the design. The project, known as the Newton Center for Active Living, NewCAL, includes, the full demolition and rebuilding of the Senior Center building. Plans and an overview of the project's history provided by the Public Buildings Dept. is included in the packet documents. The Commission received an application for the building's full demolition in 2020, and there is currently an 18-month demolition delay in place which expires on March 24, 2022.

The Commission has received a nomination to designate the property a local landmark and will discuss and vote whether to accept the nomination and direct further study of the property at its March 24, 2022 meeting.

4. 206-208 Concord Street – Proposed Local Landmark Designation (Ward 4)

Request to designate this property as a local landmark

This property came before the NHC at the September 23, 2021 hearing, and was determined to be historically significant which meant it was eligible to be nominated as a local landmark. On October 4, 2021, the Commission received a local landmark nomination for this address. The Commission took up the nomination at its December 23, 2021 hearing and unanimously voted to accept the nomination and direct staff to conduct further study of the property. At this public hearing the Commission should vote whether or not to designate the property a local landmark based on the criteria listed in the Local Landmark Ordinance. In order for the designation to pass, the vote needs to be three-quarters (3/4) of the Commissioners present, but in no instance less than four (4) votes, in the affirmative.

Established in 1993 under City Ordinance Chapter 22, Sections 22-60 through 22-75, Newton's Local Landmark Ordinance authorizes the NHC to designate individual properties as Newton Landmark Preservation Sites. The Landmarks Ordinance in the City of Newton provides the highest level of protection for properties determined to be the most architecturally or historically significant in the city. Under the Landmarks program, the Newton Historical Commission identifies buildings, structures, landscapes, and places, which define the historic character of the city and have, over time, helped to establish a sense of place.

For detailed information on this property please review the Local Landmark Report included in the packet documents.

5. 450 Winchester Street, LL – Request for Certificate of Appropriateness - continuation (Ward 8)

Request to install fence

This house was designated a local landmark in 2008, and the report is included in the packet documents. The current owner wishes to install a 6' cedar wood fence along a portion of the right (south) side property line beginning approximately 20' from the front property line, which according to the applicant would also be where it aligns with the front of the house at 458 Winchester Street. The Commission first reviewed this application at their January 27, 2022 hearing and had concerns that not enough documentation had been provided to fully understand the proposal and any impacts to the Local Landmark site. Additional comments from the Commission were a preference for the design to be 4' solid and 2' lattice on top, which the applicant has revised the design to be. The Commission asked for a site plan that showed the landscaping and footprints of surrounding buildings marked to show the location of the fence, additional details with dimensions and a 3D view of the proposed fence.

The Local Landmark report does not reference fences in terms of specific Standards for Review, though the General Standards suggests that any projects affecting the property should be evaluated by considering the effect it would have on the relationship to the surrounding area. The Secretary of Interior Standards for the Treatment of Historic Properties and the City of Newton Historic Preservation Design Guidelines advise that

when fences are necessary, they should be as unobtrusive as possible and not blocking view of historic buildings from the street.

6. 54 Ellis Road – Demolition Review (Ward 2)

Request to demolish house

The Tudor Revival structure at 54 Ellis Road was constructed in 1929, and designed by prominent local architect, Harry Ramsay. Ramsay also designed the similar Tudor Revivals at 6, 14, 22, 30, 38, 46 Ellis Road, creating an intact set on that side of Ellis Road. Currently 192 buildings are attributed to Ramsay on the state's MACRIS database, with 60 in Newton alone. Ramsay specialized in Tudor and Colonial Revival prior to WWII, and later focused on more contemporary style buildings. The land for this property formerly belonged to George H. Ellis who owned a large portion of land dating back to 1895 and subdivided his property and created this lot in 1922. The first known owner of the property was Isaac Kaplan, a furniture manufacturer. By 1945, Monte Cohen, who worked in the Leather Industry resided in the dwelling, and Cohen continued to reside there with his family until 1970.

No permitted footprint alterations have occurred at the property, and the only exterior building permit was for the replacement of the windows with like kind in 2012. The slate roof was replaced with asphalt at an unknown date. The two and a half story brick dwelling retains its notable architectural features such as the stone arched front entry surround, decorative half timbering in the front facing gable and the decorative brick lintels above the windows. Staff recommends preferably preserving the house at 54 Ellis Road for architectural integrity and for being part of a contiguous set of Harry Ramsay designed Tudor Revival style dwellings.

7. 20 Clinton Street – Demolition Review (Ward 1)

Request to demolish house

The wood framed surveyed dwelling at 20 Clinton Street was constructed between 1886 and 1895, along with #s 7-19 Clinton Street, which include a variety of alike front and side gabled dwellings with similar setbacks and scales. According to the survey form on file with the state, "The front-gabled form is representative of Nonantum house design in the years following the Civil War." The first owner of 20 Clinton Street was Mary F. Rollins, a widow originally from Virginia, who also owned 12 Clinton Street next door. Rollins owned and resided at the property until her death in 1918. In 1917, Rollins permitted the construction of a pair of outside stairs and a window on the east side of the house. By 1920 the property was sold to Dominico Caira, an Italian immigrant and laborer, who resided in the house with his family. In 1920, Caira permitted what appears to be a large rear addition and in 1924, he altered the house's appearance by constructing a roof over and enclosing the front and rear porches. The Caira family continued to own the property until 1988.

Even though it was built with other similar houses on the street, staff struggles to find this house a vital part of the street's remaining context. Additionally, the house has endured alterations to materials and the fenestration throughout the years that has compromised its integrity, and for these reasons staff recommends not preferably preserving the house. An application for the demolition of the detached concrete block garage was submitted, and staff and the chair found it was not significant and it is not on this agenda.

8. 164 Spiers Road – Waiver Request – Continuation (Ward 8)

Request to waive demolition delay

The owner of this property will present revised 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. The owner presented plans for a waiver at the Commission's January 4, 2022 hearing and the delay was not waived. Concerns from the Commission included that the plan did not mitigate the loss of the preferably preserved house, that the garage was in front of the house, and the design of the columns.

At the August 2021 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.

**SECOND HEARING IN THIS FEBRUARY APPLICATION CYCLE WILL BE HELD
MARCH 7, 2022 @ 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 or (617) 796-1253. The city's TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.