



Ruthanne Fuller  
Mayor

**City of Newton, Massachusetts**  
Department of Planning and Development  
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone  
(617) 796-1120  
Telefax  
(617) 796-1142  
TDD/TTY  
(617) 796-1089  
www.newtonma.gov

Barney S. Heath  
Director

**MINUTES OF PUBLIC MEETING AND PUBLIC HEARINGS  
NEWTON HISTORICAL COMMISSION**

**DATE:** January 27, 2022

**PLACE/TIME:** Via Zoom

<b>ATTENDING:</b>	<b>Peter Dimond, Chairman</b>	<b>Doug Cornelius, Member</b>
	<b>Nancy Grissom, Member</b>	<b>Mark Armstrong, Member</b>
	<b>Katie Kubie, Member</b>	<b>John Rice, Member</b>
	<b>Amanda Stauffer Park, Member</b>	<b>Jennifer Bentley-Houston Alt.</b>
	<b>Valerie Birmingham, Staff</b>	

The meeting was called to order via Zoom at 7:00 p.m. with Peter Dimond serving as Chair. Voting permanent members were Cornelius, Grissom, Armstrong, Kubie, Stauffer Park and Rice. Bentley-Houston was not designated to vote as all voting members were present, however was designated to vote when Stauffer Park left the meeting following the conclusion of 145 Warren Street. Valerie Birmingham acted as Zoom host and the meeting was digitally recorded on the Zoom device.

**1. 31 Greenwood Street, LL – Request for Certificate of Appropriateness (Ward 8)**

Request to remove transom and metal divider above front entry slider and install faux transom window – continuation

Staff reported that the owner of the property was returning to the Commission to show plans for the removal of the transom and metal divider above the front entry slider. The applicant first discussed this application, which initially included the installation of siding in its place to match that of the house, with the Commission at its November 18, 2021 hearing. The Commission had concerns and provided comments such as lowering the transom to resemble the original design, or installing a panel designed to look like the transom. The applicant had since changed the proposal to be the installation of a faux transom window in its place in order to maintain the current appearance.

Plans for the converted barn at this location come under NHC review because this site was preserved as a Local Landmark when it was subdivided from the larger property at 29 Greenwood Street. In 2017, an in-kind replication of the historic barn was approved by the Newton Historical Commission, and a

Certificate of Occupancy was issued earlier this year for the completed project. The installed transom was a part of the approved design, which is included in the packet docs, and a smaller transom above the entry was evident on the barn prior to any alterations.

Anne Greer, owner, commented on the changes since the November 18, 2021, meeting submission and stated that the faux window would replicate more closely the original approved plans and design. Mr. Cornelius asked for clarification on the dimensions. Ms. Greer replied but commented she was unsure about the height. Mr. Armstrong asked if the metal spacer had been eliminated, to which Ms. Greer replied yes. Mr. Armstrong commented that the little square windows were not as harmonious but were OK as they are more traditional. Ms. Grissom asked if the rest would be infilled as the windows would be smaller to what is there now, to which Ms. Greer replied to it would be. Mr. Armstrong and Mr. Cornelius remarked that there needed to be an elevation of the entire façade and more specificity.

There was no public comment.

Mr. Dimond made a motion to issue a Certificate of Appropriateness with the conditions that prior to the issuance of a building permit, staff and Commissioner Armstrong review and approve a revised complete front elevation and that the siding where necessary would be infilled to match the rest of the house.

At a scheduled meeting and public hearing on January 27, 2022, the Newton Historical Commission, by vote of 6-1:

RESOLVED to issue a Certificate of Appropriateness with the conditions that prior to the issuance of a building permit, staff and Commissioner Armstrong review and approve a revised complete front elevation and that the siding where necessary would be infilled to match the rest of the house.

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

Peter Dimond, Chair

Doug Cornelius, Member

Nancy Grissom, Member

Mark Armstrong, Member

Katie Kubie, Member

Amanda Stauffer Park, Member

John Rice, Member

2. **450 Winchester Street, LL – Request for Certificate of Appropriateness (Ward 8)**

Request to install fence

Staff reported that this house was designated a local landmark in 2008, and the report was included in the packet documents. The current owner wished to install a 6' solid 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. A second design choice would be a solid fence with lattice on top, still totally 6'. The report

does not reference the landscape 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.

Jim Hadley, owner, went over the proposal with the Commission.

Mr. Cornelius remarked that in general he was OK with a fence, but there were no specifications with the application. Ms. Kubie remarked she would like to see a lattice top and would not support a fully solid fence. Further, Ms. Kubie asked about the need of the fence. Mr. Hadley further explained the proposal.

Mr. Armstrong commented that he would like to see a shop drawing from the fence company and a landscape plan. Mr. Hadley responded that he felt he had submitted enough to the Commission. Mr. Dimond remarked that the Commission would like to see a site plan showing the context of the surrounding houses and a detailed description of the proposal. Mr. Armstrong further commented that there should be a 3D view of the site showing the proposed fence. Ms. Bentley Houston recapped that the Commission would like to see a 3D rendering, a site plan which depicted landscaping, and a dimensioned drawing of the specific proposed fence. Ms. Kubie and Ms. Bentley Houston agreed that the proposed fence should have lattice on top.

There was no public comment.

Mr. Hadley agreed to continue the application and return to the Commission at a future hearing with a revised submission.

3. **145 Warren Street, LL – Request for Certificate of Appropriateness (Ward 6)**

Request to restore the front bench, replace side windows, alter front façade to reflect previous appearance, construct additional residential units in the rear of the site, install hardscaping including brick pier, terraces and driveway – continuation

Staff reported that this property was designated as a local landmark at the June 24, 2021, NHC hearing, and as such the Law Department has stated that according to the Landmarks Ordinance, no building, structure, exterior architectural feature, or landscape shall be altered or demolished unless the NHC has first issued a Certificate. To date, no Certificate has been issued for any work on the property, and one is necessary from the NHC for the proposed work prior to the issuance of a building permit, regardless of any decisions issued or discussions prior to the landmarking of the property. The proposal also requires a special permit from the City Council, and the applicant has received this approval.

The Commission first reviewed this application at their November 18, 2021, hearing, and felt that the application was lacking. The applicants commented on the proposed alterations to the historic house with intentions to return the façade to its original design per a c. 1916 photograph, however had not provided plans or specifications of the proposed work. Additionally, the application did not show how

it complied with the Standards for Design Review as outlined in the Local Landmark Report. Further, Commissioners had concerns that the plans did not match the proposed scope.

David Oliveri, owner, went over the proposal. Mr. Armstrong commented it was a nice job and presentation and that it should be approved. Mr. Cornelius asked about the current design had changed from when the Commission previously saw it. Mr. Oliveri remarked that previously the entire rear façade of the historic house was covered. Mr. Cornelius commented that the design was significantly less of an interference and the current design is much more respectful. Ms. Stauffer Park inquired about the necessity of the lower level connection. Terry Morris, attorney for the project, commented it was a zoning issue and explained the need for the connection.

Mr. Dimond asked about the historic photo and proposed plan. Mr. Oliveri continued to explain the proposal and that the intention is to bring back the façade and that they have the original blueprints to work from. Mr. Dimond asked about materials, to which Mr. Oliveri commented the proposal will be leed certified and includes aluminum clad windows. Mr. Dimond and Ms. Stauffer Park commented on the concern of using modern materials on the historic house. Mr. Rice commented that the restoration was good for the house, that he liked the plaque in front and that he was supportive of the project. Mr. Cornelius inquired about specifications for the aluminum gutters and windows. Ms. Stauffer Park asked if there were still existing original windows. Mr. Oliveri answered very few and that many were now vinyl. Mr. Cornelius commented that he wanted more details on the windows and gutters, and wanted to know which windows could be saved and which could not. Ms. Bentley-Houston remarked that the Commission was more concerned about the historic house and that the windows appeared different in looking at the photo and the rendering and asked if they would consider wood windows. Mr. Oliveri remarked that clad was easier to maintain. The Commission and the applicant discussed the windows on the historic house.

Ms. Kubie remarked that the application was well intentioned and would support with a condition that more information and details are necessary. The Commission discussed possible next steps.

The item was opened to public comment. Aedin Culhane, 47 Glen Ave, remarked that the details were wrong and that the historical photo was from 1940. Additionally, Ms. Culhane commented that roofline and pillar is wrong, that the windows are not consistent, and that the plaque does not include the pianist's greatest achievement. Mary Lee Belleville, 136 Warren Street, commented on the local landmark standards, opening of the front porch, brick pillar, the staining of the historic house, and materials such as windows and the roof tiles. Councilor Danberg commented about the approved special permit and the creation of additional units in walking distance to public transit, that the proposal renovates, instead of demolishes, the historic house, green standards, and that it fits nicely into the neighborhood. Simon French inquired about the use of solar panels. The Commission and the applicant discussed the use of solar panels and omission of them in the submission. Kathy Pillsbury commented that she was impressed, and the applicant had gone above and beyond, and on the tension between historic preservation and the needs of the future.

Mr. Cornelius commented that additional details were necessary and that he was fine with the rear addition. Mr. Dimond remarked he had no issue with the rear addition, but that the original house should have as close materials as possible. Ms. Stauffer-Park commented that the windows should be

wood as the house is a local landmark, and that she had too many open questions about materials. The Commission discussed how to proceed with the submission and possible approvals.

Mr. Cornelius made a motion to issue a Certificate of Appropriateness with the conditions that prior to the issuance of a building permit, the applicant return to the Commission for review and final approval of the following items:

1. inventory of existing windows and gutters
2. drawn details of the roof
3. drawn details of the front porch and railings
4. design of the replacement free standing front column
5. complete set of architectural drawings depicting existing conditions
6. itemized list and explanation of alterations to the historic house to be depicted with original, existing, and proposed elevations side by side
7. list and approval of all proposed materials on the historic house

At a scheduled meeting and public hearing on January 27, 2022 the Newton Historical Commission, by vote of 7-0:

RESOLVED to issue a Certificate of Appropriateness with the conditions that prior to the issuance of a building permit, the applicant return to the Commission for review and final approval of the following items:

1. inventory of existing windows and gutters
2. drawn details of the roof
3. drawn details of the front porch and railings
4. design of the replacement free standing front column
5. complete set of architectural drawings depicting existing conditions
6. itemized list and explanation of alterations to the historic house to be depicted with original, existing, and proposed elevations side by side
7. list and approval of all proposed materials on the historic house

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

Peter Dimond, Chair

Doug Cornelius, Member

Nancy Grissom, Member

Mark Armstrong, Member

Katie Kubie, Member

Amanda Stauffer Park, Member

John Rice, Member

4. **222 Winslow Road – Partial Demolition Review (Ward 5)**  
Request to construct additions

Staff reported that 222 Winslow Road was permitted for construction in 1923. No architect is listed on the permit and the owner is Ethel P. Osborne. A year later, a new owner, Eugene D. Jefferson, an inventor, permitted the construction of a sunroom on the front and right end of the house. The sunroom and rest of the house have since seen updates in terms of siding and window replacements, but the footprint appears unchanged. A permit was pulled in 1991 for repairs to the porch. Although the house is just shy of a century old, the current owner is only the fifth owner occupant, with all previous owners residing at the property at least a decade or much longer.

This end of Winslow Road towards Woodward Street was built up between 1917 to 1929, with 211-230 Winslow Road being constructed during that time frame. All of those houses feature a similar siting on their lots and setback to the street. For this reason, staff recommended the Commission preferably preserve the house for historic context as it remains part of a group of early 20<sup>th</sup> century mainly Colonial Revival two and a half story wood framed dwellings.

David Boronkay, architect for the project, explained the genesis for the proposal. Maya and Philip Poorvu, owners, remarked they were unsure if the property should be preferably preserved.

There was no public comment.

Mr. Dimond made a motion to preferably preserve the house at 222 Winslow Road for architectural integrity and historical context. Ms. Bentley-Houston seconded the motion.

At a scheduled meeting and public hearing on January 27, 2022, the Newton Historical Commission, by a vote of 7-0:

RESOLVED to preferably preserve the house at 222 Winslow Road

Voting in the Affirmative:      Voting in the Negative: \_\_\_\_\_ Abstained:

Peter Dimond, Chair  
Doug Cornelius, Member  
Katie Kubie, Member  
Mark Armstrong, Member  
Nancy Grissom, Member  
John Rice, Member  
Jennifer Bentley-Houston, Alt.

Mr. Boronkay went over the proposal with the Commission including the addition, dormer and fenestration changes.

Mr. Armstrong commented that it was a nice and sensitive addition. Ms. Kubie asked about the setback for the addition, to which Mr. Boronkay further explained the proposed site plan. Mr. Cornelius remarked that the proposal was great. Mr. Dimond asked about the existing detached garage. Mr. Boronkay commented there would be no change.

There was no public comment.

Mr. Dimond made a motion to waive the demo delay on the house at 222 Winslow Road based on the submitted plans. Mr. Cornelius seconded the motion.

At a scheduled meeting and public hearing on January 27, 2022, the Newton Historical Commission, by a vote of 7-0:

RESOLVED to waive the demo delay on the house at 222 Winslow Road based on the submitted plans.

Voting in the Affirmative:      Voting in the Negative:      Abstained:

Peter Dimond, Chair  
Doug Cornelius, Member  
Katie Kubie, Member  
Mark Armstrong, Member  
Nancy Grissom, Member  
John Rice, Member  
Jennifer Bentley-Houston, Alt.

5. **217 Varick Road – Demolition Review (Ward 5)**  
Request to demolish house

Staff reported that the Colonial Revival style single-family house with a two-car garage was permitted for construction in 1935. The owner/builder is listed as E. Forest Henley and the architect is C. C. Crowell, for Christopher Chase Crowell. Crowell, AIA, was born in Brockton in 1895 and graduated from MIT with a degree in Architecture. Additionally, Crowell designed a number of houses in local area, specifically 21 in Newton listed on state's database, including homes on Acacia Avenue, Highland Street, Lockwood Road and Old Orchard Road. A rear vestibule was added shortly after construction in 1939, and the garage was extended 4' forward in 1946. The longest residing owner occupant was Edward Uehlein, a lawyer and former Alderman (now city councilor), who resided at the property with his family from 1949 to 1990. The roof was replaced in the early '90s and again in 2015, however no other exterior permits are located, and the side gabled wood framed house does retain elements of its original exterior appearance including multi sash windows, the simple door surround with pilasters flanking the front door, small matching front gable dormers, and the center and left side chimneys. While there are other Colonials on the street constructed during a similar time period, staff struggles to see a historic context and does not think the house alone is an exemplary example of its style. For these reasons staff recommended not preferably preserving the house.

Mr. Cornelius remarked that he agreed with staff's recommendation and that there was no clear context. Ms. Kubie commented she was ambivalent and that while the area was undergoing reconstruction, there was context and would like to see the house preferably preserved. Ms. Bentley-Houston remarked it was part of a set in the neighborhood.

The item was opened to public comment. Rena Getz of Waban remarked that she agreed it should be preferably preserved and is a value for original architects of Waban with remaining details.

Mr. Dimond made a motion to preferably preserve the house at 217 Varick Road for architectural integrity and historical context. Ms. Bentley-Houston seconded the motion.

At a scheduled meeting and public hearing on January 27, 2022, the Newton Historical Commission, by a vote of 5-2:

RESOLVED to preferably preserve the house at 217 Varick Road

Voting in the Affirmative:      Voting in the Negative:      Abstained:

Peter Dimond, Chair

Doug Cornelius, Member

Katie Kubie, Member

Mark Armstrong, Member

Nancy Grissom, Member

John Rice, Member

Jennifer Bentley-Houston, Alt.

6. **36 Chandler Place – Waiver Request (Ward 5)**

Request to waive demo delay – continuation

Staff reported that the owner of this property will present revised 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. Plans for a waiver request were first shown to the Commission at the November 18, 2021, hearing. Commissioners had concerns over the design of the house and suggested pushing one of the units back and relooking at the windows.

Omar Youssef, representative of the application, explained the revisions including the roofline and that the garage had been pushed back.

Ms. Grissom asked if the garage was on the same plane as the front door and if the roofs of the porches touched. Mr. Youssef replied yes to the garage, but there was a protruding front porch and that the porch roofs touch but don't adjoin. Mr. Cornelius remarked that it looked fine and fit within the streetscape. Mr. Armstrong commented it was a big improvement and gave it vertical proportion.

There was no public comment.

Mr. Dimond made a motion to waive the demo delay on the house at 36 Chandler Place based on the submitted plans. Ms. Kubie seconded the motion.

At a scheduled meeting and public hearing on January 27, 2022, the Newton Historical Commission, by a vote of 7-0:

RESOLVED to waive the demo delay on the house at 36 Chandler Place based on the submitted plans.

Voting in the Affirmative:      Voting in the Negative:      Abstained:



Peter Dimond, Chair  
Doug Cornelius, Member  
Katie Kubie, Member  
Mark Armstrong, Member  
Nancy Grissom, Member  
John Rice, Member  
Jennifer Bentley-Houston, Alt.

7. **323 Nevada Street – Waiver Request (Ward 1)**  
Request to waive demo delay

Staff reported that the owner of this property will present plans for a replacement structure at this location. This property was preferably preserved on September 2, 2021, and the minimum four-month waiting period has elapsed.

Omar Youssef, representative for the application, went over the plans and commented that the lot was only forty feet side and that the design followed the existing front roofline.

Mr. Cornelius remarked that he was trying to figure out how it fit within the streetscape. Ms. Bentley-Houston remarked the design was odd with the windows along the front, and that she preferred the rear elevation. Mr. Armstrong commented that it was a little too simple in massing, that the front aligned with the old, and that it was a constrained site. Mr. Youssef commented that it emulated a building on Watertown Street. Ms. Kubie agreed with Mr. Armstrong and that remarked it was an interesting design on a narrow lot which respects the scale of the existing house. Mr. Cornelius agreed.

Ms. Grissom and Mr. Armstrong inquired about the siding and trim. Mr. Youssef went over the proposed materials. The Commission and Mr. Youssef continued to discuss the proposed siding and trim materials.

The item was opened to public comment. Councilor Wright inquired about the proposed parking spots and remarked about the thick trim and the windows, and that it would be better if it were pulled in and that it is not cohesive enough. Ron Jarek, an abutter at 487 Watertown Street, commented that he believed there were zoning issues and that he was not opposed to new construction and it would be OK if it were a single family dwelling. Mr. Youssef commented that it was a two family lot and conformed to zoning.

Ms. Grissom inquired about the driveway. Mr. Youssef further explained the site plan.

Ms. Bentley-Houston called out an error between the elevation and floor plan in regard to the second-floor windows on the façade and remarked she preferred it be two windows.

Mr. Dimond made a motion to waive the demo delay on the house at 323 Nevada Street based on the submitted plans with the condition that the window on the right-hand side on the second story of the façade be a set of two. Mr. Cornelius seconded the motion.

At a scheduled meeting and public hearing on January 27, 2022, the Newton Historical Commission, by a vote of 6-1:

RESOLVED to waive the demo delay on the house at 323 Nevada Street based on the submitted plans with the condition that the window on the right-hand side on the second story of the façade be a set of two.

Voting in the Affirmative:      Voting in the Negative:      Abstained:

Peter Dimond, Chair

Doug Cornelius, Member

Katie Kubie, Member

Mark Armstrong, Member

Nancy Grissom, Member

John Rice, Member

Jennifer Bentley-Houston, Alt.

8. **88 Carver Road – Waiver Request (Ward 5)**

Request to waive demo delay

Staff reported that the owner of this property will present plans for a replacement structure at this location. This property was preferably preserved on September 23, 2021, and the minimum four-month waiting period has elapsed.

Jay Graca, owner, went over the plans and commented that it tried to incorporate as many existing elements as they could.

Mr. Cornelius remarked about the two gables. Ms. Kubie inquired how it mitigated the loss of the existing preferably preserved building and that she did not think it did. Further, Ms. Kubie asked about the square footage of the existing house.

The Commission discussed the size of the surrounding dwellings. Ms. Bentley-Houston commented that the design appeared to incorporate different design elements of surrounding houses but there was nothing bungalow. Mr. Graca commented that he would like to work with the Commission. Ms. Bentley-Houston remarked she did not like the garage and that it should be pushed back. Mr. Cornelius commented he would like to see more Dutch Colonial. Ms. Kubie remarked that bungalows have nice features. Mr. Armstrong commented that it needed more scape presentation. Mr. Rice agreed that it was out of scale with the neighborhood and too large.

The item was opened to public comment. Peter Barrer commented that he did not like the design and remarked it should be all electric. Councilor Wright remarked it should respect what it is replacing. Marc McGarry, 83 Carver Road, remarked that the houses on Carver Road are much more modest and the design would be out of scale. Kathy Pillsbury, 34 Carver Road, commented that it was out of scale and that surrounding houses are more interesting. Bob Barron, 89 Carver Road, commented it felt a little large and asked how far it would go to Dickerman Road. Kha Nguyen, 82 Carver Road, reiterated that the design was much too large and out of character for the neighborhood.

No vote was taken, and the delay was not waived.

**Administrative Discussion:**

**a) 29 Greenwood Update and Discussion about site conditions**

Mr. Dimond gave an update on 29 Greenwood Street and asked the Commission for thoughts on the condition of the site. The Commission commented on the tarps, the roof being left open, the materials on site and their protection, and the inquiry of doing an inventory of what is left. Mr. Dimond commented he would like to send the owner a letter a reminder in regard to the fines.

**b) Approval of minutes from the January 4, 2022, meeting**

Minutes from the January 4, 2022 hearing were unanimously approved by those in attendance at the hearing

**Administratively approved applications for the January hearing cycle**

12 Bunker Ln	12/16/2021	PD	Rear and garage addition	Admin approval
52 Oldham Rd	12/20/2021	PD	Rear addition	Admin approval
19 Oakland Ave	12/20/2021	PD	Front, left side and rear additions	Non-significant
31 Karen Rd	12/22/2021	D		Non-significant
22 Charlemont St	12/22/2021	D		Non-significant
5 Harwich Rd	12/27/2021	PD	Left side addition	Admin approval
676 Dedham Street	1/6/2022	D		Non-significant

PD = Partial Demolitions

D = Full Demolitions

The meeting was adjourned by unanimous vote.

Respectfully,

 , NHC