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*** AGENDA ***

REVISED

Date: May 4, 2022

Time: 7:00 p.m.

ZOOM Link: <https://us02web.zoom.us/j/82951526290> or
+16465588656,,82951526290#

1. **8 Central Avenue, NR – Violation of Demolition Delay Ordinance (Ward 2)**

Review of Draft Settlement Agreement for the unauthorized demolition of two chimneys

The Commission last reviewed this address, which is individually listed on the National Register of Historic Places, at their March 7, 2022 meeting and unanimously voted that both the house was historically significant, and that a violation of the Demolition Delay Ordinance had occurred. Since the meeting, the Law Department and staff has met with the owners, and in accordance with the Demolition Delay Ordinance Section 22-57, a draft Settlement Agreement has been written by the Law Department and reviewed by staff and the owner. The owner has expressed that they are interested in this agreement as opposed to waiting out a two-year ban on the issuance of any building permits or Certificates of Occupancy. At this meeting the Commission should review the document, which is included in the packet documents, for approval. Assuming the Commission would want to see the chimneys reconstructed, staff is also asking the Commission to provide the owner with guidance on whether future plans for the remediation of the violation should include a full brick or a brick veneer chimney reconstruction. If the Commission approves the draft Settlement Agreement, the owner will return to the Commission at a future meeting to show plans and request final approval in order to move forward.

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

~~Request for NHC feedback and letter of support to the Massachusetts Historical Commission~~ **Representatives have requested this item be postponed to a future meeting**

3. **230 Lake Avenue, PR –Preservation Restriction Review (Ward 6)**

Request to replace windows in the detached garage

In 2008, a Preservation Restriction (PR), held by the City of Newton, was placed on this property, which includes a handsome 1928 Spanish Colonial house and detached garage. The PR is included in the packet documents. According to the Law Department, the Commission has review over changes to key features to the buildings visible from Lake Avenue. In June of 2021, staff at the time provided an approval for the replacement of windows and rear door on the detached garage as they were determined to be not visible from a public way. The applicant has since asked for additional approval to replace two steel casement windows (labeled 3 and 4 on the photo in the packet docs) on the second floor of the left side of the detached garage, which are visible from Lake Avenue, and subject to review. The proposal requests the approval to replace the two multi lite casement windows, each with a single lite, Infinity casement picture window. The specifications are also included in the Commission's packet documents.

4. 435 Albemarle Road – Demolition Review (Ward 3)

Request to demolish house

This single-family vernacular house was constructed c. 1916, just a year prior to its next-door neighbors at 423, 427, and 431 Albemarle Road. The lot and surrounding lots were created c. 1902, in response to a mid-1890s plan by the City's Engineering Department to develop the area, formerly to be known as Cheesecake Boulevard and on land belonging to Francis Harrington, and channel Cheesecake Brook. The first owner of the property and house was Arthur Bates Hartford, a laborer, who previously resided with his parents and siblings nearby at 62 Kensington St. Hartford did not reside in the property long and sold it by 1919. From 1919 to 1927 the property changed hands four times until being sold to Patrick, a gardener for a private estate, and his wife Hannah. Almost a century later, the property is still in the family's ownership as it was sold in 1957 to Patrick and Hannah's daughter, Margaret and her husband, Raymond McCarthy, and today is owned by the Ford's grandson, Edmund McCarthy. This longevity of family ownership likely adds to why there have been no known footprint or massing changes to the house since its construction, with alterations being confined to materials and the repair of the front and rear porches in 2004. Even with the context of the c. 1917 vernacular neighboring houses staff struggles see that as enough of a reason to preferably preserve the house, and recommends the Commission not preferably preserve the house.



1917 Atlas

5. 43 Carver Road – Demolition Review (Ward 5)

Request to demolish house and detached garage

Based on atlas and city water records, this wood framed house was constructed between 1895-1896. The footprint appears to still reflect its original design, as the bay windows on the front and sides are evident on an 1896 plan to hook up the water. The wrap around front porch originally extended further down the left side of the building to the bay window. As is typical for a building of this age, material changes have occurred such as the replacement of windows and siding in 2010. Remaining elements include the high pitched hip roof with projecting dormers on all slopes, brick chimney, decorative scroll brackets visible on the right-side entry, and overall feel and character of the late 19th century residence. An early wood framed detached garage, or converted carriage house, first appears on the 1907 atlas in its present location, and is designed to mimic the house including its hip roof and dormers.

submitted a partial demolition application to the Commission for the demolition of the front entry and rear of the building to construct a large residential addition.

At the January 28, 2018, hearing, staff reported that this bank building was listed on the National Register of Historic Places in 1990 as contributing to the West Newton Village Center Historic District. This is what the NR nomination says about it: "1314 Washington Street, at the corner of Highland Street, is the West Newton Savings Bank. Built in 1915, this brick and limestone structure was enlarged in 1935 and again in 1959, to create the harmonious whole that exists today. It is a three bay, Classical Revival style building with the entry occupying the central bay and arched windows with keystones in the outer bays which are defined by paired pilasters. The building is surmounted by a heavy dentilated cornice and a parapet. The quality of its materials - limestone and buff brick laid up in Flemish bond - is unusual." Staff once again recommends the Commission preferably preserve the building as a contributing resource to the West Newton Village Center Historic District.

Administrative Discussion:

- a) Approval of minutes**
- b) Survey and Planning Grant Update**
- c) Discussion of edits to the Commission's Rules and Regulations**

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.