

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

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

3. **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 **This item was postponed by the applicant to the 1-27-22 NHC Hearing**

4. **145 Warren Street, LL—Request for Certificate of Appropriateness (Ward 6)**
 Request to restore the front bench, replace side windows, alter front façade, construct additional residential units in the rear of the site, install hardscaping including brick pier, terraces and driveway – continuation **This item was postponed by the applicant to the 1-27-22 NHC Hearing**

5. **199 Church Street, NR – Partial Demolition Review (Ward 1)**
 Request to construct additions

Staff reported that the property at 199 Church Street is included in the Farlow Kenrick Parks Historic District, which was listed on the National Register of Historic Places in 1982. According to the 2015 survey form on file with the state, the two-story wood framed house with a side gable roof dates to c. 1851. The lot was first created as part of an 1844 subdivision plan of 37 new lots, laid out by Alexander Wadsworth, the engineer who mapped Mt. Auburn Cemetery in 1831. The survey form continues to state that in 1846 John H. Richardson sold the lot to John F. Boyd, a carpenter turned real estate developer, and the deed contained a restriction that a dwelling of not less than two stories be erected within one year set back at least 30 feet from Church Street with only necessary outbuildings. Between 1851 and 1878 the property changed hands a number of times, at which time Albert W. Rice, a dealer in small wares, bought the property and resided in the house for the next 15 years. A rear accessory building is evident on the 1874 atlas, however it appears to have been replaced with the existing carriage house by 1895. By 1906 the house was sold to Addie S. Moore, wife of Louis A Moore, an accountant. The Moore family would continue to own the property for over 70 years until Helene Moore sold it in 1977.

Alterations to the house have occurred to the 19th century structures such as the addition of a 1922 large dormer with a shed roof on the façade, the construction of a box oriel above the front porch on the second floor in 1924, window replacements and the enclosing of the 1917 front piazza which also hid the front entrance and flanking first floor bays, evident on the 1874 atlas. The Greek Revival design is tough to make out but is still evident in the cornice. Even with the changes, staff recommended preferably preserving the house as being part of a cohesive area listed on the National Register of Historic Places, developed in the mid-19th century with other intact Greek Revival designs, and the carriage

Mark Sangiolo, architect for the project, commented that he thought the buildings should be preferably preserved.

Mr. Dimond made a motion to preferably preserve the house and carriage house at 199 Church Street. Ms. Bentley-Houston seconded the motion.

At a scheduled meeting and public hearing on December 23, 2021, the Newton Historical Commission, by a vote of 5-0:

RESOLVED to preferably preserve the house and carriage house at 199 Church Street

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

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

Mr. Sangiolo went over the proposed plans with the Commission and commented that the project would require a special permit from the City Council. Further, Mr. Sangiolo remarked that the addition would fill in the rear corner of the house, the ridge would be subservient to the main ridge, have similar siding to the house, and that the plan included the removal of the front encloser on the house and a small residential unit in the carriage house.

Mr. Cornelius asked about the existing rear additions. Mr. Birmingham answered.

Ms. Bentley-Houston asked about the roofline on the first story porch, the windows on the carriage house, and the banding across the house. Mr. Sangiolo clarified the plans and remarked that regarding the windows, the plan was to keep as near to the existing design as possible.

Mr. Dimond asked about the materials. Mr. Sangiolo commented they would match what was there now except for the jiggered shingle pattern as he preferred a fish scale pattern.

Mr. Cornelius commented that it was great and thoughtful proposal. Ms. Kubie agreed.

At a scheduled meeting and public hearing on December 23, 2021, the Newton Historical Commission, by a vote of 5-0:

RESOLVED to waive the demo delay on 199 Church Street based on approved plans for a right side and rear addition, as well as changes to the front porch, to the house and dormers, fenestration and material changes on the carriage house.

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

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