



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: July 28, 2022

PLACE/TIME: Via Zoom

ATTENDING:	Doug Cornelius, Member	Mark Armstrong, Member
	Nancy Grissom, Member	Harvey Schorr, Member
	John Rice, Member	Mollie Hutchings, Staff
		Barney Heath, Staff

ABSENT:	Katie Kubie, Member	Amanda Stauffer Park, Member
		Ann Marie Stein, Member

The meeting was called to order via Zoom at 7:00 p.m. Voting permanent members were Cornelius, Grissom, Armstrong, Rice and Schorr. Barney Heath acted as Zoom host and the meeting was digitally recorded on the Zoom device.

1. Preservation Restriction for the Whipple-Beal Fence in the Newton Cemetery
Approval of restriction and authorization for signature

Staff reported that this project dates back to 2018, when the Newton Cemetery received Community Preservation Act funding to restore the historic decorative cast iron fence that surrounds the Whipple-Beal family plot. The funding required that a preservation restriction be given to the City for the fence and burial lot. The City and Cemetery have been working for over two years on the draft restriction which has now been approved by the Mass. Historical Commission for signing. The Commission is now being asked to approve the restriction and to vote to authorize the chair to sign it on behalf of their behalf. The Whipple-Beal plot is the site of the Cemetery's first burial in 1856 for Jessie Annie Whipple. While decorative fences of this type were popular in the late nineteenth century, this is the last surviving fence in the Newton Cemetery of any type. The decorative ironwork includes the repeating image of a lamb and willow tree and was in very bad condition when it received the CPA funding and has now been fully restored. Included in the packet is the CPA final report on the project with before, after, and in progress photos of the fence restoration. Additional information on the history of the site and historic fencing is also available at

Armstrong and Cornelius commented that the process and that the restoration had turned out well.

There were no public comments.

Armstrong made motion for Chair to sign preservation restriction. Rice seconded.

This preservation restriction was unanimously executed. Chair was to arrange with staff to sign.

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

Request for Letter of Support and Review of Proposed Designs

Staff reported that Civico Development and Metro West Community Development (MWCD) have revised the proposed designs for the new 100% affordable housing development at the Newton Armory. At this time, they are requesting that the NHC review the updated plans and issue a letter of support for the project. The design of the new addition has been significantly altered since the NHC last reviewed this project in February.

MetroWest and Civico presented the presentation in the packet documents, including elevations which show comparisons of both the previously reviewed elevations and updated plans and call out the following four elements as the most significant changes:

- 1) The Front entrance on Washington Street has been replaced with a new outdoor deck. This is proposed to address both the elevation of the existing entrance and concerns about avoiding confusion as to which entrance is the main entrance to the building
- 2) The raised patio on the west façade has been reduced in size
- 3) The roof deck originally proposed for the new addition has been relocated to the roof of the head house
- 4) The overall massing has been reduced and the exterior design altered to pick up elements of the masonry design of the main building.

Design team noted they were nearing the end of their public design review process and made mention of their upcoming open house and enter the permitting process. The drew attention to the greater emphasis on a horizontal design in the updated plans. The team also explained that given the need to make the front entry accessible, they made the decision to remove the stairs at the historic entry and replace with a front porch space.

Schorr stated that he believed the design was “two-thirds” improved, but also believed that a different treatment of the top floor would be better aligned with the horizontal emphasis. He believes that the rear portion of the building elevation still needs work, and appears disjointed from the rest of the design. Commissioner Schorr asked about the corbeled brick in the parapets, and if they should be retained. Schorr also asked for a more open entrance with more glass.

Rice liked the design of the front entrance and wanted to know what feedback from neighbors had been received. The team said they had aggregated feedback over time, and had been taken into consideration in the new design.

Cornelius said that the stairs that had been removed were a later addition, and removing them should not be an issue. Cornelius believed the design was an improvement over the last design, and agreed with Schorr that it could be even better.

There were no public comments.

Grissom made a motion to write a letter of support for the project. Armstrong seconded.

Schorr asked to first discuss, concerned that the design was not satisfactory yet. Schorr asked that the letter acknowledge the design needed to be improved. Cornelius suggested Schorr vote against the letter of support and send suggestions to development team.

RESOLVED to: Have the Chair sign a letter of support for the design

<u>Voting in the Affirmative:</u>	<u>Voting in the Negative:</u>	<u>Abstained:</u>	<u>Recused:</u>
Nancy Grissom			
Mark Armstrong	Harvey Schorr		
John Rice			
Doug Cornelius, Acting Chair			

The motion to write a letter of support did pass. (See attached).

3. 145 Warren Street, Local Landmark - Request for Certificate of Appropriateness (Ward 6)

Request for review and approval of all proposed alterations and new materials proposed for the historic local landmark house

The Commission reviewed and approved the proposed changes to this property in January 2022 with the condition that the applicant return to the Commission for the final approval of the plans and architectural details, including an inventory of the windows and gutters and information on their condition. The applicants submitted those materials for review at the March 24 meeting but were asked at that time to come back with:

- Detailed drawings and measurements of all aspects of the house
- More information on the windows,
- Shingles and materials, specifically the use of composite

David Oliveri gave a presentation on the packet materials:

- Measured drawings of the house showing the proposed changes and original elements to be retained.
- Measurements of the existing gutters (5" aluminum) and a specification sheet on the K-style gutters to be installed
- Copies of the historic elements, proposed elevations, and proposed railing design which were shared at the March meeting
- Specifications for the Pella replacement windows – this information proposes an aluminum clad wood window. There is also a letter from a window restoration firm (Raven Historic Window Restoration) on the condition of the existing windows.
- The plans specify the use of new red cedar shingle siding and retaining the existing red clay tile roof with repairs as needed. There is no reference in the current plans to the sure of composite materials.

The presentation included many existing conditions photos of windows, ultimately determining that only three original windows (aside from the transom) remained on the main level, but all were requested to be replaced due to their condition.

Schorr commented on the size difference of windows, asking for sections that would show a comparison between the original window size and that of the replacement. After a long conversation about the size of the windows and a need for existing conditions plans, it was decided that Commissioner Schorr would visit the landmark on site with a member of the design team to discuss the windows further, and also that Schorr would visit the planning office to see plans that staff had on file, to determine if 2 2/8" was a significant profile difference from the original 2" profile.

Public comments included Marylee Belleville of 136 Warren St, who believed that too many concessions were being made from the landmark nomination to fit standard products. Would aluminum clad windows be acceptable or would the need to be wood? And should they be custom made? Councilor Wright asked about replacing gutters, and team responded that there were no original gutters. Councilor Malakie believed the landmark standards should address matching historic materials.

Cornelius reminded throughout discussion that landmark restriction does exclude the rear façade. Also read from landmark designation to determine if replacement window was “as close a match as possible.”

Grissom commented that 3/8” was a very small difference, and that new wood windows were not of the same standard as historic wood windows.

<u>Voting in the Affirmative:</u>	<u>Voting in the Negative:</u>	<u>Abstained:</u>	<u>Recused:</u>
Nancy Grissom	Doug Cornelius, Acting Chair		
Mark Armstrong	Harvey Schorr		
John Rice			

Motion passes.

4. 45-47 Hilltop Street (Ward 1)

Request to Demolish House

Staff reported that the ca. 1928 Craftsman/Vernacular two-family house has retained its original form, gable roof, and wide projecting eaves. The building is located in an area of similar two-family houses, many of which are similarly rectangular in form. The house originally had open porches across the front, Hilltop Road façade which were enclosed at an unknown date and the original masonry front entrance steps were replaced in May 2022. The house had had no further additions, but the windows and siding have been replaced, also at an unknown date.

This house was designed by popular local architect Harry M. Ramsey, a Newton resident who designed for several prominent builders in the early 20th century. Ramsey’s designs span the popular styles of that period including Colonial Revivals, Tudor, and Craftsman homes, over 200 of which are listed on the MHC’s Historic Inventory. In Newton, Ramsey worked with both individual property owners and builders and this property is listed on the City’s historic resource inventory as part of the in the Hilltop-Holland-Princeton Street Historic Resource Area.

Applicant disputed that Ramsey was a builder for this home.

Public comments include:

- Laurie Green and Steve Murphy of 21 Holland Street, who expressed concern about the loss of historic character in the neighborhood. The applicant would reach out to them.
- Councilor Malakie asked if it was genuinely a Craftsman house, which could not be determined.

Grissom made motion to preferably preserve. Armstrong seconded.

RESOLVED to: Find the property preferably preserved.

<u>Voting in the Affirmative:</u>	<u>Voting in the Negative:</u>	<u>Abstained:</u>	<u>Recused:</u>
Nancy Grissom	Doug Cornelius,		
Mark Armstrong	Harvey Schorr		
John Rice			

The motion failed to pass. The demolition delay is not in effect.

5. 215 Mill Street (Ward 2)

Request to Demolish House

Staff reported The ca. 1915 Dutch Colonial style house is located in a neighborhood of similar early twentieth century Colonial Revival and Dutch Colonial Revival style homes. The house sits well above the street and is well shielded by trees and vegetation that make it difficult to view from the street. The house has retained the characteristic full shed dormer across the front façade but has otherwise had significant alterations made to its street façade including a double glass door in place of the original entrance and flanking shallow bay windows with narrow newer casements. The original double hung windows on the second floor of the front façade have also been replaced by larger casement windows but the original window form and placement appears to have been retained on the side facades. The house was designed by architects Jackson and Salomon of Boston, a firm which is known to have done work in Salem but has no other known examples in Newton, for owner and builder John J Burns and Sons. The detached cement garage was added in 1921 (located below the house on the street and not included in this application). There are permits on file to replace two windows with French doors in 1926 and to insulate a porch in 1974 but the exact location of each of these changes is not clear. The house is not included in the Historic Resource Inventory.

Applicants cited their desire to expand the size of the house and make the entry accessible for their parents. They noted that they had reached out to neighbors and they were in support.

Public comments included Cindy Kim, neighbor, concerned about trees but not opposed to the demolition.

Schorr commented that demolition could disrupt unity of the street, and moved that it be preferably preserved. Grissom seconded the motion.

RESOLVED to: Find the property to be Preservation Preserved.

Voting in the Affirmative:

- Harvey Schorr

Voting in the Negative:

- Doug Cornelius, Acting Chair
- John Rice
- Nancy Grissom
- Mark Armstrong

Abstained:

Recused:

The motion failed to pass. The demolition delay is not in effect.

6. 377 Waverley Avenue (Ward 7)

Request to Demolish House

Staff reported that this is an excellent example of a ca. 1922 Colonial Revival house with a somewhat less usual saltbox style form. The house appears to have retained all of its original trim and detailing including its slate roof, heavy detailed molding and surrounding the eaves and cornice, and dentil detailing below the cornice that extends around the lower edge of the rear facade as well. The house has also retained its original front entrance surround and decorative leaded glass windows and all of the original detailing appears to be intact. In 1958, a one-story addition was

added to the rear façade to connect the house to the ca. 1922 originally detached two-car garage built with the house and which has an usually tall, pyramid style roof. The flat roofed addition does not include any of the detailing found on the original building but also does not interrupt it. Other changes include an undated shed dormer on the rear slope of the slate roof and a ca. 1990s sunroom addition to the left façade. The right façade shows evidence of a former open porch on that façade, but today only the wood trim on the main façade remains. The house is located in a neighborhood of similarly large, well detailed examples of early twentieth century Colonial and Tudor style homes and was designed and built by Frances G. Powell, a Boston architect known for his well detailed Colonial Revival style triple deckers in Codman Square and elsewhere in Boston. The house has not yet been included in the City’s Historic Resource Inventory, possibly because it is so difficult to get a clear view of the front façade and its detailing from the street.

No public comments for this item.

Grissom made a motion to preferably preserved, Schorr seconded.

RESOLVED to: Find the property preferably preserved.

Voting in the Affirmative:

Voting in the Negative:

Abstained:

Recused:

- Doug Cornelius,
Acting Chair
- John Rice
- Nancy Grissom
- Mark Armstrong
- Harvey Schorr

Motion passes. 12 month demolition delay is in place.

7. 130 Nonantum Road (Ward 1)

Request to Demolish House

Staff reported that, While the address for this property is Nonantum Road, the house is accessed from Maple Street, and sits well above the street. The house is a ca. 1922 Cape style house which has retained its original form and shingle siding. The house appears to have retained brackets below the eaves on the side facades but is otherwise simply detailed. There are few records on the property other than a record that repairs were made after a fire in 1961 but the work at that time was not specified. The house had had an exterior chimney installed on the front façade, new one story additions added and/or sunrooms enclosed on the side facades, and an exterior staircase installed to newer dormers on the rear façade. The house is not on the City’s Historic Resource Survey.

No public comment.

Grissom asked for clarification on location on garage.

Grissom made a motion to preferably preserve house. Armstrong seconded.

RESOLVED to: Find the property preferably preserved

Voting in the Affirmative:

Voting in the Negative:

Abstained:

Recused:

- Mark Armstrong
- Nancy Grissom
- John Rice
- Doug Cornelius,
Acting Chair
- Harvey Schorr

8. 130 Nonantum Road (Ward 1)

Request to Demolish Garage

Staff reported that the concrete garage is located below the house at street level and is accessible from Maple Street. There is no original permit for the garage but its style suggests that it was built around the time of the house in the 1920s. The structure is heavily overgrown and there is no real trim or detailing visible at this time.

Grissom made a motion to preferably preserve garage. Armstrong seconded.

RESOLVED to: Find the garage preferably preserved.

Voting in the Affirmative:

Voting in the Negative:

Abstained:

Recused:

- Mark Armstrong
- Nancy Grissom
- John Rice
- Doug Cornelius,
Acting Chair
- Harvey Schorr

9. 43 River Avenue (Ward 5)

Request to Demolish House

Staff reported that 43 River Avenue is believed to be one of the oldest surviving houses in the Upper Falls village. It first appears on the City's Walling Map of the Town of Newton in 1855 and that approximate construction date is supported by deed research on the house, which lists the property as passing from Thomas Bagley to Michael Bagley in 1857. The families of both Thomas, a machinist, and Michael, a day laborer, first appear in the 1860 Census as living in Newton either in the same house or in adjacent homes. This may be explained by the 1874 Beers Atlas of Newton which shows 43 River Street as the smaller house located behind a larger building fronting on Elliot Street, both of which were on the same parcel owned by Michael and Mary Bagley.

The house remained in the Bagley family until 1927 and has had relatively few owners in its known history. Catherine and Mary Bagley subdivided the property to separate the two structures in 1927 and sold what is now 43 River Street to Thomas and Margret Greathead of Needham. After Thomas Greathead's death in 1939, the property was sold to Jean Rossi, who owned the property until 1976 when he sold it to Jonathan and Melinda Haynes of Wellesley. The Haynes' may have owned the property as a rental unit, selling it to the current owner in 2022.

The house is situated next to the Charles River facing east towards Chestnut Street and is a one-story “worker’s cottage” vernacular structure. The gable roofed building sits with its gable end to River Avenue and what was originally the front door is located at the center of the right façade. In 1948, a roof was added over this entrance which has since been enclosed. On the rear/right façade of the house is a one-story addition which was added in 1939 to replace an existing one-story space in that area. The current deck was added in 1976. The house has been vinyl sided but the original stone foundation is still visible. The area surrounding the house includes an apartment complex, later nineteenth century homes, and new development.

RESOLVED to: Find the property preferably preserved.

Voting in the Affirmative:

Voting in the Negative:

Abstained:

Recused:

- Mark Armstrong
- Nancy Grissom
- John Rice
- Harvey Schorr
- Doug Cornelius,
Acting Chair

10. 32 Newtonville Avenue (Ward 1)

Request to Demolish House

Staff reported that the ca. 1870s Italianate style cottage has been significantly altered over the years but has survived with its original Mansard roof intact as well as many of its original architectural details including the arched trim and detailing around the front entrance, fishscale patterned shingles on the Mansard, dentil work and molding, and arched dormers. The stone and concrete “piazza” that wraps around the front of the structure was added in 1926 by then owner Everett McCassey, who apparently also designed the addition. A portion of the open porch was enclosed in 1928 for a sunroom but the rest of the left side of the porch remained open until 1969, when it was fully enclosed for use as a sitting room. The front entry and the remaining open porch to the right of the door were enclosed in 1990. The house was built as a private home by Russell Freeman, a mason, whose family lived here into the early 1900s. In 1947, the building was converted into a nursing home and most of the additions to the structure, including a 1948 fire escape, appear to have been added for that use. The assessor’s database still listed the property as a nursing facility but it no longer appears to be in use.

RESOLVED to: Find the property preferably preserved.

Voting in the Affirmative:

Voting in the Negative:

Abstained:

Recused:

- Mark Armstrong
- John Rice
- Harvey Schorr
- Doug Cornelius,
Acting Chair
- Nancy Grissom

11. 24 Newtonville Avenue (Ward 1)

Request to Demolish House

Staff reported that 24 Newtonville Avenue is both older and more altered than its next door neighbor. The house is listed on the City's historic inventory as having been built before 1848. While the form of the building is consistent with this date, the house is now vinyl sided and any original trim or detailing has been removed or covered. All of the windows have been replaced with one-over-one replacement windows.

The City's 1874 Beers Atlas shows the house, then owned by J.C. Parks, as being a rectangular house with a projecting rear addition. The next owner, Alice Shapleigh, appears to have altered the design around 1895 by adding the existing projecting bays to the front façade on either side of a new open front porch. The existing fluted columns on the porch may date back to these alterations, although the rest of the front entrance porch appears to have been rebuilt. The last known significant change to the building is the addition of its existing hip roof. In 1933, a permit was issued for the removal of the roof and third floor and reframing of the roof, which explains the inventory forms reference to the "current" roof. However, there is no information on what the original roof form may have been.

RESOLVED to: Find the property preferably preserved.

Voting in the Affirmative:

- Nancy Grissom
- Harvey Schorr

Voting in the Negative:

- Mark Armstrong
- John Rice
- Doug Cornelius,
Acting Chair

Abstained:

Recused:

The meeting was adjourned by unanimous vote.

Respectfully,



, NHC

Administrative Approvals

120 Norwood Avenue (House)	D
120 Norwood Avenue (Garage)	D
73 Lewis Street	D
86 Freeman Street	D
99 Westchester Road	PD
172 Harvard Circle (Garage)	D
21 Cavanaugh Path	D
94 Redwood Road	D