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

**DATE:** August 28, 2014

**PLACE/TIME:** City Hall, Room 202  
5:30 p.m.

**ATTENDING:** David Morton, Acting-Chair Nancy Grissom, Member  
Rodney Barker, Member Mark Armstrong, Member  
Jean Fulkerson, Member Ellen Klapper, Alternate  
Len Sherman, Alternate See Attendance List  
Katy Hax Holmes, Staff

**ABSENT:** Laura Fitzmaurice, Alternate  
Bill Roesner, Member

The meeting was called to order at 5:30 p.m. with David Morton presiding as Chairman. Voting permanent members were Morton, Barker, Grissom, and Fulkerson. Armstrong arrived after the first agenda item. Klapper arrived after the fourth agenda item and was assigned to vote. Alternate member Sherman also voted. Katy Hax Holmes acted as recording secretary and the meeting was digitally recorded on an H2 device. There were no owners present for 24 Duffield Road (lawyer contact staff to confirm this) and this item was heard.

**Newton Highlands LHD Proposal – proceed with study**

Serge Nedeljkovic, president of the Newton Highlands Area Council, presented the Council’s proposal to organize a study group to pursue the idea of creating a local historic district in Newton Highlands. Other members of the Council were also in attendance to express their support for the study: Bob Burke, and Carol McPherson. Serge said that he was expressing concern on behalf of the Council that historic buildings were being lost, and that it was important for the Newton Historical Commission to proceed with the study of a potential local historic district in the Highlands. He told the Commission that the Highlands had a long history and many 1800s homes, which had significant value to the city and the neighborhood. The Council wanted the opportunity to explore the depth, breadth and scope of the potential boundary so that the neighborhood could have its say in what becomes a new local historic district. Laura Fitzmaurice, a member of the NHC who was not in attendance at this hearing, was also said to be active in the pursuit of this district. Rodney Barker, an NHC member was in attendance but recused himself on the vote for the study report.

Grissom made a motion to approve the concept of going forward with a study group and report to establish a local historic district in Newton Highlands. Sherman seconded the motion.

At a scheduled meeting and public hearing on August 28, 2014 the Newton Historical Commission, by vote of 5-0-1, with one recusal:

**RESOLVED** to approve the concept of going forward with a study group and report to establish a local historic district in Newton Highlands.

Voting in the Affirmative: \_\_\_\_\_ Voting in the Negative \_\_\_\_\_ Abstained  
**Rodney Barker, Member**

**Dave Morton, Chairman**  
**Nancy Grissom, Member**  
**Jean Fulkerson, Member**  
**Len Sherman, Alternate**

**1615 Beacon Street – NR Criteria Review to designate property a local landmark**

Sheldon Peck, owner of this property, told the Commission he was moved that the City wanted to recognize his house as historically significant. He wanted to clarify that the house was already individually listed on the National Register and that to authorize a study report was not a necessary step. Staff checked this claim and found that the Massachusetts Historical Commission had recently updated its online records on this property, showing that the house was both included in an NR district and individually listed on the NR. Mr. Peck asserted his belief that the façade might be of value but that he had done so much work to the house over the years there was little historical value to the property. He also said he still wanted the option of demolishing the house or allowing a new buyer to do so.

At the beginning of this discussion, staff told the NHC that a formal request for a landmark study was submitted by Alderman Danberg and four of her colleagues on the Board. The property at 1615 Beacon Street was included in a National Register Historic District as a contributing resource, not an individually listed resource. Therefore staff had to make the case that the property met all of the NR criteria for listing on the National Register of Historic Places, but only under the authorization of the NHC.

Christopher Pitz, representing the Waban Area Council, stated that the Council wanted to see this property preserved.

Barker made a motion to approve a study report from staff to confirm the historical significance of the property and to establish the property as a Local Landmark. Fulkerson seconded the motion.

At a scheduled meeting and public hearing on August 28, 2014 the Newton Historical Commission, by vote of 6-0:

**RESOLVED** to approve a study report from staff to confirm the historical significance of the property and to support possible designation of the property as a Local Landmark at a future NHC hearing.

Voting in the Affirmative: \_\_\_\_\_ Voting in the Negative \_\_\_\_\_ Abstained  
**Rodney Barker, Member**

**Dave Morton, Chairman**  
**Nancy Grissom, Member**  
**Jean Fulkerson, Member**  
**Len Sherman, Alternate**  
**Mark Armstrong, Member**

### **56 Greenwood Street – Demolition Review**

Request to demolish house and garage

A representative of the Spivak family presented their plan to demolish the house on this property and build a newer house.

Staff reported that this split-level house was built in 1954 and stood in a neighborhood of other intact homes of similar style. The name of the owner/builder of the house was Philip Glazier of Brookline. In 1957 the owner was Leo Gorfinkle, furniture dealer, who in that year obtained a permit to install a roof over the front door. Newton Fishman was owner in the 1970s, and Gene Spivak was the owner in the 80s when the kitchen and bathrooms were renovated. In 1985, owners Chin Bing and Su-Fan Su owned the house when it was insured for damage. Due to the fact that the exterior appearance of the split-level house, including materials, massing and design is in keeping with those in the immediate neighborhood, staff recommended the house preferably preserved for historic context.

Grissom made a motion to find the house preferably preserved for historic context. Sherman seconded the motion.

At a scheduled meeting and public hearing on August 28, 2014 the Newton Historical Commission, by vote of 6-0:

**RESOLVED** to find the house at 56 Greenwood Street **preferably preserved** for historic context.

Voting in the Affirmative:

Voting in the Negative

Abstained

**Rodney Barker, Member**  
**Dave Morton, Chairman**  
**Nancy Grissom, Member**  
**Jean Fulkerson, Member**  
**Len Sherman, Alternate**  
**Mark Armstrong, Member**

### **64 Evelyn Road – Demolition Review**

Request to demolish house and garage

Yuri Koral, owner of this house, told the Commission the house was built in 1937 and though it was built in the Tudor Style, it was cheap construction. He said the house had no insulation and a poorly constructed addition in the back. He told the Commission he wanted to replace this house with a new one for his family and that it was cheaper to demolish than to adapt this house to his family's needs.

Staff reported that a permit was issued to build this Tudor Style house in 1936. At that time, the owner/builder was Irene L. Silvers. By 1939 the house was owned by John Quincy Adams, branch manager for the Four Wheel Drive Auto Company. Dr. Theodore Kaplan and his family owned the house from 1969 to the early 1980s, and in the interim constructed a rear addition for a playroom and sundeck. In the 1990s the house was owned by Diane Puente. This Tudor Style brick house with a central turret with a slate cap and arches is a well maintained example of this style and conformed to other period brick Tudor buildings in the immediate neighborhood. Staff recommended the house preferably preserved for architectural integrity and neighborhood context.

Commission members stated they thought it was a nice house. Alderman Danberg spoke to its context in a Tudor neighborhood and that she hoped the house would be preserved.

Grissom made a motion to find the house at 64 Evelyn Road **preferably preserved** for architectural integrity and historic context. Armstrong seconded the motion.

At a scheduled meeting and public hearing on August 28, 2014 the Newton Historical Commission, by vote of 6-0:

**RESOLVED** to find the building at 64 Evelyn Road **preferably preserved** for architectural integrity and historic context. .

**Rodney Barker, Member**  
**Dave Morton, Chairman**  
**Nancy Grissom, Member**  
**Jean Fulkerson, Member**  
**Mark Armstrong, Member**  
**Len Sherman, Alternate**

**956 Walnut Street – Demolition Review**

Request to demolish house

Charles Navratil, of Architects2, presented this application on behalf of Ward Shifman, potential buyer for the property. A descendant of the recently deceased owner, Annette Christ, was also in attendance. Mr. Navratil said he was not sure what Mr. Shifman’s plans were for the property, but wanted to make the case that the oldest portion of the house was something he wanted to preserve and that the additions were not in good condition. He reiterated that the oldest portion of the house was worth preserving.

Staff reported that Stephen P. Kelly, of Cottage Street, owned the house when it was built in 1926, after acquiring title to the land from Patrick Neville on Nov. 15, 1922. Frederick H. Gowing, architect for this house, also designed homes in Blake Park in Brookline (area form BKL.AN), and on Bourne Street in Jamaica Plain, among others. Gowing was the author of books on modern and medium cost homes, many of which contained architectural plans and designs. Born in Vermont, Gowing pursued his architectural career in New England, and by 1920 was living with his family at 45 Jefferson Street in Newton Corner. He was well into his 60s when he designed this house on Walnut Street and the other homes previously mentioned, and devoted his career to publishing design books for residential development.

Kelly continued to live in the house in 1961, when he submitted an application to subdivide the 31000 sf lot. The variance was denied. . 1968 Ercole lafrate, owner of the house, tried again to subdivide, and again was turned down. In 1968, lafrate obtained a permit to build a garage and family room on the north side of the house. By 1970 the owner of the property was Sumner Dubrow, account executive for Ideal Tape, who continued to live here with his family until his death in May of this year. The current owner of the house states that a home business renovation was made to the house in 1991.

For this lot and the one on which Pine Crest Road was built immediately to the east, the 1917 atlas shows no buildings. By the 1929 atlas, the house at 956 Walnut, and all of the homes on Pine Crest Road, had been constructed. The oldest portion of the 1926 home on Walnut is largely intact, with a 1920s Modern Traditionalist style house consisting of a hipped roof with hipped dormer, square floorplan, and two-bay front façade. Given that homes on Pine Crest were constructed during the same period, the historic context for this house is preserved on Pine Crest. Staff therefore recommended the house preferably preserved for architectural integrity and historic context.

Dick Blazar, Ward 6 Alderman, said that his back yard overlooks this lot, and that all of the houses in the vicinity of the lot are of similar look and style. He said the loss of the house would alter the neighborhood, and asked that the house and natural integrity of the lot be preserved. The following abutters in attendance also spoke in favor of keeping the house: Dave Harvey, Pine Crest Road; Cheryl C. Cremins, 12 Pine Crest Road; Barbara Gottlieb, Pine Crest Road; Carol McPherson, Upper Falls; Nancy McCarthy, 940 Walnut Street; Claire McCully, Pine Crest Road; Brian Yates, Ward 5 Alderman, who said that Amy Sangiolo (Ward 4) and the other Ward 6 aldermen wanted to see the house preserved. Residents at 39, 52, 53 and 62 Pine Crest also spoke in favor of preserving the house, as did Ariella Stober of Pine Crest Road who presented a petition from owners of properties in the vicinity of the project. An owner of a home at 48 Kenmore also spoke on behalf of preserving the house and lot. Owners at 18 Pine Crest and 46 Kenmore also spoke in favor of preserving the lot.

Sherman made a motion to find the house at 956 Walnut Street **preferably preserved** for historic context and neighborhood support of its preservation. Grissom seconded the motion.

At a scheduled meeting and public hearing on August 28, 2014 the Newton Historical Commission, by vote of 7-0:

**RESOLVED** to find the building at 956 Walnut Street **preferably preserved** for historic context and neighborhood support of its preservation.

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

**Rodney Barker, Member**  
**Dave Morton, Chairman**  
**Nancy Grissom, Member**  
**Jean Fulkerson, Member**  
**Mark Armstrong, Member**  
**Len Sherman, Alternate**  
**Ellen Klapper, Alternate**

**131 Charlesbank Road - Demolition Review**

Request to demolish house

A representative for the owner Tristram Lozam spoke on his behalf to tear down this building. Adam told the Commission the lot was zoned MR2 and that the neighborhood had seen much infill development over the years. The owner wanted to build something new on the lot.

Staff reported that there was a house on this lot in 1874 on property owned by Henry Lemon, but that this did not appear to be the same one. William H. Walker, the current house's first owner, was living on Charlesbank Road (then known as Nonantum Street) in 1868, most likely in the first house on this lot.

The footprint of the current house first appears on insurance maps in 1886. Built c.1880, the estate of Nellie V. Walker owned the house in 1895 on what was still known as Nonantum Street. By 1901 the name of the road was changed to Charlesbank Road. In 1891, the house was owned by A. M. Ferris, a broker. By 1901, the owner was Charles J. Brown. In 1939, Earnest Chatfield, electrician, was the owner when a permit was issued to rebuild two chimneys above the roofline due to fire. Homes, Inc. owned the house from 1967 to at least 1970 for what appears to be rental units. In 1979 Richard Belkin owned the two-unit house. Tristram Lozaw was the owner of the house when there was another fire in 2001.

This Queen Anne Style house was an intact, high-end example with distinct original architectural features, located in a neighborhood of Second Empire, Queen Anne, and Colonial Revival architecture. As such, staff recommended the house preferably preserved for architectural integrity and neighborhood context.

An abutter at 1234 Charlesbank spoke to the history of the area and how the Henry Lemon House nearby was preserved rather than demolished. She said that 131 Charlesbank was a pillar home in the neighborhood and that the loss of the house would have a major effect. Terry Flannery of 127 Charlesbank concurred, having lived in the neighborhood since 1999. John Cook of 8 Nonantum Place also encouraged preservation of the house.

Sherman made a motion to find the house at 956 Walnut Street **preferably preserved** for architectural integrity and historic context. Grissom seconded the motion.

At a scheduled meeting and public hearing on August 28, 2014 the Newton Historical Commission, by vote of 7-0:

**RESOLVED** to find the building at 131 Charlesbank Road **preferably preserved** for architectural integrity and historic context.

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

**Rodney Barker, Member**  
**Dave Morton, Chairman**  
**Nancy Grissom, Member**  
**Jean Fulkerson, Member**  
**Mark Armstrong, Member**  
**Len Sherman, Alternate**  
**Ellen Klapper, Alternate**

**10 Voss Terrace – Demolition Review**

Request to demolish house

The owner of this house, Carmine Petruzzello, told the Commission the house was below average and that there were three new houses on the street.

Staff reported that though the application lists a construction date of 1940, the ISD file for this two-story Colonial contains a building permit dated 1951. The house is located at the corner of Voss Terrace and Wheeler Road with a front façade sheathed in stone, and was built and designed by Charles D. Train of Waban. Julius Gordon, a window dealer, appears as the first owner in 1959 (no address listed in 1953) and still lived there in 1968. Jerome and Irene Sykes owned the house in 1980, and later Harvey Doran. The surrounding neighborhood is in transition. Houses located across and up the street have been altered and/or replaced. In addition, this house was not built pre-War as was originally reported. Staff recommended the house not preferably preserved.

Commission members agreed that this neighborhood was in transition and that the merits of the central-entrance Colonial were lost with the application of stone wallpaper.

Armstrong made a motion to find the house at 10 Voss Terrace **not preferably preserved**. Sherman seconded the motion

At a scheduled meeting and public hearing on August 28, 2014 the Newton Historical Commission, by vote of 6-1:

**RESOLVED** to find the building at 10 Voss Terrace **not preferably preserved**.

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

**Rodney Barker, Member**

**Dave Morton, Chairman**  
**Nancy Grissom, Member**  
**Jean Fulkerson, Member**  
**Mark Armstrong, Member**  
**Len Sherman, Alternate**  
**Ellen Klapper, Alternate**

**342A Elliot Street - Violation**

Barn demolished

Franklin Schwartzer, representing Schlesinger and Buchbinder, Esq. and the owner of Dunn Gherins Restaurant in Upper Falls, presented their case that the historic barn fell on its own due to structural instability, and that the barn was not torn down purposely. The owners paid \$1000 fine to the city for the lack of maintenance of a dangerous building. The owner and attorney argued that the barn suffered from deferred maintenance prior to her purchase of it with a partner, and said that the barn collapsed when debris was being removed from the barn.



Staff reported that the barn was located just outside of the Upper Falls Local Historic District, and was on a separate parcel behind Dunn Gehrin’s Restaurant. In July 2014 the barn was demolished without previous review or approval by either ISD or the Planning Department. The two owners were cited for not maintaining an unsafe structure and were fined. Lawyers for both owners requested that the NHC review this property to determine whether it would have been found preferably preserved had it remained standing.

A barn shows up at this location starting in 1875 along with the words “Manufacturing.” Not sure who the owner was at the time. In 1886 the barn appeared with a house owned by Hiram A. Sherman, a grocer. He still owned it in 1895. In 1907, the barn was separated off from its original lot and was now owned by M.E. O’Hara, a provisions dealer. This barn gets tougher to research in later years because it did not appear in directories, but early evidence suggests this barn was standing before 1875. Pre-demolition photos of the barn were difficult to locate, but the photo available on the Assessor’s database shows that the barn appears to have been minimally altered prior to its demolition. As such, staff believes the Commission would have found this barn preferably preserved for architectural integrity and recommended the Commission did so now.

Brian Yates, Ward 5 alderman, spoke in favor of the owners of the building. He said the barn was a blight on the neighborhood for years, and that the barn’s current owners had helped turn around this portion of Upper Falls. He said that having NHC impose a demo delay after the fact would serve no purpose. Vicky Danberg of Ward 6 also spoke on behalf of not penalizing the owners for the loss of the barn. A commission member asked at what point Inspectional Services was given the chance to inspect the barn. She was told that ISD only saw the barn after it had come down.

Sherman made a motion to find the barn at 342A Elliot Street **not preferably preserved**. Barker seconded the motion

At a scheduled meeting and public hearing on August 28, 2014 the Newton Historical Commission, by vote of 7-0:

**RESOLVED** to find the barn at 342A Elliot Street **not preferably preserved**.

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

**Rodney Barker, Member**  
**Dave Morton, Chairman**  
**Nancy Grissom, Member**  
**Jean Fulkerson, Member**  
**Mark Armstrong, Member**  
**Len Sherman, Alternate**  
**Ellen Klapper, Alternate**

**170 Pine Ridge Road – Demolition Review**

Request to demolish house

Simone Spiel, owner of the house, told the commission her husband had died four months ago and that she was ready to sell the house because she was left with a lot of debt. She said that only builders were interested in her house, so she wanted approval to tear it down.

Staff reported that the house was built on land owned by the Charles J. Page Estate. This Gambrel Cottage house was built in 1907 and was first owned by William, a second generation Irish immigrant and salesman, and his wife Nellie McConnell. By 1907 only this and two other houses were standing on the portion of this street located to the west of Chestnut Street. Winnie R. and Harry Millard, who worked in the leather business, owned the house by 1916, and in that year finished four rooms on the second floor and added four dormer windows. By 1939 the owner was Mrs. John M. Williams, who was widowed the same year. She lived there through the 1940s. By 1959, Charles J. Brown, a paper dealer, lived at this address. This Colonial Revival Style, six-bay cottage with a heavy slate gambrel roof is one of the

smallest on the street and may be emblematic of Irish cottages that were found in Ireland during this period. The house is surrounded by houses dating from a decade or so later. As one of the oldest homes on this side of Pine Ridge Road, staff recommended this house preferably preserved for architectural integrity.

An abutter at 192 pine Ridge Road spoke in support of preserving the house and asked that the house be added onto in the back. The point was made that this was a large lot on the aqueduct and had some grade concerns.

Barker made a motion to find the house at 170 Pine Ridge Road **preferably preserved** for architectural integrity. Fulkerson seconded the motion.

At a scheduled meeting and public hearing on August 28, 2014 the Newton Historical Commission, by vote of 5-2:

**RESOLVED** to find the house at 170 Pine Ridge Road **preferably preserved** for architectural integrity.

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

**Rodney Barker, Member**  
**Dave Morton, Chairman**  
**Nancy Grissom, Member**  
**Jean Fulkerson, Member**  
**Mark Armstrong, Member**

**Len Sherman, Alternate**  
**Ellen Klapper, Alternate**

**88 Hawthorne Avenue – Partial demo review**

Request to add onto roof

Joe Russo, owner of this house as of 1994, and Carl Dumas, contractor, presented their plan to bump up the ridge pole on the house to add more roof height, dormers, and a rear addition.

Staff reported that this house, built c.1895, was part of a larger surveyed neighborhood of late 19<sup>th</sup> /early 20th century worker housing but this house was not included. This house was built on land that was owned by Ellen Kinchilla in 1886, and finally had a house and outbuilding on it by 1895. Directories from that time show the Kinchilla family having drivers, laborers and sailors residing in the house under her ownership. Known alternately as 82 or 88 Hawthorn, the simple two-story gable-roofed cottage was owned by Loreto Bianchi in 1926 when he cut a new window on the front of the house; in 1927, when he obtained a permit to extend the present open porch 5' 6" and enclose it with glass; and a goat house in 1928. A new detached garage was built in 1929 and another in 1932. The house was designated as a two-family as early as 1928, after being designated as a single family up until the 1920s. In 1942, Bianchi obtained a permit to add a rear bathroom. Though the house has replacement windows and vinyl siding, it retains its massing, orientation to the street, and is consistent with the worker cottages also found on the street during this period. Staff therefore recommended the house preferably preserved for neighborhood context.

Barker made a motion to find the house at 88 Hawthorne Avenue **preferably preserved** for historic context. Fulkerson seconded the motion.

At a scheduled meeting and public hearing on August 28, 2014 the Newton Historical Commission, by vote of 7-0:

**RESOLVED** to find the house at 88 Hawthorne Avenue **preferably preserved** for historic context.

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

**Rodney Barker, Member**



**Dave Morton, Chairman**  
**Nancy Grissom, Member**  
**Jean Fulkerson, Member**  
**Mark Armstrong, Member**  
**Len Sherman, Alternate**  
**Ellen Klapper, Alternate**

Joe Russo told the commission his plans for the building, and that he wanted to raise the roof and add 300 square feet to the building. An abutter at 83 Hawthorne Avenue said she did not want to see an extra story added to this house. She said this was a neighborhood of small houses and that adding to the back would help them stay that way. Kevin Rife, another abutter, said that the current plan for the roof pole would be an improvement, but that this proposal was too tall and not aesthetically pleasing.

The Commission discussed the fact that the ridgepole heightening plan was awkward, as was the rear gambrel addition. The sharp angle of the roof was a problem as viewed from the front. The owners said the roof addition would only be two feet, but the plans actually showed an increase of 3.5 feet. The Commission thought the addition was too high and too awkward on such a modest house and recommended a bigger addition on the rear. A waiver was not granted.

### **33 Grove Hill Park – Demolition Review**

Request to demolish house

Steve Gordon, recent purchaser of this house, told the Commission he wanted to tear down this split-level house and remove the rear concrete parking area and build an environmentally sensitive house for his family. An abutter supported his request and said he wanted to see a better house at this location as well as the removal of the concrete.

Staff reported that the house was built in 1956. This split-level house was part of a relatively recent development on a carriage lane that appears on insurance maps in the early 1900s. Atlases from the early 1900s suggest this circular lane may have been used to access the rear lots of the larger homes located on Grove Hill Avenue. In 1917, land located along Grove Hill Park began to be subdivided. By 1929, there were five houses facing Grove Hill Park (this was not one of them). The lot upon which this house was built was subdivided prior to 1953. The first owner of this house was Home Builders' Inc. and the architect was Lester Lechter of Boston, from whom this Commission has seen other homes, namely 79 Westgate Road, another split-level designed and built by Home Builders Inc. and Lester Lechter. At last month's hearing the Commission did not find 79 Westgate preferably preserved because its context had been lost.

More houses came later to Grove Hill Park, some of which were split-level style homes. In 1961 the owner was Philip Holstein, a salesman for Syracuse Ornamental Company. In 1970 the house was owned by Robert Spiro, an assistant professor at Harvard Medical School. In 1980, the owner was David Segal, a physician at Boston City Hospital. There are other split-level houses on Grove Hill Park, but in every case they could realistically be considered infill housing amongst not only the more grand homes located on Grove Hill Avenue, but the early 1920s houses that preceded them in this park-like setting. Staff therefore recommended this house not preferably preserved due to its construction as a later infill home at this location.

Commission members stated that they did not want to see a garage in front of the house.

Sherman made a motion to find the house **preferably preserved** for historic context. Barker seconded the motion.

At a scheduled meeting and public hearing on August 28, 2014 the Newton Historical Commission, by vote of 2-5:

**RESOLVED** to find the house at 33 Grove Hill Park **preferably preserved** for historic context.

Voting in the Affirmative:                      Voting in the Negative                      Abstained

**Rodney Barker, Member**

**Dave Morton, Chairman**  
**Nancy Grissom, Member**  
**Jean Fulkerson, Member**  
**Mark Armstrong, Member**

**Len Sherman, Alternate**

**Ellen Klapper, Alternate**

**The motion did not pass. The house is not preferably preserved.**

**27 Faxon Street – Demolition Review**

Request to demolish house

A team of owners and developers, Bill Dillon, Joe White, and John Wardwell presented their plan to demolish the house and replace it with code compliant housing. They said that to preserve the house was not cost effective and that the structural elements of the house under-sized.

Staff reported that the house was built in the late 1880s. Martha Kybert was the first owner of this property in 1886. Thomas Kybert operated a shoemaking business on the premises and was still there as of 1907. From 1925 to at least 1946, George E. Terrio, chauffeur, owned the house and in 1938 obtained a permit to build a two-car metal garage. In 1947 the owner was A. Recine, who moved the garage from the right to the left rear of the lot. Directories also confirm the house held many tenants over the years. Though the house is sheathed in asbestos siding and has some deferred maintenance, the massing, architectural details of vergeboards and brackets on the front porch and standard front-gable form found everywhere in Nonantum are tenets of the architectural development of this neighborhood. Staff recommended this house preferably preserved for architectural integrity and historic context.

An abutter at 20-22 Faxon Street, Dan Doucette, expressed his concern that the area was densely populated with children and did not want to see more crowded housing units.

Armstrong made a motion to find the house **preferably preserved** for architectural integrity and historic context. Barker seconded the motion.

At a scheduled meeting and public hearing on August 28, 2014 the Newton Historical Commission, by vote of 7-0:

**RESOLVED** to find the house at 27 Faxon Street **preferably preserved** for architectural integrity and historic context.

Voting in the Affirmative:                      Voting in the Negative                      Abstained

**Rodney Barker, Member**

**Dave Morton, Chairman**

**Nancy Grissom, Member**

**Jean Fulkerson, Member**

**Mark Armstrong, Member**

**Len Sherman, Alternate**

**Ellen Klapper, Alternate**

**7 Auburn Street – Demolition Review**

Request to demolish house

Ron Jarek, architect for the owners of this house, presented the owners' plan to demolish the house and build a more code complaint house at this location. Jarek cited the deferred maintenance and lack of originality of the building and did not believe that the house was worth keeping.

Staff reported that building permits for this property showed a construction date of 1902 for this house. In 1903, the occupants were Michael Lucian, barber, and James J. Deffely, coachman. The Deffely family continued to own this house for over 80 years. In 1924, the owner was James J. Deffely. In 1956, the owner is listed as Charles Deffely, laborer and in 1973 was still owned by a member of the Deffely family. Mrs. Edythe Deffely, whose husband was a plumber, resided in the house in 1980. By 1985, the house was owned by Bernard Keaney. In 2002 the house was purchased by the Zhao family. This vernacular worker cottage is located very close to the street near the intersection of Washington Street and Auburn, and has been well maintained over the years. This house is one of the last vestiges of worker housing on this street and as such staff recommends the house preferably preserved for architectural integrity and historic context.

Elaine Russer-Ruda of Commonwealth Avenue said she had concerns over the fate of Auburn Street. She said this was a perfect example of a historic home near the Myrtle Baptist neighborhood and said she would like to see it saved. Commission members agreed.

Grissom made a motion to find the house **preferably preserved** for architectural integrity and historic context. Sherman seconded the motion.

At a scheduled meeting and public hearing on August 28, 2014 the Newton Historical Commission, by vote of 7-0:

**RESOLVED** to find the house at 7 Auburn Street **preferably preserved** for architectural integrity and historic context.

Voting in the Affirmative:                      Voting in the Negative                      Abstained

**Rodney Barker, Member**  
**Dave Morton, Chairman**  
**Nancy Grissom, Member**  
**Jean Fulkerson, Member**  
**Mark Armstrong, Member**  
**Len Sherman, Alternate**  
**Ellen Klapper, Alternate**

**24 Duffield Road – Demolition Review**

Request to demolish house

No owner was present. The attorney for the seller called to let staff know, and understood that the item would still be heard.

Staff reported that the house was built in 1911. This Bungalow Style house was first owned by John M. Groby, a manager in Boston. In 1913 Mr. Groby obtained a permit to add a piazza and pergola (still in existence), and in 1919 obtained a permit to build a garage. Groby still owned the home through at least 1940. By 1953, the home was owned by Edis VanLeir, who does not appear in directories by name. In 1955 the owner was Alfred Leiserson. By 1963, the owner was Robert Woods, and engineer. This house is an intact example of a Bungalow Style house in a neighborhood of other Bungalow Style homes built at the early 20<sup>th</sup> century near the Charles River. Though the house show signs of deferred maintenance it is an otherwise intact example of a style not often found in Newton. Staff recommended the house preferably preserved for architectural integrity and historic context.

An abutter-letter was read into the record asking the NHC to preserve this house. Jay Walter, Newton Corner, also spoke in favor of preserving this house.

Grissom made a motion to find the house **preferably preserved** for architectural integrity and historic context. Klapper seconded the motion.

At a scheduled meeting and public hearing on August 28, 2014 the Newton Historical Commission, by vote of 7-0:

**RESOLVED** to find the house at 24 Duffield Road **preferably preserved** for architectural integrity and historic context.

<u>Voting in the Affirmative:</u>	<u>Voting in the Negative</u>	<u>Abstained</u>
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<b>Rodney Barker, Member</b>		
<b>Dave Morton, Chairman</b>		
<b>Nancy Grissom, Member</b>		
<b>Jean Fulkerson, Member</b>		
<b>Mark Armstrong, Member</b>		
<b>Len Sherman, Alternate</b>		
<b>Ellen Klapper, Alternate</b>		

#### **214 Windsor Road, NR – Demolition Review**

Request to demolish house

Samantha Leonard, representing the owners who were out of state, presented the owners' plan to demolish the house. She stated that since the houses on the street were being torn down and replaced with new houses, they should be able to do so as well.

Staff reported that the house was listed on the National Register of Historic Places in 1990. The applicant reported a construction date of 1937, but a survey form for this property shows a construction date of 1919. A 1919 building permit for the new house confirms this date of construction. The first owner of record is Thomas J. Taylor of 63 Clark Street, Newton Center, and the architect was John Barnard. Thomas Taylor, who worked in machinery, and his wife continued to live here in 1921. John Barnard also designed another National Register listed building in Newton, the Henry I. Harriman House at 825 Center Street, built in the French Chateau Style and now located on the campus of Boston Law School.

In 1929 the house was owned by Areli Jacoby, a chemist. By 1940 the owner was Lyndall F. Carter, who in 1955 built an attached two-car garage and continued to own the house in 1962, when he undertook the following changes to the house: a new front door, a new window beside the front door, and some interior work. By 1964 the owner was William H. Bright. In 1996 a family room was added by the current owners, the Jaroway family. Though the Colonial Revival Style of this house differs from others of Queen Anne and Colonial Revival styles in the neighborhood, this house retains its integrity of design and materials and is consistent with the level of architectural excellence found on this street beginning in the late 19<sup>th</sup> century. Due to the fact that this house is included in an NR district and was designed by a locally known architect, staff recommended this house preferably preserved for architectural integrity and historical context.

Four abutter letters were read into the record that supported keeping the house.

Sherman made a motion to find the house **preferably preserved** for architectural integrity and historic context. Grissom seconded the motion.

At a scheduled meeting and public hearing on August 28, 2014 the Newton Historical Commission, by vote of 7-0:

**RESOLVED** to find the house at 214 Windsor Road, NR, **preferably preserved** for architectural integrity and historic context with an 18-month demo delay imposed.

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

**Rodney Barker, Member**  
**Dave Morton, Chairman**  
**Nancy Grissom, Member**  
**Jean Fulkerson, Member**  
**Mark Armstrong, Member**  
**Len Sherman, Alternate**  
**Ellen Klapper, Alternate**

**Rodney Barker left the hearing after this item.**

**115 Park Street, NR – Waiver Request**

Request to waive demo delay

The owner Steve Gagnon and his architect Scott Lewis returned with more requested information regarding a rear addition on this NR-listed building.

At the June meeting, Scott Lewis, designer, and Steve Gagnon, owner, presented their plan to remove the rear façade of the house in preparation for an addition, and remove and re-pour a foundation for the main house. As an NR-listed property the house was determined preferably preserved at the June 2014 hearing for architectural integrity and historic neighborhood context, but proposed plans were not approved at the June 2014 hearing due to a mismatch of roof styles on the proposed new addition, and a request for more clarity on the re-poured foundation. Because this project was a partial demolition, they were allowed to return with revised plans.

At the June 2014 hearing, Staff reported that the property was listed on the National Register of Historic Places in 1982 as part of the Farlow and Kenrick Parks Historic District, and that this house was erected c. 1870 and stood across the street from the Bigelow School. The unique bell cast Mansard roof is intact, with an unusual projecting front wing creating a T plan. The aluminum siding was to be removed as part of this project, which included a two and a half story addition off the rear of the building. This house was occupied from 1868 to 1905 by S.W. Holmes, a merchant in Boston, and subsequently owned by Lydia H. Holmes. Because the owner was presenting plans for a partial demolition (e.g. a rear addition), the proposed plans were reviewed. This house was one of many Mansard homes lining Park Street.

At the July hearing, Commission members and two abutters, Jay Walter in Newton Corner and a resident of 107 Park Street, worked with the architect and developer to clarify what the owner was proposing to construct on this property. The architect came to the July hearing with a revised mansard design for the rear addition that met with general approval. All in attendance believed this revised design to be an improvement.

The Commission reviewed the grading plan for the site showing the existing and proposed topography for the lot, which the Commission agreed was of the appropriate detail. The replication and replacement of architectural detail, including window trim, brackets, keystones, etc. was also approved for the areas of the building where existing shadowing shows their former locations. Detail regarding the proposed foundation height was also approved, with a slight lowering of the new foundation, as well as the location, material and surfacing of the new foundation. Detail on the plans showing the type of siding to be used on both the house (original beaded clapboard) and the addition (plain clapboard). Jay Walter and another abutter also met privately with the developer and architect prior to the meeting, and worked on more details that were presented to the Commission. The owner also agreed to plantings along the new foundation walls.

Abutters said their remaining concerns were about the increased amount of asphalt on site. The developer promised to roll stone dust into the asphalt to mitigate the heat effect.

Grissom made a motion to waive the demo delay at 115 Park Street based on the revised plans, with the following conditions: that the HVAC units be recessed into wells; that stone dust be rolled into the asphalt driveway; and that the owner continue research into finding quieter HVAC systems. Fulkerson seconded the motion.

At a scheduled meeting and public hearing on August 28, 2014 the Newton Historical Commission, by vote of 6-0:

**RESOLVED** to waive the demo delay at 115 Park Street based on the revised plans, with the following conditions: that the HVAC units are recessed into wells; that stone dust be rolled into the asphalt driveway; and that the owner continue research into finding quieter HVAC systems.

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

**Dave Morton, Chairman**  
**Nancy Grissom, Member**  
**Jean Fulkerson, Member**  
**Mark Armstrong, Member**  
**Len Sherman, Alternate**  
**Ellen Klapper, Alternate**

**Len Sherman left the hearing after this item.**

**38 Wendell Road – Waiver request**

Request to waive demo delay

Mike McKay presented the application for the owner to tear down the house and replace it with a new structure that he designed. NHC voted this house preferably preserved at the April 2014 hearing and the owner is returning after the requisite four months.

Staff reported that his split-level ranch, built in 1956 in a neighborhood of similar construction, was owned by one family since its construction. The building permit file for this house contains one permit, and it's the one for the home's construction. The house was built by Charles D. Train, Inc. Though this neighborhood has undergone some redevelopment, houses in the immediate vicinity are intact examples of the split-level style.

Commission members approved of the proposed design for the proposed two-story house. The design showed shingling on the second story and clapboard on the first. Siding was wood clad, SDL windows. Mr. McKay said there would be no attic so as to keep the new roof line lower. Land slopes up the house now and would continue to do so with the new structure.

Grissom made a motion to waive the demo delay at 38 Wendell Road based on the revised plans. Armstrong seconded the motion.

At a scheduled meeting and public hearing on August 28, 2014 the Newton Historical Commission, by vote of 5-0:

**RESOLVED** to waive the demo delay at 38 Wendell Road based on the revised plans.

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

**Dave Morton, Chairman**  
**Nancy Grissom, Member**  
**Jean Fulkerson, Member**  
**Mark Armstrong, Member**  
**Ellen Klapper, Alternate**



**236 Waban Avenue – Waiver Request**

Request to waive demo delay

Mike McKay presented his proposed design for a rear addition at the house at this address. The Commission previously approved the removal of the garage at this address. The owner and architect first presented this building in June 2014 when the proposal was to remove the garage and a portion of the rear façade for the construction of an attached garage.

Staff reported that though the construction date was reportedly 1875, no evidence of this house is found on 1886 insurance maps. The house first appears on maps in 1895, owned by Allston Real Estate. Surprisingly, this Colonial Revival house had not been previously surveyed. The house retains most, if not all of its original architectural detail, shingling, and asymmetry, all of which are hallmarks of the Colonial Revival Style. Though the building file at ISD contains a permit for a garage on this property in 1919, the current garage was obviously of later construction, c.1940. By 1907, the owner was Maud L. Rice, wife of a salesman, who owned the house through the 1920s. In 1927 the house was sold to D. Winslow Hanscom, a musical conductor in Worcester, who did not own the house for very long. The Alan Goodman family (an attorney) owned the house from the 1930s to the 1970s. Staff recommended that the garage be found not preferably preserved, and the house to be found preferably preserved for architectural integrity and neighborhood context. NHC voted in keeping with staff’s recommendation.

McKay told the Commission that windows and trim on the addition would match those on the house, and that the addition as proposed would be subservient to the house. The triple window on the west side would be removed and replaced with a stair tower, which the Commission found to be an appropriate addition. The new foundation would have a three-inch veneer applied to the exterior.

Armstrong made a motion to waive the demo delay and approve the plans for an addition as presented. Grissom seconded the motion.

At a scheduled meeting and public hearing on August 28, 2014 the Newton Historical Commission, by vote of 5-0:

**RESOLVED** to waive the demo delay at 236 Waban Avenue based on the new addition plans.

Voting in the Affirmative:                      Voting in the Negative                      Abstained

**Dave Morton, Chairman**  
**Nancy Grissom, Member**  
**Jean Fulkerson, Member**  
**Mark Armstrong, Member**  
**Ellen Klapper, Alternate**

**39 Barbara Road – Waiver Request**

Request to waive demo delay

Peter Harrington, attorney represented the owner, Mr. Camarato, whose property was deemed preferably preserved in his absence at the April 2014 hearing. He and the owner presented photos of other house in the neighborhood to make their point that this house was not worth preserving. A petition to support a replacement house at this address was presented to staff.

At the April 2014 meeting, NHC voted this house preferably preserved for neighborhood context. At that meeting, staff reported that this house was built in 1951, and the original building permit is on file with the City. Antonio S. De Angelo was the owner/architect of the house. Bertram Silver, manager of Cott’s Bottling Company, owned the house in 1955. Henry Rosenblum, a company treasurer, owned the house in 1968 until at least 1975. Mary McGillicuddy moved in in 1985 and was the owner until recently. The historical context for this house was largely intact. With the exception of

one house at the corner, Barbara Road consisted of the same massing and style of house on very small lots for the entire length of the street.

Some Commission members questioned whether this house was worth being found preferably preserved, and because other housing was modified in the area, was that relevant in finding this house to be preferably preserved. Others found the neighborhood to retain its massing, scale, and small lots and thought the house should be preserved for neighborhood context. NHC voted to find the house preferably preserved for neighborhood context.

Charlene Kelly, 33 Barbara Road, said her neighborhood consisted of Capes but that the new house being proposed looked like a raised Ranch. She wanted to make sure the project was done the right way. A Commission member thought that the replacement house as proposed had a humble plan which matched the nature of the street. Members asked that the roof have a steeper pitch and the garage be set back from the street. The setbacks of the new house would be the same as the existing house. Windows would be double-hung 2/1 and vinyl clad, with Hardyboard siding and composite trim around the windows.

Armstrong made a motion to waive the demo delay and approve the plans for a new house as presented. Grissom seconded the motion.

At a scheduled meeting and public hearing on August 28, 2014 the Newton Historical Commission, by vote of 5-0:

**RESOLVED** to waive the demo delay at 39 Barbara Road based on the new house plans.

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

**Dave Morton, Chairman**  
**Nancy Grissom, Member**  
**Jean Fulkerson, Member**  
**Mark Armstrong, Member**  
**Ellen Klapper, Alternate**

**100 Evelyn Road – Waiver Request**

Request to waive demo delay

Timothy Burke, architect for the owners Mr. and Mrs. Gregor at this address, returned with revised plans based on input from the NHC at the June 2014 meeting. The owners wanted to add space to their house as an in-law apartment. The attached side garage would be removed and a rear second story addition would be added over a new garage at the front of the property.

Staff reported that this house was constructed in 1950 and owned by Hyman and Sylvia Horwitz, (sales manager at Grossman’s) who continued to own the house in 1971. By 1998, the house was owned by the current owners. In 2002, permits were issued for a rear addition and kitchen remodel. Hyman Horowitz died in 1995. This house was surveyed as part of the Mid-20<sup>th</sup> century Housing Survey, which identified this neighborhood as being cohesive in the following ways: rectangular brick chimneys, and that chimney locations tended to be on the exterior end wall nearest the picture window (location of living room) or between the living room and a lateral addition. Houses also tended to be one or two bays deep and four or five bays across, with the entry in the second bay, flanked by the living room picture window on one side and two bedroom windows on the other. Most houses had three bedrooms. All houses had attached garages, located in lateral wings adjacent to the main block, or integral garages beneath a portion of the living space. Though having undergone some changes over time, this house retained many of the features listed above. As such, staff recommended that it be found preferably preserved for neighborhood context.

Commission members approved the overall height of the proposed addition and found that the front-entry garage was set back further on the lot to help de-emphasize it in the overall design.

Armstrong made a motion to waive the demo delay and approve the revised plans for an addition as presented. Grissom seconded the motion.

At a scheduled meeting and public hearing on August 28, 2014 the Newton Historical Commission, by vote of 5-0:

**RESOLVED** to waive the demo delay at 100 Evelyn Road based on the revised addition plans.

<u>Voting in the Affirmative:</u>	<u>Voting in the Negative</u>	<u>Abstained</u>
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<b>Dave Morton, Chairman</b>		
<b>Nancy Grissom, Member</b>		
<b>Jean Fulkerson, Member</b>		
<b>Mark Armstrong, Member</b>		
<b>Ellen Klapper, Alternate</b>		

### **360 Langley Road – Waiver Request**

Request to waive demo delay

This house was determined preferably preserved in March 2014. Four months have elapsed, and the owner returned with a proposed plan for new construction. At the March hearing, Fernando and Daniel Fonseca, owners of this house, told the Commission of their plan to demolish their house due to its small lot size and deteriorated condition. They wanted to build a new structure with an attached garage. Abutters in attendance from 12 Beecher Lane were curious as to what the new house would look like. Abutters from 366 Langley Road were also in attendance on behalf of their 90 year-old neighbor, who was concerned about dust and truck traffic. Commission members discussed their belief that though the house was in fair condition, it was representative of a historical context on Langley Road.

At the March 2014 meeting, Staff reported that the house was built c. 1915. Insurance maps showed that a house stood at this location in the 1880s, but this house appeared to have been constructed later. A plumbing permit was pulled in 1918 by the Burke family, who also owned the 1880s structure at this location when it was known as Station Street. By 1929 the property was owned by Umberto and Mary Cassiani, laborer, and later as a landscape gardener. In 1939 a permit was pulled for removing and replacing a rear porch. In 1955, a permit was pulled for a rear room and bath. This house is in deteriorated condition but retains its massing and context with two neighboring houses on Langley Road.

At the July hearing, a proposed design was met with concern by the Commission about the orientation of the proposed house (sideways facing Langley), the lack of a side entrance, the snout-like projection of the garage on the side street, and the fact that all four elevations were not presented to the Commission. The Commission also asked that grade changes be shown on the plans; that the plans show more detail; that the new house front on Langley and that all four elevations needed to be reviewed by the Commission.

At the August hearing, Ron Jarek presented a revised design that took these issues into account. Commission members liked the asymmetry of the design, the improved face to Langley Road, but had some questions about the placement of a small second-story balcony behind the front portico to the east. Members also thought the upper window needed some tweaking, perhaps with a transom, and a better front door was requested. The massing, 6/6 sash windows were found to be acceptable, but Armstrong, an architect member of the Commission, asked to see and approve final plans before a building permit was issued. The Commission agreed.

Armstrong made a motion to waive the demo delay and approve the plans for a new house at 360 Langley Road as presented, subject to changes requested to the front window, balcony, and door and reviewed for approval by Mark Armstrong. Grissom seconded the motion.

At a scheduled meeting and public hearing on August 28, 2014 the Newton Historical Commission, by vote of 5-0:

**RESOLVED** to waive the demo delay at 360 Langley Road as presented, subject to changes requested to the front window, balcony, and door and reviewed for approval by Mark Armstrong. .

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

**Dave Morton, Chairman**  
**Nancy Grissom, Member**  
**Jean Fulkerson, Member**  
**Mark Armstrong, Member**  
**Ellen Klapper, Alternate**

### **18 Valley Spring Road – Waiver Request**

Request to waive demo delay

Yuri Koral presented his plan to demolish the house at this address. The owner returned after waiting the requisite four months to propose a replacement structure for this lot. NHC voted the house preferably preserved for architectural integrity and neighborhood context.

Staff reported that this house was built on a cul de sac with a neighborhood of similarly designed and massed houses along the northern border of the historic Durant Kenrick property. Built in 1954, this house was designed by Stanley Myers of Cambridge and built by Ben Franklin Homes. Myers was also the architect at #6 and #11, at a minimum, and the houses on the cul de sac were built by Ben Franklin Homes. The house had no tenant in 1955, but by 1961 was inhabited by Milton Winer, manager of Harry’s Shoe Shop in Malden. The Winer family has owned the house ever since and has been its only owner. Due to its intact massing, style, and architectural consistency with the remainder of the cul de sac, staff recommends that this house be found preferably preserved for architectural integrity and neighborhood context.

Commission members expressed their support for a modern replacement structure on this location and in this neighborhood, but had some concerns about how the house faced the street (the current house presents its narrow end to the street). There was also consensus that the proposed house was very large, and that the window placement and treatments could be better positioned on the new house. There was an observation that the existing house had a very simple roofline, whereas the new house had multiple roof profiles. Others were disappointed that the house had no relation to the other houses in the neighborhood, but appreciated the direction the builder was going. Architectural motifs in the neighborhood could be better picked up in the new designs, others said. A waiver was not approved at this time.

### **314 Otis Street , NR – Approval amendment**

Request to amend administrative approval

The owner, architect, and contractor presented the owner’s plan to augment the existing NR listed house with extra architectural detail.

This house and project were first reviewed in June 2013 by former staff, who approved a partial demolition proposal for this house. At that time, the work included: “proposed rear addition with 2-car attached garage of approximately 1700 sf. All exterior trim detail, siding, windows, and roof materials will fully match and relate to the existing house. **The**

**addition is oriented toward the back of the house and will have a limited impact on the perceived change of size as reviewed from Otis Street.”** (bold type for emphasis). Revised plans were recently submitted to staff for an amended approval, but the extent to which the designs had changed made staff uncomfortable approving the revisions without Commission review. This house is listed on the National Register of Historic Places and work on the house is already underway.

Included in a National Register HD in 1986, this house was described as “stylistically modest, the gable fields and on the porch where parallel frieze and posts are joined by simple arched brackets. A bay on the west ell façade may have been a later addition which adds some variety to the basically straight-forward design of the house.” The full nomination has been included for your review. Staff recommends the house preferably preserved due to its inclusion in an NR district, and that any additions or changes to the house be in keeping with the architectural simplicity of the original house.

Commission members reviewed the proposed changes to the front and side ells, the addition of an elliptical window to name a few. Commission members were concerned that the original simplicity of this house was being compromised, but saw that many other houses in the neighborhood were similarly detailed. Nevertheless, Commission members had suggestions for what detail was appropriate and what proposed augmentations were not as appropriate. They include: Keeping a bay window on the first story facing the street, as well as a second-story balcony and French doors, but removal of the elliptical window in the gable peak. There would also not be decorative corner boards allowed for this project. A single stacked column of windows on the west front three-story elevation was also appropriate, given there are no windows there now. The interior chimney was also approved for removal. On the entrance side of the house, the stacked bay windows were appropriate due mostly to their minimal visibility. Sidelights at the entrance were also approved, but no decorative corner boards were deemed appropriate on any facade.

Armstrong made a motion to approve the amended approval of this project by authorizing the revision to the front and side bay windows, French doors, railing, but not the inlaid corner boards. Siding and corner boards to match existing, and to keep the exterior chimney as proposed. Also remove the small old chimney. Fulkerson seconded the motion.

At a scheduled meeting and public hearing on August 28, 2014 the Newton Historical Commission, by vote of 5-0:

**RESOLVED** to approve the amended approval of this project at 314 Otis Street by authorizing the revision to the front and side bay windows, French doors, and railing, but not the inlaid corner boards. Siding and corner boards are to match existing, and the exterior chimney may be kept as proposed. Also remove small old chimney.

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

**Dave Morton, Chairman**  
**Nancy Grissom, Member**  
**Jean Fulkerson, Member**  
**Mark Armstrong, Member**  
**Ellen Klapper, Alternate**

**1453 Center Street – Waiver request**

Request to waive demo delay

On behalf of the owner, Mike McKay returned to this meeting six months after the NHC finding of preferably preserved to propose a replacement structure for this lot.

In February, staff reported that this Colonial Revival House was built in 1924 by owner and builder R.A. Vachon. The garage was constructed the same year. In 1929 the earliest resident of the house was George Harrison, a sales manager in Boston. In 1932 a building permit was obtained to add a single-story maid’s room at the rear of the house. By 1957 the owner was Thomas L. Cronin, an engineer at U.S. Fidelity and Guarantee. The Cronin family owned the house until

2013. This house is located on a stretch of Centre Street comprised of largely intact 1920s revival-style buildings. Though the windows have been replaced and vinyl French doors have been added to the porch, the original openings are intact. For this reason, staff recommended this house preferably preserved for historical context. NHC voted to find the house preferably preserved for historical context.

Eleven letters written by abutters were received by the Planning Dept. that did not want to see this building lost or this replacement building approved. Mike McKay presented his new plan, which he said matched the existing house in height. He said the narrowness of the lot made a front garage a necessity, and was hoping to keep most of the building on the front of the lot to protect neighbors' views of the lake. The house would have no attic and would keep the architectural detail simple. Commission members found the proposed gambrel structure not in keeping with the existing house or the neighborhood, and did not like the street-facing garage, since no other historic houses on the street had such a garage feature. No waiver was approved.

Administrative:

Not enough members were in attendance who were also in attendance at the July hearing. Approval was postponed until the September hearing.

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Katy Hax Holmes  
Commission Staff

APPROVED