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* AGENDA *

Date: April 22, 2021
Time: 7:00 p.m.
Place: https://us02web.zoom.us/j/84319381403 or +16465588656,,84319381403#

TWO NHC MEETINGS WILL BE HELD IN APRIL. THE SECOND IS SCHEDULED FOR APRIL 29TH AT 7:00 PM.

1. **145 Warren Street – Local Landmark nomination (Ward 6)**
   Request to nominate property a local landmark

On February 22nd, 2021, Councilors Danberg, Noel, Bowman, Kelley, and Malakie with NHC member Peter Dimond nominated this property as a local landmark. At this hearing the NHC must vote on whether the property has enough historical significance to authorize staff to prepare a landmarks report for consideration at a future hearing for possible designation of the property as a landmark.

Known as the William L. Church House, it was constructed in 1916 and the property is individually listed on the National Register of Historic Places. This property was first reviewed by the NHC in April 2018 when the owner at that time submitted plans for a partial demolition to the house and full demolition of the garage. The Commission preferably preserved the house (not the garage) at that time and an 18-month delay was imposed, which expired in October 2020. A permit for partial demolition of the house and full demo of the garage was issued to the owner in 2020 and was subsequently sold with the property to the current owner, who has the right to exercise this permit without returning to the NHC with his plans.

At the April 2018 NHC hearing, staff reported that this property was individually listed on the National Register of Historic Places, and as part of a Multiple Resource NR District in 1990, this house was recognized as a well-detailed example of a Craftsman-Style bungalow. The property was found to be unique due to its one-story height, unlike many bungalows in the city, and its adherence to the tenets of the style such as low-pitched hip roof with tiles, and rusticated porch entrance with brick piers and heavily carved struts. An alteration to the bay window was cited in the nomination but was also mentioned as an easily restored element. Though there have been changes to siding and elements of what was once a full porch, the building is still listed on the National Register.

Also known historically as the Aloha Bungalow, this house was reportedly built by William Church for his niece, Dai Buell, an early concert pianist and feminist of some renown, as well as her husband Audley Earl Greenridge. The home was designed in part to accommodate an acoustically designed interior performance space, which is no longer extant. Construction of the home was an event marked in publications of the time such as the Boston Globe, Newton Graphic, and others.

2. **148 Waverley Avenue – Local Landmark nomination (Ward 1)**
   Request to nominate property a local landmark

On February 28th, 2021, Councilors: Wright, Leary, Greenberg and NHC member Kubie nominated this property as a local landmark. At the February 2021 NHC hearing, an application for full demolition was submitted by the current owner. The NHC reviewed the application and preferably preserved the property for one year. At this hearing the NHC must vote on whether the property has enough historical significance to authorize staff to prepare a landmarks report for consideration at a future hearing for possible designation of the property as a landmark.

Known historically as Ricker Farm, this large Italianate Style house stands on what was known in the mid-19th century as Nonantum Hill. The property formerly had an Italianate carriage barn to the rear, which was demolished under the current ownership about five years ago. The historic front of the house faces south, and is viewed sideways from the street. A historic photo of the property can be found on p.102 of the King's Handbook (1889). This property was surveyed in 1977 and was believed to have been constructed c. 1840, which appears to be accurate: this property is shown on an 1848 map. The carriage barn did not have a separate date of construction but appeared to match the house stylistically.

James Ricker, a farmer from the Ricker family of Maine, married Catherine Moore, daughter of the owner of an adjacent property and they became the owners of this property. Ricker also served in the militia during the 1850s. The agricultural census from 1850 lists Ricker as having 60 improved acres of land worth $30,000, as well as three horses, 1 cow, three cattle listed as 'other,' and a swine. The property is described in the King's Handbook of Newton, p.104, as the only farmstead on Nonantum Hill in 1860, which had panoramic views. Waverley Avenue runs through a large portion of what was the historic Ricker Farm.

The Ricker family still owned the house in 1874 under the name of Catherine Ricker. Maria M. Ricker, daughter, who was born in 1836, was listed as owner and still lived there in 1884. At that time Edwin W. Gay, a stationer from the old Boston stationary house of Aaron R. Gay & Co., was listed as a boarder, and a year later Maria and Edwin were married. By 1895, Maria M. Gay was listed as the owner and reportedly subdivided the land around the house before her death c. 1915. By 1919, Mabel K. (sister) and Arthur Ricker, who worked in antiques, resided at this address and are recorded as living there until at least 1934. Ownership by the Ricker family appears to have lasted approximately 100 years. Howard F. Conrad, a boat builder, bought the house by 1941, which at that time was a two-family house. By 1963 he was listed at this address as working in construction. James C. Heffron, salesman, owned the house in 1968.

An attached garage was approved for demolition by the NHC in 1994. The historic original barn was demolished after the demo delay expired in 2016. Daniel Pincus, the current owner, has owned the house since 1971.

3. **163 Winchester Street – Demolition Review (Ward 8)**
   Request to demolish buildings

This property has been abandoned for some time, and its ownership wasn't immediately available until a recent housing court decision. Further research confirms that the property was in single ownership of one family since its construction. The house was built c.1895, seemingly in an end-gable Victorian Style when it was connected to city water. A building permit from 1929 for a new garage states that the house was constructed in 1898. An extension was constructed in 1914, and in 1919 a piazza was extended under the ownership of James Melia. A 2019 housing court decision on the state of the property listed the name of record on the property as the estate of Catherine Melia.

Patrick J. Melia emigrated to the US from Ireland in 1882 and married his wife Catherine here in 1885. They lived initially on Walnut Street in Newton, and by 1895 were living on Winchester Street. In 1905, Patrick J. Melia is listed as residing at this address and working as a gardener. He died in 1909. In 1919, Catherine Melia is listed as owner, with six children living there at the time. In 1929, the owner is listed as John Melia, a son. By 1938, Catherine A. and William T. Melia were the owners and continued to live there through at least 1963. The demolition delay ordinance technically does not address the condition of the buildings in its decision whether to determine historical significance, but in this case it's difficult to tell what the style originally was. Staff recommends not preferably preserving this property.

4. **49-51 Louise Road – Demolition Review (Ward 8)**
   Request to demolish buildings

This two-family building of wood frame and brick veneer was constructed in 1955 as part of a larger development designed by Joseph Selwyn of Belmont and constructed by Nardelli Construction Co. of Brighton. A concrete-block garage was constructed a year later. This property is in a surveyed neighborhood

of like buildings and was deemed significant under the category of Community Planning. The survey form for the Louise Road-Florence Street-Craftsland Road area describes it as a visually cohesive streetscape of two-family houses that as a group are relatively uncommon in Newton for their architectural form.

From the survey form: "The Louise Road-Florence Street-Craftsland Road area is the largest subdivision of 1950s two-family dwellings observed in Newton. A visually cohesive collection of residential buildings displaying traditional styling and materials, the area includes nineteen two-family houses (thirty-eight units total) built from 1953 through 1956… Located in an area of Newton that is dominated by commercial and high-rise residential development, the subdivision runs parallel to the boundary between Newton and Brookline…The two-family dwellings are rectangular in massing and in most cases are oriented with the long elevation fronting the street... In general, the two-family houses are two stories on raised basements (concrete foundations) with exterior walls of asbestos shingle, brick veneer, or vinyl siding (not original), and hipped roofs clad in asphalt shingles…In three instances, houses have detached garages at the rear of the lots…

Nardelli Construction Company, Inc., based in Brighton (Boston), hired architect and civil engineer Joseph Selwyn, a Russian émigré, of Belmont to draw up the subdivision plan. Selwyn also served as architect of the two-family houses, according to building permit applications…The Louise Road neighborhood was not the first joint project undertaken by Saverio Nardelli and Selwyn. In the late 1940s, they developed a row of five two-family houses in Brookline, at 728, 749, 744, 748, and 752 Boylston Street [Brookline inventory #2416-2420], located on the south side of Route 9 between Reservoir Road and Heath Street. These two-story, hip-roofed dwellings clad in brick veneer are similar architecturally to the buildings in the Louise Road neighborhood.

Subdivision of the Louise Road-Florence Street-Craftsland Road area occurred on the cusp of revisions to the City of Newton Zoning Ordinance enacted by the Board of Aldermen in 1953. Building lots created before December 7, 1953, such as those in this area, were grandfathered and therefore not subject to the new requirements. As such, the Louise Road neighborhood is a vestige of post-World War II two-family development in Newton before the zoning changes, most significantly the increase in the required minimum lot area, were implemented." Staff recommends this building preferably preserved for historic context.

5. **62 Underwood Avenue – Demolition Review (Ward 4)**
   Request to demolish buildings

Designed, owned and built in 1916 by Leander C. LeBlanc, a carpenter and émigré from Nova Scotia, this Bungalow Style house stands in a neighborhood of other diminutive homes. A detached garage was constructed in 1929, designed by W.M. Haines of Waltham, which appears to be still standing. The property was later owned by Stanley LeBlanc, who resided in Auburndale that year and obtained a permit to 'extend existing dormer 6' on each side.' Leander C. continued to live at this address with his wife Hattie until at least 1962, and Stanley Le Blanc lived here until well into the 1990s. This house is a classic example of the Bungalow Style, which appears to have been little altered over time. Aside from the permit for dormers, there are no other permits in the file. Staff recommends this property preferably preserved for architectural integrity and historic context.

6. **101 Pine Street – Demolition Review (Ward 4)**
   Request to demolish buildings

Built c.1850, this property has not been surveyed. This house was one of a number of homes that were constructed by Irish immigrants on the north side of Pine Street in the mid-19th century. The first recorded owner and occupant of this house was Patrick Darmody (1825-1894), a laborer who emigrated from Ireland, who moved to West Newton in 1847 and became a US citizen in 1852. In 1854 he joined the Newton militia and from there served as a cooper for the Union side in the Civil War. He continued to live at this address in 1875, and in 1889 Michael Darmody, a foreman, is listed as living here. Michael was still residing here in 1897, and a year later the house was connected to the city water system.

From about 1900, the home was inhabited by laborers and teamsters until 1924 when John E. Riley became the owner. In that year, John E. Riley of 12 Putnam Street built a garage, and a tool shed was added to the back of it. In 1934 under the ownership of Vincent Mastroianni, gardener, an addition with a chimney was constructed for a bed and bath. Another garage, under Mastroianni's ownership, was constructed in 1936. He added a chicken shed in 1941. In 1944 he added a rear piazza on the house. In 1956, a third garage was added. In 1959, he added a roof over the existing porch. Members of the Mastroianni family continued to live at this address until at least 2001. The right side of this house is a later two-story addition, and there is a single-story addition to the rear. There was also likely to have been a front porch. Most if not all of the outbuildings are now gone. What this commission has been describing as a worker cottage is a remaining vestige of Irish immigration in Auburndale. Staff recommends preferably preserving this house for architectural integrity and historic context.

1886: 101 Pine Street

7. **1858 Washington Street – Partial Demolition Review (Ward 4)**
   Request to add to side, rear

Owners of this building plan to add additional space to the Temple Reyim building. Laurance Lee, attorney, will present on the Temple's behalf.

The Temple Reyim building was constructed in 1957 and designed by The Architects Collaborative (TAC), a group of architects who attended Yale University and formally organized as a design firm after WWII. Walter Gropius soon joined them as a senior partner. Their first local housing project was undertaken in Lexington, MA in 1947, which also housed many of the original architects in this group, including Walter Gropius. Known as Six Moon Hill, this project was designed using a team approach to designing a project, rather than attributing its design to single architects. As the firm grew, smaller groups of architects were formed in-house to design the increasing number of projects. The groups' initial projects were predominantly single-family homes. TAC also designed school buildings all over New England, as well as university buildings. Other local projects designed by TAC are the Harvard Graduate Center (1949), JFK Office Building, Boston (1965), PanAm Bldg, NYC (1960), and Wayland High School (1960, demolished). Gropius was a part of TAC until his death in 1969 at age 86. TAC also designed a classroom addition to the Temple Reyim building in 1963. Staff recommends preferably preserving this building for architectural integrity.

8. **197 Nehoiden Road – Demolition Review (Ward 5)**
   Request to demolish buildings

This English Cottage Revival house was owned and constructed in 1933 by Charles Azab of Brookline and designed by C.C. Crowell of Newton. Christopher Chase Crowell designed at least twenty other Colonial Revival Style homes in the 1930s and 40s that were surveyed in Newton, seven of which are listed on the State Register and a few are in the Chestnut Hill LHD. This house has not been surveyed. Charles Azab sold the property with the house newly constructed in 1935 to Sumner B. Woodbridge, a sales manager, and family. Fourteen years later the property was sold to Magnus I. Smedal, a physician, who turned it around a year later and sold it to Garrett Sullivan, another physician. The Sullivans owned the property eleven years

before selling it to Bernard Goldston, who worked in shoes, in 1960, and who in that year pulled a permit to repair the foundation. There are no other permits in the ISD file, and there appear to have been no additions or updates to the exterior of the house. Its design appears to be original. Staff recommends this property preferably preserved for architectural integrity and historic context.

9. **359-361 Linwood Avenue – Demolition Review (Ward 2)**
   Request to demolish buildings

This Colonial Revival Style house shows a c.1890 construction date on a street that has been largely previously surveyed. For whatever reason, this stretch of Linwood Ave, from Walnut Street to Watertown Street, has not been. This building first appears on city atlases in 1895 and was one of four two-family homes on the street. The somewhat unusual two front window bays, a nod to the Queen Anne Style from the 1880s, is repeated on two other buildings on the street, but the building at this address is larger and allowed space for central entrances. The other two, at 367 Linwood and 353 Linwood, do not. The owners of this property were Theodore C. Nickerson and Willard S. Higgins, who in 1891 rented it to carpenters, clerks, conductors, and bookkeepers. The building was first owner-occupied in 1920, when Charles A. and William W. Jonah purchased the building in which their two families resided until at least 1968. Both men were carpenters, likely from Canada, and were living at this address as early as 1903. This house is one of three on the street that represent a somewhat unusual style for multi-family housing in this section of Newton. The architect, if there was one, is unknown. Staff recommends this property preferably preserved for its historic context on a street of pre-1900 buildings historically dedicated to multi-family housing.

10. **52 Clinton Place – Partial Demolition Review (Ward 2)**
    Request to add on to sides, rear and second story

The only permit in the file for this property is a kitchen remodel in 2015, but the house is a mirror image of the house next door at 44 Clinton Place. Staff is making the assumption that the builder is the same. This Cape Style house was constructed in 1938 and owned, built and designed by Charles D. Train of Centre Street in Newton. Both the attached garage and side porch are original elements. Train was a local home builder who has four of his homes surveyed on MACRIS at the following address: 17, 20, 23 Ascenta Terrace and 121 Temple Street. These homes were constructed in the 1950s and identified as Post-War Traditional in style. This and the house next door at 44 Clinton Place could be considered his earlier works. In 1938, Train sold the lot with the house to Roland A. Pett, a salesman. In 1952 Pett sold the property to Boris and Anna Sintchouk, Russian emigres, who appear not have lived here, and a year later the house was sold to long-time residents Herbert (an accountant) and Suzanne Spatz. Staff recommends preferably preserving this property for historic context.

11. **74-76 Cummings Road – Partial Demolition Review (Ward 2)**
    Request to add to side, rear

Built c.1885 and known as the Stephen O'Brien House, this vernacular Queen Anne Style house is a surveyed property located at the end of the cul de sac of Cummings Road, formerly known as Cemetery Road. According to permits in the ISD file, this house was moved to this location from Homer Street after 1917 under the ownership of Terrance O'Brien, who lived at 367 Homer Street. The survey form states that the house was moved to make way for the construction of City Hall. The 1917 atlas confirms the former location of this house. A one-car detached garage was constructed to the south of the building. In 1929, two stories worth of rear porches were constructed by the owner.

Stephen O'Brien was a builder and Irish immigrant who constructed this house as a two-family residence. Known as Cold Spring City for the spring that crosses it, this neighborhood was colloquially named Cork City for the number of residents who came from County Cork, Ireland. Descendants of the O'Brien family apparently lived on Cummings Road until recently. Longtime owners of the house after the O'Briens were the Robert W. Morrison family. Staff recommends this property preferably preserved for historic context.

Administrative Discussion:

a) Minutes from March hearing