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* AGENDA *

Date: **May 26, 2022**
Time: **7:00 p.m.**
ZOOM Link: https://us02web.zoom.us/j/89616835958 **or** +16465588656,,89616835958#

Administrative Item:
Election of Interim Chair

1. **345 Walnut Street, Newton Senior Center (Ward 2)**
   Request from the Public Buildings Dept. for NHC feedback on the NewCal Project and Mitigation Plan
   Please note that no public comment will be heard for this item

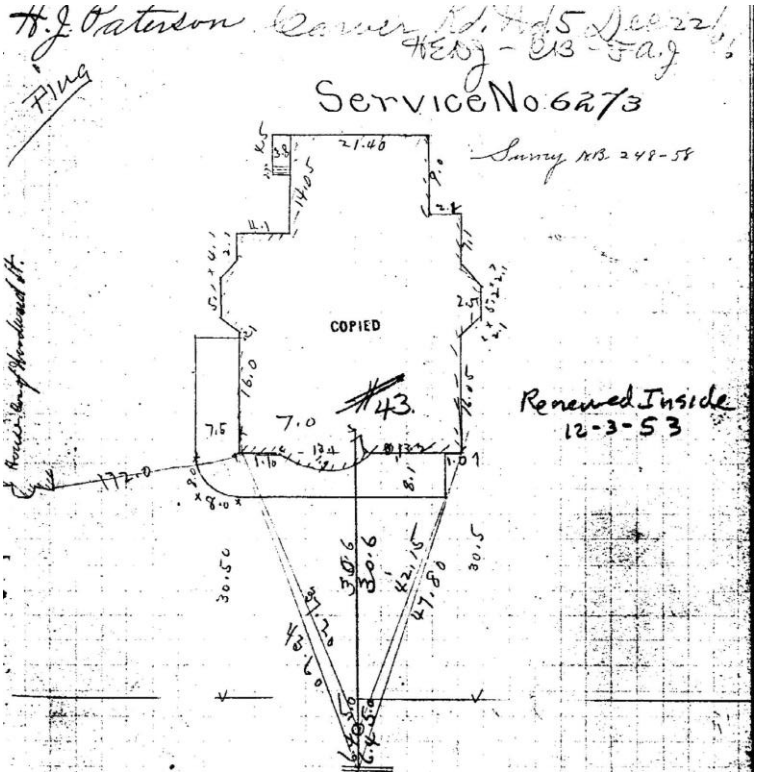
Representatives from the City's Public Buildings Department will present a project update and draft mitigation plan for the site and solicit feedback from the Commission on the design and mitigation plan, both of which are included in the Commission's packet documents. The project, known as the Newton Center for Active Living, NewCAL, includes, the full demolition and rebuilding of the Senior Center building. The draft mitigation plan includes salvaging and possibly reusing selected architectural items and the memorial plaques, documentation of the existing building, and an interpretive exhibit in the new building.

The Commission received an application for the building's full demolition in 2020, and an 18-month demolition delay was put in place. The delay expired on March 24, 2022. A petition to nominate the existing building as a local landmark was not accepted by the Commission at their March 24, 2022 meeting.

2. **43 Carver Road – Demolition Review (Ward 5)**
   Request to demolish house and detached garage

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

Early owners of the house are Theodore Martel, a clerk and his wife Mary, who appear on the 1907 atlas and likely purchased it after the original owner, Herbert Patterson, moved to Billerica in 1905, and owned the property until selling it in 1913 to Edwin, a merchant in baker's supplies, and Eva Johnson. Staff recommends the Commission preferably preserve the late 19th century house for architectural integrity for the remaining elements listed above, and not preferably preserve the garage.



1896 Plan of the house

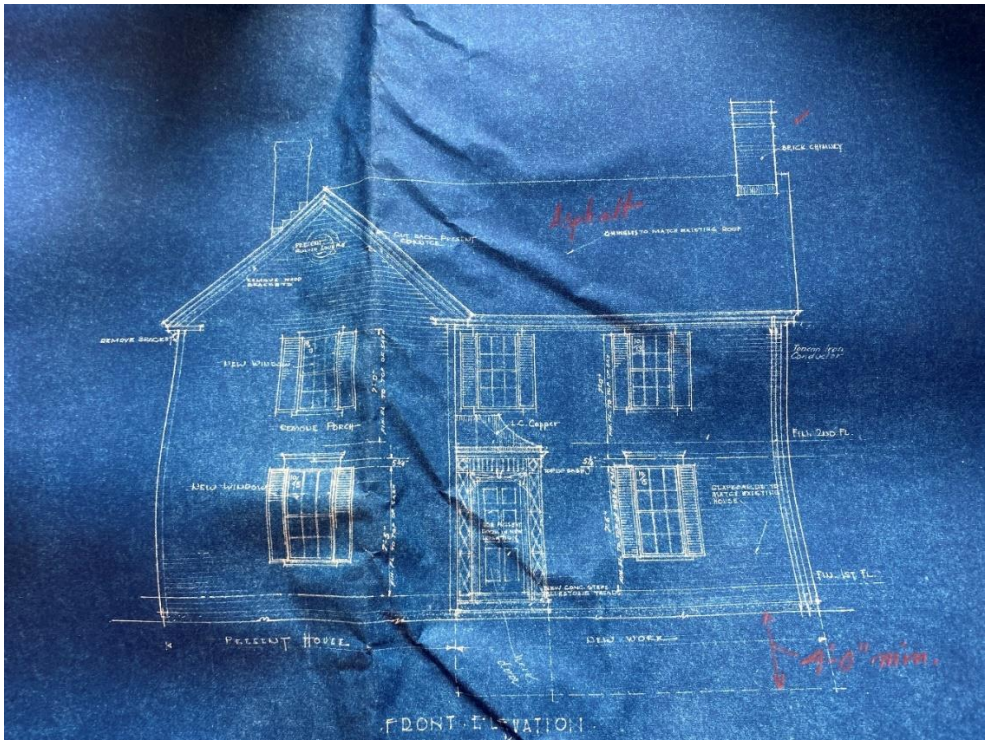
1907 Atlas

3. **949 Centre Street – Partial Demolition Review (Ward 2)**
Request to construct additions and demolish detached garage

The wood framed house at 949 Centre Street was constructed c.1880 by original owner Patrick Cummings, a stone mason who laid building foundations. Patrick and his wife Elizabeth, both Irish immigrants, resided in the house with their children, and owned the property as early as 1874. The Cummings family owned the property until 1899 when Elizabeth sold it to Patrick Barry. Patrick Barry, a gardener, resided at the property with his wife Elizabeth and their children until his death in the 1930s. The Barry children, including Lawrence Barry, a 56-year Boston Globe advertising employee, continued to own and reside in the house until it was sold in 1970.

In 1921, Patrick Barry permitted for construction the two car Brooks Skinner garage. For decades the house was more vernacular in nature, with its rear ell first evident on the 1886 city atlas. The largest alteration, which vastly altered the facade of the original house, occurred in 1947, when the Barry family had a large 21’ x 29’ two-story right-side addition constructed for $6,000. The architect was Howard L. Rich who practiced at 45 Newbury Street in Boston. As part of the project, the front door was closed in and replaced with a window, a front porch that ran the width of the front façade was removed;

alterations were made to the windows and details on the cornices. The current front entry porch with decorative wood lattice and copper roof were also added as part of the project. While the scope altered the house significantly with an intention to give it some colonial style aspects, popular in the 1940s, the work was a nicely executed example of an evolution of an existing 19th century house. Today, the house is still a good representation of itself after the 1947 addition, and the blending of the two centuries, and staff recommends the Commission preferably preserve the house. Staff does not recommend preferably preserving the detached garage.



1947 Proposed Front Elevation

4. **9 Grove Hill Avenue – Demolition Review (Ward 2)**
Request to demolish house

9 Grove Hill Avenue is a small two-story Shingle style building built in the early 1890s as the carriage house for the matching house at 39 Prospect Avenue. The similarities between the two buildings are particularly visible from Prospect Avenue, where the former carriage house can be seen behind the porte-cochere of 39 Prospect Avenue. Although much smaller in scale, 9 Grove Hill Avenue shares the same design elements as the main house including clapboard siding on the first floor with sawtooth shingle siding on the second floor and dormers; a band of trim separating the first and second floors which the sawtooth shingles flairs out over; pedimented gable end dormers with saw tooth siding surrounded by heavy wood molding; and varied, asymmetrical facades. 9 Grove Hill Avenue has retained its Shingle style details, and its association with the existing house is still clear from both its placement and design elements.

The house and carriage house were part of a late nineteenth century housing development created by the Newton Land Improvement Company. When a plan to surround Bullough's Pond with a large "Central Park style park" fell through in 1883, the land was divided into individual house lots. While most of the lots were developed in the 20th century, 9 Grove Hill Avenue and 39 Prospect Avenue were built shortly after the development was created. 9 Grove Hill Avenue first appears on the 1895 City Atlas as the carriage house located to the northwest of 39 Prospect Avenue. The two buildings remained on the same lot until 1940, when the property was divided into three parcels: a lot with the existing house at 39 Prospect Avenue, the carriage house at what is now 9 Grove Hill Avenue, and a third vacant lot that is now 1 Grove Hill Avenue. In 1947, then owner Isabel Katz received a building permit to convert the former "Coachman's House" into a single family home. The permit notes that the front porch and a modern entrance were added at that time,

but that no structural changes were made to the building. This porch appears on the east façade of the building facing the street in later site plans but has since been removed.
While the former carriage house has been a single-family home for nearly eighty years, it has retained its original design and associations with the original house at 39 Prospect Avenue. As a surviving carriage house in this area, staff recommends it be preferably preserved.

5. **342 Auburndale Avenue – Demolition Review (Ward 4)**
   Request to demolish barn

The owners for this address first applied to demolish the barn in 2019, and the NHC voted to preferably preserve the building and impose a one-year delay in February 2019. The applicant did receive a waiver with conditions from the delay in July 2019, however they did not receive a demolition permit from the Inspectional Services Department or execute those plans, and the initial delay expired in February 2020. According to the Demolition Delay Ordinance, an applicant has two years to obtain a demolition permit from ISD once a delay expires, and if one is not obtained within that time frame, an applicant must start the process over. Staff has confirmed this with the Law Department, and has said in this specific case, the applicant does need to begin the process again as the owner did not receive a demolition permit between February 2020 and February 2022. The owner has since reapplied for demolition review of the barn.

According to the member agenda from the February 2019, this property was surveyed in 1980 as a unique example of Vernacular architecture of c.1873 construction. A "horsebarn" was noted on the survey form, but no other description was provided. Thomas S. Davis, a jeweler, was noted as the first owner of the property. The barn appears on the 1874 atlas along with the house. In 1879, Davis moved to Boston, and by 1887 the property was owned by Caspar De Veer, a bookkeeper. By 1901, Samuel J. Whall, a taxidermist, owned the property. By 1919 the house was owned by Thomas M. Gleason, an Irish laborer, and in 1929 his widow Margaret lived here with four children. Charles Gleason owned the house ten years later. Alice Gleason is listed as the owner in 1948, and was still here until 1968, when Leo Bassett, a service technician at Friden, Inc. became owner. He lived here through at least the 1980s. The barn was on site at this address the entire time, and as was common post-Civil War, was designed in a complementary style to the house. Staff recommends the Commission once again preferably preserve the barn for its historic and architectural context with the main house.

6. **171-173 Pearl Street – Partial Demolition Review (Ward 1)**
   Request to construct additions

This surveyed c. 1860 house was originally owned by John T Cavanaugh. Cavanaugh is first listed at the property in the 1871 directory and is noted as being a carpenter at that time. According to the survey form on file with the state, Cavanaugh resided and operated a grocery store out of the building, prior to it being sold to David Broderick by 1885. This aligns with the 1883 directory which lists Cavanaugh as a grocer on Pearl Street. Shortly after Broderick retained ownership of the property, he constructed a large right-side addition and bay on the left side of the house. The footprint changes are reflected on the 1895 city atlas, and staff dates them to the late 1880s as Broderick put an ad in the newspaper in 1887 for a carpenter. Broderick died in 1898 and the next known owner was Mary Darcy, an Irish Immigrant, who continued on the grocery store use. By the 1940s, the property owner was Joseph Cosman, who associated the grocery store with Turner Centre Ice Cream. This multi-use as a residence at 173 and grocery/variety store for the area at 171 would continue to 1970 when it was converted to a two-family house. Material and exterior changes are evident on this house and street, and the street itself does not appear to be a cohesive group in terms of historical context with strong significance as the construction dates and styles range from the mid/late 19th century to the early 20th century. Still the house is interesting as a remaining example of a 19th century local variety and grocery store that provided the service to the neighborhood for a century, and which was later converted to a residence. For this reason, staff recommends preferably preserving the building.

1895 Atlas – After the additions constructed by Broderick

7. **21 Whitlowe Road – Partial Demolition Review (Ward 4)**
   Request to construct additions

21 Whitlowe Road is a one-and-a-half story Craftsman style bungalow built in 1922. The architect is listed as William Haines, a local architect with an office in Waltham. The house has retained its original architectural form and features, in particular its character defining projecting hip roof with exposed rafter tails that extend out over the narrow, rectangular footprint of the building. A matching hip roofed dormer extends out towards the front façade. The building has retained its original wood shingle siding, front entrance and sidelights. The building also appears to have retained its original integral front porch in the front left corner of the house. A single addition was added to the rear façade of the house in 1973, extending the rear façade out over the basement level garage. The Craftsman bungalow is one of the most intact examples in the area and is a good example of its style as it has retained its noted original architectural details. For this reason, staff recommends the Commission preferably preserve the house.

8. **25 Beecher Place – Demolition Review (Ward 6)**
   Request to demolish house

The vernacular wood framed house with Craftsman style influences was permitted for construction in 1928. The architect and builder listed on the original permit was R.E. Dawson. The single-family house was one of the later additions to the street, which according to the 1930 census, was predominantly inhabited by immigrants. The first owner was Giacomo Alleva, a worker at the City Stables at 90 Crafts Street, and his wife Jennie, both Italian immigrants. The Alleva family owned the property until this year as their son Francis, a long time teacher at Newton South High School, and his wife Anna, would retain ownership throughout the decades. The house rises from a stone foundation to an asphalt front gabled roof, and retained its original footprint until 1979, when a one story rear addition was constructed. As a later addition to a collection of late 19th century houses, some of which have since been demolished, staff struggles to find it to have a prominent role in the surrounding context, and it does not stand out on its own as a good example of any architectural style and no significant historical events appear to have occurred at the property. For these reasons staff does not recommend it be preferably preserved.

9. **184 Spiers Road – Demolition Review (Ward 8)**
   Request to demolish house

184 Spiers Road is a now unusual example of an original Oak Hill Park Veteran's Development house which has survived without later additions or significant alterations. The one-story ranch style house is one of the

simpler designs of the original development, with a narrow projecting shed style hood over the front entrance and few other embellishments. A wide band of dentil style molding has been added below the eaves of the gable roof on the front and rear façade, possibly when the existing vinyl siding was installed in 2012. Solar panels were also added to the building in 2014.

Oak Hill Park is Newton's first and only fully designed village constructed in 1948 to house WWII Veterans and their families. The City worked with the Joseph Kelly Corporation on the unique design for a neighborhood of 412 ranch style homes centered around an interconnected pedestrian path system. Houses faced the pathways where applicable and were available in one of four front façade designs, all of which had identical footprints. 184 Spiers Road has retained its original design and is located in a remaining section of the neighborhood which has retained its original design, scale and context. For these reasons staff recommends the Commission preferably preserve the house.

Administrative Discussion:

a) Approval of minutes

b) Discussion of edits to the Commission's Rules and Regulations