



*** AGENDA ***

Date: June 23, 2022

Time: 7:00 p.m.

ZOOM Link: <https://us02web.zoom.us/j/88431917564> or
+16465588656,,88431917564#

**Administrative Item:
Election of Acting Chair**

1. **430 Centre Street, PR (Ward 1)**

Request to construct a solarium and hardscaping including new retaining walls and alterations to the patio

Ruthanne Fuller
Mayor

Barney S. Heath
Director
Planning & Development

Valerie Birmingham
Chief Preservation Planner

Members

Peter Dimond, Chair
Doug Cornelius
Mark Armstrong
Nancy Grissom
Katie Kubie
Amanda Stauffer Park
John Rice
Harvey Schorr, Alternate
John Sisson, Alternate
Anne Marie Stein, Alternate

1000 Commonwealth Ave.
Newton, MA 02459
T 617-796-1120
F 617-796-1142

www.newtonma.gov

In 1993, a Preservation Restriction, held by the City, was placed on the property as part of an approval for a special permit to rehabilitate the c.1905 building, historically known as Vernon Court, at 430 Centre Street and construct 115 units of elderly housing. The purpose of the restriction was to ensure that the architecture of the building be preserved after its rehabilitation, and states that "no subsequent substantial alteration to the façade of the building shall be undertaken without the prior written consent of the Newton Historical Commission". The property is part of the Farlow and Kenrick Parts Historic District, which is included on the National Register of Historic Places. The Law Department has stated that any part of the property or building, including the new construction on the 1993 plans, is part of the Preservation Restriction. The Preservation Restriction is included in the packet documents.

The applicant is seeking approval to construct a solarium on the ground level of the west elevation, facing Centre Street, in the location of an existing canopy and entry on a newer portion of the building. In order to allow for the solarium to be more accessible, the scope also includes alterations to the plaza and hardscaping in front of the existing canopy. The applicant will also be remodeling the interior of the building and replacing and installing new light fixtures on the exterior of the older portion of the building. The Law Department has commented that the light fixtures are not reviewable under the Preservation Restriction as they are considered maintenance.

2. **12 Freeman Street – Demolition Review (Ward 4)**

Request to demolish house

The single-family wood framed house was permitted for construction in 1931. The owner/builder is listed as Salvatore Mucci, and the architect is Byron E. Porter. The same year, Mucci and Porter also teamed up to design and construct #12's twin next door at 16 Freeman Street. It was a busy year for the street, as at least #s 7, 11, 15 and 19 were also constructed. The first known owners of the house were Angelo Garafalo, a worker for Hood Rubber Co., and his wife Catherine. The Garafalo family continued to own the property until 1968 when it was sold to Joseph and Mary Jane Oliveto. While the same architect was not used, this end of Freeman Street appeared to have been influenced by the Tudor style, as #7, 12, 15 and 16 all

are characterized with steeply pitched front gables and entrees, with similar setbacks and scales. Staff recommends preferably preserving the house as its demolition would be a loss to the small, collective group of wood framed vernacular Tudor houses.

3. **35 Mignon Road – Demolition Review (Ward 3)**

Request to demolish house

Architect Lewis Fink designed this mid-century ranch house in 1952 for Jacob Feldman. The house's design was and still is consistent with many of the other single-family ranch homes constructed in the immediate neighborhood on Mignon and Ruane Roads, almost entirely between 1951-1952. The area was originally one parcel of land owned by Margaret Douse of Boston until she sold it in 1950 to Leo Wolf and Jeanne Wasserman. The deed specifically lists the land as totally 972,400 square feet, which was quickly subdivided by Wolf and Wasserman later in the same year. The lot for 35 Mignon Road is listed as being lot 22 and was created on August 23, 1950. It appears that Wolf and Wasserman opted to sell the individual lots instead of developing them and sold lot 22 in 1951 to Jacob and Mary Feldman. Jacob Feldman, president of the New England Bedding Co. resided in the house until his death in 1963 and Mary sold the property in 1965. Subsequent owners include Albert Daytz, president of Esquire Theaters of America, and his wife Henrietta, as well as Julius Teich, an advertising executive.

The mid-century ranch house retains a number of its original elements including the vertical wood paneling with scalloped ends seen in the front gable, metal horizontal windows on the left side and rear elevations, and front door and surround with decorative diamond shaped detailing. The existing features, in addition to the brick chimney protruding through the center of the cross hip and gable roof, and brick and stone veneer, are also seen on nearby mid-century ranches. With the exception of a few houses, the area remains an example of a subdivision of typical and nice examples of the mid-century ranch style and was recommended by staff for inclusion for further study on the upcoming Newton Architectural Survey 1946-1971 project. For this reason, staff recommends preferably preserving the house.

4. **100 Upland Rd, NR – Partial Demolition Review (Ward 5)**

Request to replace slate roof with asphalt

The ca. 1901 Colonial Revival/Craftsman is a contributing property in the Pine Ridge Road National Register Historic District. The building is an interesting example of transitional architecture with a number of styles represented in the building's detailing including a Colonial Revival style form and detailing on the front entrance porch including the large projecting brackets and decorative roof railing; Queen Anne/Shingle style projecting dormer roofs, diamond paned windows, and the overall asymmetrical window placement and front entrance design; and even early Craftsman features including the large, square posts and projecting rafter tails below the wide roof overhang. The building has had few exterior alterations and has retained its original materials, detailing, and form.

The Pine Ridge Road area is considered to be significant for its contribution to the establishment of Waban Village, which had its start with the opening of the Circuit Railroad in 1886. The new accessibility of the area opened it to subdivision and development and the Upland Road/Pine Ridge Road area initially took shape in the early 1890s when Edward P. Seaver subdivided his Woodward Street property. The neighborhood includes excellent examples of Queen Anne, Shingle, Colonial Revival, and Craftsman buildings that showcase the popular and changing architectural styles of the period. Upland Road first appears in the City's 1895 Atlas and 100 Upland Road was built shortly thereafter. Both the 1907 and 1917 Atlases list the house as belonging to Ellen B. Oakes but by 1929, it had been handed down to Helen B. Oakes. Staff

recommends preferably preserving the house as a contributing resource to the Pine Ridge Road National Register Historic District.

In the event the Commission preferably preserves the house, the applicant will present a proposal to replace the slate roof with asphalt shingles. According to a relative of the owner, there is internal leaking throughout the house and that an unsuccessful attempt was made in 2017 to repair the slate roof. Additionally, in response to questions from staff, they commented that they did look into using synthetic slate and, in addition to financial reasons, the owner does not like the aesthetics of synthetic slate.

5. **100 Berkshire Road – Partial Demolition Review (Ward 2)**

Request to construct additions

100 Berkshire Road is a ca. 1921 Colonial Revival located at the intersection of Berkshire Road and Bulloughs Park facing Bullough's Pond. Although the building has been altered several times in recent years the original two story, gable roofed structure is still clearly visible and has retained its original cornice molding and details, pedimented open front entry porch, and stone foundation. The house is consistent with the surrounding neighborhood of early twentieth century, largely Colonial Revival style homes which extends east from Bullough's Pond.

The building has gone through the Demolition Review process twice in the past and was determined to be Historic both times. In 2005, an application was submitted for complete demolition and a one year demolition delay was placed on the property. In 2010, an application was submitted for partial demolition and administrative approval was granted for the large two story addition which projects diagonally from the right façade. In addition, a small, originally open porch with low decorative roof railings was fully enclosed in 1977. While both additions are generally in keeping with the size and scale of the original structure, both utilize more contemporary details in their railing, window styles, and window configurations that, aside from the stained rather than painted clapboards, are not seen in the original structure. Even with the changes, staff recommends the Commission once again preferably preserve the house as it remains a visible part of an ensemble of Colonial Revival style houses on Berkshire Road.

In the event the Commission preferably preserves the house, the applicant will present plans to construct additions, as well as alterations to the entry.

6. **72-80 Ober Road, PR – Working Session (Ward 8)**

Request to obtain feedback from the NHC on a conceptual plan to construct new housing units on the property

A Preservation Restriction, held by the City, is in place on this property, known as the Bigelow House. The owner is seeking feedback from the Commission on a conceptual plan to construct new housing units, not to be attached to any of the historic structures, on the property, in a currently wooded area.

Formerly listed as 742 Dedham Street, the Bigelow House is individually listed on the National Register (NR) of Historic Places and according to the NR form "The Dr. Henry Jacob Bigelow House stands on one of Newton's highest hills and commands a magnificent view of the surrounding towns. The house was designed in 1886 and built a year later, one of the last works of architect Henry Hobson Richardson. Its exterior remains virtually unchanged from its original appearance, except for the evidence of deterioration." The form also notes "The Bigelow House, although not one of Richardson's most outstanding shingle houses, is nevertheless the only shingle residence by the master in Newton. Its beautiful site on a wooded hill sets it apart from

the housing developments on the nearest streets and calls to mind the period when the area consisted exclusively of farms and woodland.”

The Preservation Restriction (page 410 of the provided deed/page 152 of the combined packet documents) was imposed to ensure the preservation of the historically and architecturally significant characteristics of the Premises, and is enforced by the Historical Commission, which according to the document, can waive any term of the Restriction. Further, the Preservation Restriction states, “The grounds of the Premises shall be maintained in a naturally landscaped state consistent with the existing topography, natural vegetation and historical use and character of the Main House.”

Administratively approved applications for the June cycle:

91 Shady Hill Rd	PD	side garage addition
18 Spiers Rd	D	
31 Buswell Pk	PD	Right side addition
111 Auburndale Ave (house and garage)	PD and D	Demo garage and left side addition
503 Auburn St	D	
71 Harwich	D	
107-109 Elliot	D	
45 Cross Hill Rd	D	
4 Weir Street	PD	Add second story
279 Cherry Street (garage)	D	
55 Chinian Path	PD	rear addition
47 Ellison Rd	PD	second floor left side addition and rear addition
25 Grant St	PD	second floor addition
19 Vernon St	D	
35 Bowen	PD	relocate window and build screen porch
33 Berkeley St (garage)	D	
45 Alexander Rd	PD	Second floor addition
148 Auburndale Ave	PD	Second floor dormer additions and rear addition
283 Woodland Rd	D	
15 Algonquin Rd	D	
85 Montvale Rd (carriage house)	PD	Second floor addition

D = Full Demolition

PD = Partial Demolition

Administrative Discussion:

a) Approval of minutes

The location of this meeting/event is wheelchair accessible and Reasonable Accommodations will be provided to persons with disabilities who require assistance. If you need a Reasonable Accommodation, please contact the city of Newton's ADA/Section 504 Coordinator, Jini Fairley, at least two business days in advance (2 weeks for ASL or CART) of the meeting/event: jfairley@newtonma.gov or (617) 796-1253. The city's TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.