



NEWTON HISTORICAL COMMISSION

*STAFF MEMO *

Date: May 3, 2023

Time: 7:00 p.m.

ZOOM Link: <https://us02web.zoom.us/j/85452064272> or
+13017158592,,85452064272#

Supplementary Materials will be posted a week ahead of the meeting

Ruthanne Fuller
Mayor

Barney S. Heath
Director
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Mollie Hutchings
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Members

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1. 175 Evelyn Rd

Determination of Violation
See Supplementary Materials

On April 5, 2023, ISD notified NHC staff that they issued a stop work order for 175 Evelyn Rd for demolition in excess of the permit. The building was previously granted a waiver of demolition delay for a second-story addition. As the project currently stands, the walls of the first floor have been demolished. Pictures are available in the supplementary materials.

It should be noted that, while the plans that were approved by NHC do not note any demolition of the first floor, the plans submitted for the building permit do describe the demolition of the first floor in the Notes section of the existing basement plan. The demolition is not otherwise noted on the first floor plan, nor on the building permit or historical review applications. It was on this basis of the applications that ISD issued their stop work order.

2. Warren House (1600 Washington St)

Preservation Restriction Review – Window Replacement Project
[View Application Here](#)

Listed on the National Register as the Levi Warren Junior High School, the Warren House was designed by firm Ripley and LeBoutillier, and constructed in 1927. The building's Georgian Revival style was once very popular for public schools in Newton, and this example is the earliest of them. An addition was constructed when the school celebrated its 25th anniversary. The school closed in 1982 and is now used for housing. There is a preservation restriction on the property.

The project proposed would replace all of the buildings large, twenty over twenty windows. The applicant is visiting NHC ahead of its review by the Community Preservation Committee. Staff recommends a discussion of the project and the proposed replacements.

3. West Newton Armory (1135-1137 Washington St)

Section 106 Review
See Supplementary Materials

The West Newton Armory has appeared before NHC several times, most recently for a letter of support at the July 28, 2022 meeting, which NHC issued. In the supplementary materials is the draft MOA regarding the future of the review process with NHC. Staff welcomes discussion of the MOA, and presentation by Metrowest Development on the nature of the project's

adherence to the Secretary of the Interiors Standards for Rehabilitation.

4. 8 Central Ave

Violation Settlement - Review of Chimney

See Supplementary Materials

Amos C. Judkins (1838-1906), a native of Maine, built this large Queen Anne style residence in 1884. He moved to this large corner lot from a house in the same neighborhood at Lowell and Watertown streets. Judkins was in the railroad car wheel manufacturing business in Boston for much of his life, but in his retirement, he played a key role in the development of this section of Newtonville. With John H. Lothrop, who also lived on Central Avenue, he bought large tracts of land in the Crafts/Watertown streets area, which were subdivided into house lots during the late 1880s and 1890s. Judkins Street, located directly across from his home off Crafts Street, was named after him. After his death in 1906, the house reverted to his widow, Mary F. Judkins

8 Central Ave is returning with more information about the chimney reconstruction, which is using a substantial 2" veneer. They have provided updated plans and photos. Staff recommends approving the design.

5. 104 Beethoven Ave

Total Demolition of House

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This home is included in the Beethoven-Allen Avenue Residential District. Many of the homes in this district were built in the 1930s and 1940s, after the drainage of the nearby swamp opened up new land for buildable homes. Prior to this, much of the land was used for the Newton Highlands Golf Club. With an 1888 build date, this home would be one of only six homes that predated this development on Beethoven Ave. Staff recommends finding the property preferably preserved.

6. 38 Kappius Path

Total Demolition of House

[View Application Here](#)

This single-story home was built as a post-war ranch in 1948 and is part of the Oak Hill Park Residential District. The footprint of the home is intact, as well as the central chimney. The siding has been replaced with vinyl, and the property is in less-than-ideal condition. The staff welcomes discussion of the building's significance, particularly in light of the previously discussed changing nature of Oak Hill Park.

7. 11 Jasset St

Total Demolition of House and Garage

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[Application for Garage Here](#)

This 1880, two-story frame dwelling was originally constructed for owner Angus Tupper, a potter in Nonantum. Afterwards, it served as a rental property through the turn of the 20th century. While the general form remains, including the front gabled façade, much of the original material has been replaced. The majority of the front façade is currently sided in a brick veneer and has been since at least the mid-1970s. The building has been

inventoried individually as part of the Historic Resource Survey. Despite the significant age of the building, staff welcomes discussion of the building's greater significance.

8. 70 Kingswood Rd

Partial Demolition of House – A two-story side addition and new front entry
[View Application Here](#)

70 Kingswood is part of The Gables Residential District, a historic subdivision of Auburndale developed by Real Estate investor J. Gerald between 1933-1939. The district is characterized by colonial revival, particularly Garrison colonial and cape styles. The site once was that of the historic estate Islington, which was owned in the nineteenth century by Royal M. Pulsifer, founder of the Boston Herald. 70 Kingswood, which was designed by architect John Canty and built in 1936, is not specifically listed as a contributing building. However, its neighbor 76 Kingswood Rd, which was built in the same year and designed by the same architect, is called out. Staff recommends the property be found preferably preserved. The proposed design would add a side addition that, while large in massing, has taken care to match the existing style. Staff welcomes discussion of the proposed design.

9. 462 Waltham St

Partial Demolition of House – Removal of porte-cochere
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This one and a half story ca. 1932 Cape-style house has many interesting architectural details, including the below-grade porte-cochere, large, windowed dormers, and trellis-style arched entry. A separate, detached one-car garage was also constructed behind the house in 1932. The house appears to be in its original form and there are no permits filed for either interior or exterior changes to the building. The house was built by and for H.H. Etter, who is also listed as the architect. The property is not listed on the Historic Resource Survey but does neighbor the West Newton National Register District. NHC previously found the home preferably preserved at the October 27, 2023 meeting. It is here under new ownership and proposed demolition of the porte-cochere, which staff has considered to be a character-defining feature of this building.

10. 14 Crystal St

Partial Demolition of House – Changes to footprint, windows, and dormers of previously approved design
[View Application Here](#)

14 Crystal Street was previously approved for the partial demolition work, but is returning after changes to the windows and dormers, and specifically the significant changes to the footprint to align with the lot line.

11. 802 Walnut St

Partial Demolition of House – Demolition of an attached garage with new two-story garage addition.
[View Application Here](#)

802 Walnut Street was built in 1947 in the Colonial Revival style. It is inventoried as part of the Walnut St-Judith Rd Residential District and was

designed by architect Albert M Kreider. Two of Kreider's sixteen other postwar buildings in this residential district, 10 and 14 Judith Rd, also share the same flat front façade and brick veneer.. The proposed design would demolish the existing attached garage and build a new two-story addition with a two-car garage. The style and finishes match the existing garage structure, though the new garage door would be more in a historic style. Staff recommends preferably preserving the building and approving the design.

12. 406 Woodward St

Waiver of Demolition Delay

[View Application Here](#)

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This bungalow was constructed in 1910 by John C. Bagloe, a builder that worked throughout Newton in the early 20th century. Later alterations to the home include alterations to the dormer in 1912, alterations to the porches in 1931 and a rear addition in 1991. The building is within the Upland Road - Pine Ridge Road Residential District but is not listed as a contributing building. NHC previously preferably preserved this building at the November 29, 2022 meeting. The proposed design would be a two story new construction, with partial shingle siding and a long eyebrow dormer on the roof, drawing on other traditional New England styles. Staff recommends a discussion of the proposed design.

13. 166 Wiswall Rd

Waiver of Demolition Delay

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This post-war ranch was constructed developer Kelton Realty and designed by the Kelly Crop, both of Arlington, MA. There was a small side addition constructed 1955, which is non-disruptive to the style. The house is located in the Oak Hill Park Residential District. NHC Previously found the property preferably preserved at the December 22, 2022 meeting. The proposed design would be a new, contemporary construction. The design does not relate to the historic building it would replace, though is not out of place with the new construction in the area. Staff welcomes discussion of the proposed design.