



NEWTON HISTORICAL COMMISSION

*STAFF MEMO *

Date: May 25, 2023

Time: 7:00 p.m.

ZOOM Link: <https://us02web.zoom.us/j/85463753498>

or +16465588656,,85463753498#

Ruthanne Fuller
Mayor

Barney S. Heath
Director
Planning & Development

Mollie Hutchings
Chief Preservation Planner

Members

Doug Cornelius, Chair
Mark Armstrong
Nancy Grissom
Katie Kubie
John Rice, Vice Chair
Harvey Schorr
Anne Marie Stein
Scott Friedman, Alternate

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

www.newtonma.gov

1. **17-19 Channing St (Ward 1)**
Local Landmark Review – Replacement of Basement Windows
See Supplementary Materials

17-19 Channing Street previously came before the NHC to review changes to the roof and basement windows for a determination of violation at the March 23, 2023 meeting. The replacement of the basement windows was found to be in violation, as NHC did not receive an application for the work. While staff is of the opinion that the basement window replacement would not meet the Secretary of the Interior's Standards for Rehabilitation, the replacement product was mostly an in-kind replacement for the windows that were existing at the time of landmarking. Staff recommends approving the replacement windows.

2. **70 Kingswood Rd (Ward 4)**
Partial Demolition of House – A two-story side addition and new front entry. Continuation from previous meeting.
[View Application Here](#)

70 Kingswood is part of The Gables Residential District, a historic subdivision of Auburndale developed by Real Estate investor Gerald Savage 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.

This property was preferably preserved at the May 3rd, 2023 meeting, but review of the design was continued to May 25th. 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.

3. 1828 Washington St (Ward 4)

Waiver of Demolition Delay – Partial demolition of first and second stories.

Continuation of previous meeting.

[View Application Here](#)

[View Original Application Here](#)

This farmhouse was likely constructed c. 1750, though the many alterations leave few of its character-defining features intact. The Old Shepherd Farm, originally built by Alexander Shepherd c. 1750 and purchased by carpenter Jeremiah Allen in 1778, stayed in the Allen family until it was purchased by bank president Joseph Bacon. Today much of the former farmland is owned by the Brae Burn Country Club. The Old Shepherd Farmhouse has had many alterations, including the removal of the rear ell in 1952, one story addition of the bay window in the 1960s and the rear one story addition in the early 1990s. The vinyl siding was added in 2004.

Staff welcomes discussion of the proposed design, which is a new construction combining elements of both colonial revival and Cape styles. After meeting with staff earlier this month, the applicant has revised the siding of their proposed design, as well as the size of the windows in the dormers, to more sensitively reflect the historic styles of the neighborhood. Staff recommends approving this revised waiver design.

4. 186 Woodward St (Ward 5)

Total Demolition of House and Garage

[View Application Here](#)

[View Garage Application Here](#)

This 1913, two-story home was constructed in an eclectic style, with many character-defining features. The building has retained the stucco siding and the large clay tile roof. The garage, which can be seen from Brewster Street, was constructed in a similar style with a matching roof. 175 Woodward Street, which is across the street from the property, is a slightly more modest example of a similar style, with similar stucco siding and clay tile roof.

There is very little permit history available for this property, with only one permit for interior work in 1993 available in the ISD files, and the 1917 Bromley Atlas does not suggest a change of address for the property. It is likely that two side additions were made to the home, and the roof extended downwards. The home was owned by an L.V. Niles in 1917, and later sold to an Emmet Kiernan (spelling approximate) by 1929. Despite the house not being inventoried in MACRIS, it was found to be historically significant but given its large presence in the neighborhood and distinctive architectural style. Staff recommends finding the property preferably preserved.

5. 18 Norman Rd (Ward 6)

Total Demolition of House

[View Application Here](#)

This two-story home was constructed in 1906, and is an example of a builder design that drew on several sources of inspiration on New England vernacular design. The building's stucco siding, gambrel roof and gabled dormers are all elements that would have been popular for late Victorian builder designs, despite all originating in different traditional styles.

Permit history shows that the "storage room and sundeck" were added to the building in 1972. The owner at that time was M. G. Herrere and the builder was G.

K. Egerhei & Sons. The roof over the storage area was later replaced in 2008. No original permit to build exists in the ISD files.

The property was built for the original owner Miriam James, but was quickly occupied by Horace A. Edgecomb, who was at the time a court stenographer. He eventually introduced the process of recording trials in the state of Massachusetts. He and his wife Bessie lived in Newton for about twenty years before settling in Brookline. Staff recommends finding the home preferably preserved.

6. 21-23 Winchester Rd (Ward 1)

Total Demolition of House and Garage

[View Application Here](#)

[View Garage Application Here](#)

This home is part of the Langdon Street – Salisbury Road Residential District. While not listed as a contributing building in the district, it does share the same style as the majority of the two-family homes built on this subdivision in the 1920s. The large pedimented entry and hipped roof (and dormer) have remained, though siding and windows have been replaced with vinyl. No permit data was available for the property, but the historical maps of Newton (including the 1929 Bromley Atlas) allow for an estimated construction date of c. 1935. Staff found the property to be historically significant due to the neighborhood, given that so many of the homes on the street are nearly identical in style and massing. Staff recommends that the home (not the garage) be preferably preserved, but recognizes the limited information available on this particular property.

7. 115 Windsor Rd (Ward 5)

Total Demolition of House and Garage

[View Application Here](#)

[View Garage Application Here](#)

This two-story home and matching garage were built in 1908 in an eclectic style. The property has retained some early 20th century features, such as the center gable on the front façade and its windowed portico. The roofline in particular draws some inspiration from a carpenter Gothic style, though it lacks the scrollwork that would have set it apart. In 1975 this property sustained a large amount of damage from a kitchen fire. This resulted in a large amount of alteration to the home, not all of which is completely documented in the ISD permit file. Most of the second floor appears to have been rebuilt. It is particularly obvious when noting the middle window on the second story of the front façade, which is off center and mars the otherwise historic home. This home is in the Windsor Road National Register District, and if not for the damage and subsequent alterations, staff would recommend preferably preserving the home. As is, staff welcomes further discussion.

8. 120 North St NTVL (Ward 3)

Partial Demolition of House – two story rear addition.

[View Application Here](#)

This c.1930 worker's cottage sits on the Newtonville/Nonantum border, but is characteristic of much of Nonantum's 19th century housing. The building has had two two-story additions, one to the left side in 1972 and another to the rear in 2008. The first owners of this building were the Kent family, who owned it through the late 1880s, when it was

purchased by Walter H. Knapp. Knapp was a florist, and operated his business from a a greenhouse he built on the lot across the street.

NHC has previously found it to be preferably preserved in 2004, and staff recommends doing so again. The proposed design would add a rear addition, completing a rectangular shape between previous work and additions. Staff recommends approving the design.

9. 27 Rosalie Rd (Ward 8)

Waiver of Demolition Delay – New construction of two-story home

[View Application Here](#)

[View Original Application Here](#)

Constructed for owner Arnold Hartman by builder Fox Meadows Corp (located at 17 Rosalie Rd) and designed by architect Christopher Crowell in 1942, this cape style house is characterized by its wide set dormers and central chimney. There are no alteration permits in the file. The property is within the Oak Hill Village Residential District, which developed between the 1930s-1950s, and is inventoried as a contributing building.

This project will be pushed to the June 22nd meeting.

10. 19 Irvington St (Ward 5)

Waiver of Demolition Delay – New construction of 2.5-story home

[View Application Here](#)

[View Original Application Here](#)

This 1899 house was constructed in the Classical Revival style, as evident by the entryway pediment, columned porch supports and the symmetrical placement of the windows (since replaced). The gazebo porch is also a character defining feature of this house, setting it apart the street. Permit data shows that the only exterior renovations to the home include the cover for the basement entrance in 1978, and the construction of a new deck and kitchen renovation in 1999.

The building is within the Waban Village Residential District, though it is not listed as a contributing building. NHC had previously found the property preferably preserved at the January 5, 2023 meeting.

The proposed design does not seem to relate to either the existing structure or the neighborhood, nor does it have any features that would mitigate the loss of the historic structure. Staff recommends meeting with commission architects and staff prior to approval of the design.

Administrative Items

- Approval of Minutes