



NEWTON HISTORICAL COMMISSION

Staff Memo

Date: June 22, 2023

Time: 7:00 p.m.

ZOOM Link: <https://newtonma-gov.zoom.us/j/85860692152> or
+13092053325,,85860692152#

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1. 27 Rosalie Rd

Waiver of Demolition Delay – New Construction

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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.

An updated design shows a new 2.5-story construction. While not directly related to the property it is replacing, the team has met with staff to discuss the design going forward. Staff still has questions about how the building will fit into the site, but appreciates the team's efforts to lower the roofline of the garage wing and to create a more cohesive approach to the windows. Staff looks forward to discussing the design further.

2. 2-12 Windsor Rd

Acceptance of Landmark Nomination

See Supplemental Materials – Updated with Revised Addresses

The original commercial building on the Strong Block was constructed in 1897, with later additions continuing through the 1920s. William C. Strong, the original owner of property and transportation advocate for the Waban neighborhood, owned the original parcel of land until he died in 1913. The building has since served as a cornerstone of commercial development in Waban Village, and has strong historic significance to the area. Early vendors in the building included grocery stores and apothecaries. Further information can be found in the historic write-up provided by the community in the supplemental materials packet. Staff welcomes further discussion on the building's potential as a local landmark. Voting to accept this nomination means that staff would conduct further research into the property's historic and architectural significance.

3. 19 Highland Ave

Acceptance of Landmark Nomination

See Supplemental Materials

The Swedenborgian Church in Newtonville was constructed in 1893 in a Gothic Revival style. It was designed by architectural firm Cram & Wentworth, and built in a puddingstone construction and limestone trim. Cram is renowned for his church constructions, 50 of which are on the National Register of Historic Places. There have been no exterior alterations to the building. Three stained glass windows, added in 1916, were designed by Charles Connick Studios.

Staff welcomes further discussion on the building's potential as a local landmark. Voting to accept this nomination means that staff would conduct further research into the property's historic and architectural significance.

4. 209-211 Adams St

Total Demolition of House

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This worker's cottage style home was originally constructed as a two-family home in 1880. The house is described as being "front-gabled", the the gabled façade facing the street has no entrance, and the main entrance can be found on the left side of the building, a formation which was common for two-family houses built in Nonantum in this period. Currently sided in vinyl, with vinyl shutters and windows, the wood shingles were existing in 1976 when the house was originally inventoried as part of the Historic Resource Survey. Other than the siding, alterations have been limited to removal of porches. This property was found to be historically significant by staff for reasons of historically or architecturally important for period, style, architect, builder, or context. Staff recommends finding the property preferably preserved.

5. 233 Wiswall Rd

Total Demolition of House

[View Application Here](#)

This post-war ranch style house was constructed in 1949, by builder and architectural company the Kelly Corporation, of Arlington, MA, under development by Keltown Realty. These companies worked extensively throughout Newton between the 1930s and 1950s. The home was sold toa William G. Doherty by 1952, who completed several alteration projects on the property including: a side addition, the enclosing of the porch, and changes

to the roofline. Owner Dick Levitt also saw the gabled vestibule added in 1967 by A. & A. contractors.

This property was found historically significant for reasons of being historically or architecturally important for period, style, architect, builder, or context. It is part of the Oak Hill Park Residential District, and still retains many of the features characteristic of the signature Oak Hill Park buildings, despite the many alterations. Staff welcomes further discussion of its historic significance and the extent to which the historic fabric of the home remains intact.

6. 949 Dedham St

Total Demolition of House

[View Application Here](#)

This mid-century, split level style was constructed in 1959 for owners Ben and Hilda Schaffer. It was designed by Albert C. Rugo, of Milton, MA. Rugo was an active architect and builder throughout the Greater Boston area throughout the mid-20th century (though especially between the 1950s-1960s). He designed many single-family homes in Forest Hills (Boston), Brookline, Newton, and Quincy. He also designed many of the buildings in the neighboring June Lane-Esty Farm Rd Residential District, which is characterized by the asymmetrical, split-level flying-wing style shared by 949 Dedham St. The curtain wall window on the front façade is also a characteristically midcentury feature on this home.

This building is an excellent example of midcentury residential architecture in Newton. It has been flagged for further review, along with 965, 975, and 983 Dedham St, as part of the Midcentury Architectural Survey that consultant Kathleen Broomer is conducting presently. Staff recommends finding the property preferably preserved.

7. 38 Indian Ridge Rd

Total Demolition of House

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This home was constructed in 1946 by builder and owner Oak Hill Development Inc. and designed by M. Guerriero. It lies outside both the Oak Hill Park Residential District, which was characterized by the postwar ranches built in the late 1940 for veteran's housing, and the Oakhill Village Residential District, which developed throughout the 1940s and 1950s with buildings in traditional New England styles. Fittingly this house has a traditional cape style, with comparatively large dormers on the front façade, but has a low profile that would be fitting with the

ranch homes built around this time as well. There are no exterior alteration permits in the ISD files for this property.

This property was found to be historically significant for reasons of being historically or architecturally important for period, style, architect, builder, or context, given the historical context of the wider neighborhood. However, staff would also like to mention that Indian Ridge specifically has undergone almost a complete transition to more contemporary builds. Staff welcomes further discussion of the building's historical significance.

8. 90 Auburndale

Total Demolition of House

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This two-story home was constructed in 1925 in the bungalow style, for owner and builder William E. Lucey and architect W. M. Haines & Sons. Character defining features such as the wide porch with knee-wall, and wide shed dormer on the front façade still remain. The siding is stucco, both today and on the original building permit. Only one exterior alteration permit exists in the ISD files, which for a reroofing project and redecking the porch.

This property is adjacent to the Auburndale Park Residential District, which is characterized by 1930s development and craftsman style. It was found to be historically significant for reasons of this context. Staff recommends finding the property preferably preserved.

9. 213 Adams Ave

Total Demolition of House and Garage

[View Application Here](#)

[View Garage Application Here](#)

This eclectic style home was originally constructed in 1850, with shingle siding. No original permit exists in ISD records for this property, though records of one alteration to the house exists: on for an 8 x 10 addition for an extra bathroom in 1930. However, there is an obvious larger addition on the left side of the house, with the long asymmetrical gable end. This suggests that the original fabric of the house would have resembled a front-gabled colonial revival, with entries on the sides of the home. Currently, there are side entries on either side of the home. Staff recommends finding this home preferably preserved, despite the alterations, given how much of the central massing of the house appears to be an intact 1850s home.

10. 177 Park St

Partial Demolition of House – Demolition of chimney, replacement of windows and roof at National Register property
[View Application Here](#)

The Moses H. Shepperd House was constructed in 1875 in the Italianate Gothic style. Its steep pitched double gables feature ornate scrollwork and round picture windows above the second story. The arched central window on the second story and the four other windows on the front façade have been replaced with one-over-ones, but the ornament above the windows remains intact, as does the slate roof. The home is part of the Farlow Kenrick Park National Register District.

The applicant is proposing to demolish a 1938 addition on the rear of the building, and construct a new addition in its place. The new addition would be two stories tall, with large windows floor to ceiling and a granite stone veneer on the foundation. This project would also replace the one-over-one windows around the building with four-over-two windows (two over two in the arches) and demolish a side chimney. Staff welcomes discussion of the proposed design.