



NEWTON HISTORICAL COMMISSION

Agenda

Date: June 28, 2023

Time: 7:00 p.m.

ZOOM: <https://newtonma.gov.zoom.us/j/84730459006> or
+13092053325,,84730459006#

Ruthanne Fuller
Mayor

Barney S. Heath
Director
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1. **Waban Hall (89-97 Wyman St)**

Designation of Local Landmark
Local Landmark Report

Formerly 474 Woodward St, this 1890 building was originally a two-story, wood-frame commercial building constructed in the Queen Anne style. Staff site visit to the property confirmed that, while the rear façade still retains the 1890s foundation and some of the Queen Anne style, it is largely the later additions which are visible from the public way.

The large, one-story brick storefront, characterized by its large arched windows, was designed by architect John Barnard and constructed in 1923. This storefront is currently home to a Starbucks location. John Barnard was a prolific designer in the first half of the twentieth century in Massachusetts, designing several large homes in revival styles. The Henry I. Harriman House, on the Boston College Law Campus at 825 Centre Street, is an early example of his work. While the openings of the arched windows are original to his addition here, but the windows themselves have been replaced.

The other storefront addition, constructed in 1933, was built by architect and builder Felix A. Burton. It lacks the same character as the 1923 addition. For this reason, and the reasons relating to the existing fabric of the original Queen Anne structure described above, staff considers the 1923 addition to the most historically significant portion of the building, if not the oldest.

The permit history for the property shows a great deal of turnover of the retail tenants, with associated buildout permits and sign changes. Most of the buildout work has been interior, though there was a 1963 permit which added the white exterior walls (and additional retail and storage space) when the Barnard addition was occupied by Waban Liquors. Those walls were removed when Starbuck occupied the storefront.

Designating this property as a landmark would require all exterior changes, including siding changes and window replacement, to be approved by the Newton Historical Commission.

In reviewing the architectural and historical significance of this building, in combination with the existing fabric of the building,

staff is not recommending designating Waban Hall as a local historic landmark. The building and site have unquestionable historic significance to Waban Village, and staff believes that the building should undoubtedly be found preferably preserved in the event of a demolition review applications coming before the Newton Historical Commission. However, imposing the level of design review standards associated with local landmarks would not be suitable for a building that has so little of the original structure visible from the public view. It should also be noted that the rich history of Waban Hall has been made possible because of the building alterations that have been permitted over the last century. Should the Commission choose to designate Waban Hall as a landmark property, staff recommends using the Secretary of the Interior's Standards for Rehabilitation.

2. 29 Faxon St

Waiver of Demolition Delay

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This two-story home was constructed in 1886 for the family of machinist Joseph Hanson. The home remained in the Hanson family until the turn of the 20th century, though the siding has been replaced by vinyl, the older house inventoried in 1976 clearly remains underneath. Permit data shows a one story addition to the kitchen was constructed in 1925, and the larger lot was subdivided in 1946 to allow for the construction of neighboring properties. NHC previously preferably preserved this property at the January 5th, 2023 meeting. The proposed design is for a two-story, front gabled home that is in keeping with the Colonial Revival styles in the neighborhood.

3. 49 Westminster Rd

Partial Demolition of House – Sunroom side addition

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This Colonial Revival house was constructed for the property developer Packard Construction Company in 1942, and designed by architect Edward B. Stratton. Stratton actually designed two different homes for this lot, with the smaller second design actually being constructed. The building has a simple, side gabled construction and a pedimented entry, with a central bisected window on the second story.

This property has not been inventoried as part of the Historic Resource Survey, nor has any other property on Westminster Road. Staff recommends finding this home preferably preserved, given the simple but well preserved example of revival style construction.

4. 86 Albert Rd

Total Demolition of House

[View Application Here](#)

This small cape-style house was constructed in 1952 by builder and owner Joseph Arduino. Joseph M. Arduino lived at 712 Boylston Street in Newton, and was a property developer who built much of Albert Road in the early 1950s. The property is a 1.5 story cape, but lacks the signature dormers on the roof. There have been no alterations to the permit in the ISD file.

This property has not been inventoried on the historic resource survey, nor has any other property on Albert Road. The street was developed in the 1950s, all in similar small cape styles. Staff recommends the property be preferably preserved, as so much of the neighboring properties are still intact.

5. 177 Varick Rd

Total Demolition of House

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This cross gabled, split level ranch house was constructed in 1949 by builder and owner James Regan and designed by architect C. C. Crowell. The property has a painted brick veneer siding and a frame construction, with only a reroofing permit available in the ISD files. The property is standard example of midcentury architecture, a survey for which is underway.

This property is within the Waban Village Residential District. This property is not specifically listed as a contributing building in the district, and is out of context with the time period and style of the few contributing buildings that are identified. The neighborhood is characterized by mostly other colonial revival and craftsman style houses. Staff recognizes that the building does not fit with the historic residential district it is within, but notes that the neighborhood context for mid-century ranches on this section of Varick Rd is particularly strong. Staff welcomes further discussion of the property's significance.

6. 577 Grove St

Total Demolition of House

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This one and a half story home was constructed in 1837 by owner Timothy Richardson Jr, who purchased the land from Lemuel Crehore and worked in the papermill. While described in the inventory form as being a cape style, the alteration of the dormers into wide double shed dormers gives the building more

of a bungalow appearance. The building was struck by a vehicle in 1964, and much of the front wall was repaired and reframed at that time. The kitchen and family rooms were extended off of the rear of the house in 1964 as well. The cedar clapboard siding was replaced in 1995.

The property has been individually inventoried as part of the Historic Resource Survey. The historic Crehore Estate and the Newton Lower Falls National Register District are each about a tenth of a mile from the property, in opposite directions on Grove Street. Staff recommends the property be preferably preserved, given its historic connection to the paper mill in Lower Falls.

7. ~~19 Irvington St~~

~~Waiver of Demolition Delay – New Construction~~

~~[View Waiver Application](#)~~

~~[View Original Application](#)~~

8. 145 Warren St

Local Landmark Review

Amendment to Certificate of Appropriateness – Side entry stair.

See Supplemental Materials

After appearing at the April 27, 2023, meeting, the project team for the local landmark at 145 Warren St withdrew their previous plans to eliminate their existing side entry. They are returning this month with updated plans regarding the entry stairs to the side door, changing their direction to run alongside the building. Staff recommends approving the design for the stairs.