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NEWTON HISTORICAL COMMISSION

Agenda

Date: July 27, 2023

Time: 7:00 p.m.

ZOOM Link:

1. 242 Islington Rd

Local Landmark Review

[View Application Here](#)

242 Islington Rd was landmarked in 2004, due to its historical significance to Newton as part of Islington, a large Victorian estate owned by businessman and Mayor of Newton, Royal M. Pulsifer. The buildings at 236 and 242 Islington were believed to house employees of the estate, and were subdivided and sold as single family residences at the turn of the twentieth century.

The important features section of the local landmark nominations reads "The Islington Estate staff houses were designed as simple support structures and their most important features are their size, scale, massing and relationship to one another as nearly identical structures. The buildings are defined by the features which they share - the same decorative brickwork, original L shaped footprint, steeply pitched gambrel roof, and shallow dormers."

This project would allow for the repair and some replacement of the masonry front façade, which is specifically called out as a character defining feature in the landmark report on the property. 242 Islington Rd has most recently appeared before the commission regarding the painting of the clapboard siding of the building. Staff recommends issuing the certificate of appropriateness for this work.

2. 47 Beverly Rd

Partial Demolition of House and Total Demolition of Garage

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[View Garage Application Here](#)

This 1940, Cape-style home was built by builder, owner and architect James F. Pillion. The home has retained many traditional elements of the style, including the central chimney, gambrel roof and gabled dormers. The only exterior work included in the ISD files is for the removal of a porch and construction of a new one, in 2005.

The proposed design is for a two-story rear addition, with a contemporary design. This property is part of the Lakewood Park Residential district. NHC has heard applications for rear

additions in this neighborhood recently, and other large rear additions have been built in this area. Staff finds the contemporary treatment of the addition to be a creative treatment that preserves the original roofline of the Cape-style home. Staff recommends generally approving a rear addition, as it is shown to not be visible from the street. Staff recommends not finding the garage preferably preserved.

3. 56 Chinian Path

Total Demolition of House

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This 1949 home is a long, side gabled ranch typical of this postwar development in the Oak Hill Park Residential District. The pedimented entry and shingle siding are in conversation with older styles of New England architecture. ISD permit records indicate that the house was extended 25' in 1951, to allow for another bedroom and the attached garage. Staff welcomes discussion of the home's historic significance as a relatively intact example of the Oak Hill Park's original veteran's housing development, as the neighborhood is now in transition.

4. 499 Crafts St

Total Demolition of House

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This 1921, 2.5-story home was constructed by J.E. Cormey & Sons for owner J. McQuinton. The side gable general massing, with the small central gable on the front façade, suggests the outline of a Gothic style, though any ornamentation that may have initially existed has since been removed. While not typical of the date of the building's construction, this style would have been popular during the mid-1800s, as West Newton and Nonantum were being developed. The property served as a doctor's office in the 1950s. The porch was expanded to allow for private vs public entries to the space. Permit for roofing work related to a solar panel installation was issued in 1978.

The property has not been inventoried as part of the Historic Resource Survey and should be noted that it is older and of a different style than the nearby Residential Districts, including the midcentury development of Morrill-Mossman St areas.

While staff would normally not hesitate to recommend that a property like this be preferably preserved, this property did sustain considerable damage from a fire approximately ten years ago and has not been repaired or maintained since then. The applicant has helpfully provided structural and fire reports in their attachments. Staff welcomes further discussion.

5. ~~148 Highland Ave~~

Partial Demolition of House

[View Application Here](#)

Further information has been provided about this project. It is now clear that the addition does not meet the threshold for review at a meeting, and the project has been administratively approved.

6. 317 Langley Rd

Total Demolition of House

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This 1921 home was constructed in the colonial revival style for owner and builder Clarence M. Hockridge, with a front gable construction. The windows and siding have since been replaced with vinyl. The only exterior work included in the ISD permit files was to enclose the front porch, which was completed in 1969. It is unclear whether the stone on the foundation visible from the street is original. This home was the site of a regular vegetable stand in the 1970s.

This property has not been inventoried as part of the Historic Resource Survey. More intact examples of this style on this street, such as 309 Langley Road, have been inventoried individually. The applicant has expressed concern over the site, as there is a shared garage with the property at 315 Langley Rd, which chair and staff found to be Not Historically Significant. Staff recommends finding this property preferably preserved, and welcomes further discussion.

7. 109 Harwich Rd

Total Demolition of House

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This 1960 split-level home is constructed in the “flying eave” style, characterized by its asymmetrical front gable, low pitched roof and short, wide windows in the rooms over the garage.

Staff has recently reviewed several applications for demolition in developments of these “flying eave” homes, like the Esty Farm Rd-June Lane Residential District and homes along Dedham Street. While this street and neighborhood is certainly in transition, there are still approximately half of the homes on it built in a variety of midcentury split-level styles. Of those homes in the immediate area, this is one of the better examples of the style. Staff recommends preferably preserving this property, but welcomes discussion of the neighborhood and its transition.

8. ~~11 Niles Rd~~

Total Demolition of House

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This application has been moved to the August 24th meeting, due to a conflict.

9. 121 Claremont St

Total Demolition of House and Shed

[View Application Here](#)

[View Shed Application Here](#)

Much of this building's history is uncertain, as the records are incomplete. While Newton GIS has the year of construction as 1870, that likely refers to the house at 93 Claremont, which was part of the Lord Estate. Only as stable is shown at the location of 121 Claremont St in atlases from 1907 and 1917 (not matching the existing home's footprint), with an empty plot belonging to Robert Barrett show at the location in 1929. While it is not out of the question that another estate property was moved to the location, it does not seem to relate to the date in the GIS. It included in the geographical area of the Langdon-Salisbury Rd Residential District, but it does not appear to be a Franklin Gray-designed home, as the listed contributing buildings are.

The building is built in an eclectic style, with a wide front facade, low pitched roof with front gable, and several small side additions (including the one car garage). Staff recognizes the site's historic significance, but welcomes discussion of the building itself. Staff recommends finding the shed not preferably preserved.

10. 60 Margaret Rd

Total Demolition of House

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This 1.5-story home a modest example of the Craftsman style, which can be identified in its shingle siding, half-walled porch front gabled roofline. It was constructed in 1927 by John Doucette and designed by C. Crowell. A shed dormer was added to the rear in 1960.

60 Margaret Rd has not been inventoried in the Historic Resource Survey, nor has any other property on Margaret Road. The street is characterized by small capes and two-story colonial revivals, which are consistent with the same period of construction as this home. Staff welcomes discussion of the property's historic significance.