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## NEWTON HISTORICAL COMMISSION

### \*Staff Memo\*

**Date:** August 24, 2023  
**Time:** 7:00 p.m.  
**Zoom:** <https://newtonma-gov.zoom.us/j/81988842110> or  
+16465588656,,81988842110#

#### 1. 2-12 Windsor Rd

Local Landmark Designation  
See Supplemental Materials

The original commercial building on the Strong Block, a corner building on Windsor Road and Beacon Street, was constructed in 1897. 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 architect of the original structure was Lewis H. Bacon, who lived in Waban. Early vendors in the building included grocery stores and apothecaries. The building has served as a cornerstone of commercial development in Waban Village since, and has strong historic significance to the area. Previous work on this property is extensive, as all storefronts existing today were additions made to the original structure at 1641-1649 Beacon Street. The Strong Block is individually listed on the National Register of Historic Places. The nomination of this property to be designated as a local historic landmark was accepted at the June 22nd, 2023 meeting of the Newton Historical Commission (NHC). Designating this property as a local historic landmark would require all exterior changes, including siding changes and window replacement, to be approved by the Newton Historical Commission. Staff recommends the use of the Secretary of the Interior's Standards for Rehabilitation when reviewing work on this building. Staff is recommending this property be designated as a historic landmark, with specific attention paid to accommodating the needs of a commercial space that is home to many local businesses.

#### 2. 19 Highland Ave

Local Landmark Designation  
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. Ralph Adams Cram is renowned for his church constructions, 50 of which are on the National Register of Historic Places. He is one of

three architects recognized with a Episcopal Feast Day for their contributions to church architecture. Permit history is very limited for this property, as there have been no exterior alterations to the building in the last century. Three stained glass windows, added in 1916, were designed by Charles Connick Studios. Having such an intact example of Cram & Wentworth Church is an asset to the Newtonville architectural landscape, and elevates the building's architectural significance. Designating this property as a local historic landmark would require all exterior changes, including siding changes and window replacement, to be approved by the Newton Historical Commission. Staff recommends the use of the Secretary of the Interior's Standards for Preservation when reviewing work on this building, allowing for appropriately designed exceptions related to accessibility and safety. Staff is also recommending that any development on the parcel that is detached from the landmark structure should be reviewed only as to its impact on the historic structure. This is particularly relevant to work on or related to the Parish House, which does not appear have the same level of architectural or historic significance as the main church building.

### **3. 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.

### **4. 17-19 Channing St**

Local Landmark – Remediation of Violation

See Supplemental Materials

On February 22nd, 2023, Inspectional Services brought to the attention of NHC staff that alterations had been made to the local landmark at 17-19 Cherry Street without building permits, and without application or review by the Newton Historical Commission. These alterations included the replacement of basement windows with an in-kind vinyl replacement. According to the landmark report drafted in 2010, any alteration or replacement is meant to be held to the Secretary of Interior's Standards for Rehabilitation of historic buildings.

NHC previously determined at the March 23, 2023 meeting that the basement windows would require replacement, and that the replacement should be of a more historically appropriate material than the existing vinyl windows. The applicant has proposed a three-sectioned, aluminum window. Staff recommends approving the replacement, as it corresponds with the suggested replacement made at the previous meeting.

**5. 11 Niles Rd**

Total Demolition of House

[View Application Here](#)

This 1920 building was constructed for owner Richard Brunell and designed by the architect E. M. Tablot. A family room addition was completed in 1983. The shingle roof was replaced in 2014. The style of the home is a front-gabled Colonial Revival, though the main entry of the house is actually on the left side of the building. The building is situated in a context of other Colonial Revival Homes on the street, though it is not the strongest example of the style. The property has not been inventoried as a historic building, though others nearby on Woodward Street have. Staff welcomes discussion of the building's significance.

**6. 191 Dedham St**

Total Demolition

[View Application Here](#)

This 1958 school building was designed by Cram and Ferguson, in a modern brick style. The building has a sprawling footprint and horizontal massing, with rows of tall windows and transoms above them. This project is part of the ongoing effort to build new public schools in Newton. Staff recognizes that while the building was designed by a significant architect, this style of construction is not in the Gothic Revival style or context which Ralph Adams Cram is celebrated. Staff welcomes discussion of the building's significance.

**7. 41 Hazelhurst Ave**

Total Demolition

[View Application Here](#)

41 Hazelhurst Ave is a one-story, front gabled ranch with a low pitched, asymmetrical roofline. Constructed in 1958 by Creative Builders and designed by R.I. Williams this home is one of approximately ten similar ranch houses on Hazelhurst Ave and Harding St. There are no alteration permits in the ISD permit file, but it seems that the side room addition was added shortly after the original construction. These parcels were developed by Albermarle Construction Inc.

This development is part of the West Newton Terrace Residential District, which did not count these ranches as contributing buildings. However, as West Newton Terrace was inventoried in 1987, these properties would only have been 30-40 years old at that time. This year, the Planning Department Commissioned a survey of mid-century architecture. The Hazelhurst-Harding area was not inventoried in this phase, but was flagged for further review in future phases of this research.

#### **8. 16 Fairmont Ave**

Partial Demolition – Demolition of Chimney on National Register House

[View Application Here](#)

16 Fairmont Ave is 2.5-story, Tudor/Queen Anne style home with brick and stucco constructed. The home was built in 1886 by and designed by architects Peabody & Stearns. It is individually listed on the National Register of Historic Places. The home is also known as the Baley House, in recognition of the first owner, Mr. Bayley of Porter, White and Bayley. The home is particularly characterized by its broken roofline, and central chimney. The proposed project would call for the demolition of a chimney, which staff considers to be a major alteration to the roofline and in need of a commission vote. That said, the rest of the roofline remains unaltered, and other projects at this property have taken care to preserve the historic fabric of the structure.

#### **9. 236 Chapel St**

Amendment to Waiver of Demolition Delay

[View Waiver Application](#)

This two-story, single-family Colonial Revival house was built c. 1875. It is inventoried as the Hennessy-Scrocco House (NWT.1400). There are no particular character-defining features to render it a strong example of its architectural style, though it is in keeping with the style and period of other Nonantum homes. The design team has updated the proposed design from the last meeting, after finding conflict with the previously approved design in the Special Permit Process. The entries

to the units have been altered. Staff appreciates the applicant coming back to the commission to discuss the design, and going forward will be working closely with other planning staff to ensure that other applications do not encounter these conflicts.

#### **10. 104 Beethoven Ave**

Waiver of Demolition Delay

[View Waiver Application Here](#)

[View Original Application Here](#)

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. The proposed design is for a large, Queen Anne/Shingle style home. While it does not directly relate to the historic structure it would replace or the neighborhood it would be situated in, the design is interesting as a modern response to a historic style.

#### **Administrative Items**

- Elections
- Approval of Minutes

This application cycle will have two meetings. The second meeting will be held on August 30, 2023 at 7:00pm.