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NEWTON HISTORICAL COMMISSION

Agenda

Date: September 28, 2023
Time: 7:00 p.m.
Zoom: <https://newtonma-gov.zoom.us/j/81257556762> or
+13017158592,,81257556762#

1. 577 Grove Street

Total Demolition – Change in Ownership

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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. NHC previously preferably preserved the property in June, just before the change to the current ownership. Staff recommends the property be preferably Preserved again.

2. 27 Metacomet Rd

Total Demolition

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This 1914 home is mostly of a brick construction, with alterations on the upper stories in frame and stucco. There is only one permit for exterior work in the ISD permit file for this property, which is for a kitchen expansion in 2001 of the rear elevation.

The home is part of the Harrington Estates Residential District, a subdivision of Waban Center which is known for its approximately 100 Colonial and Tudor Revival homes constructed between 1915 and 1925. While many of the design elements of 27 Metacomet Rd resemble a brick Colonial Revival, this house does predate much of the surrounding

development. Staff recommends finding the property preferably preserved.

3. 767 Commonwealth Ave

Total Demolition

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This 1891 Queen Anne style home sits on a rusticated block foundation. The wrap around porch with port cochere are character definign features that are highly visible from Commonwealth Avenue. The other side of the corner lot, down Morseland, prominently features the first and second story turret on the corner. While mix of vertical and horizontal siding, as well as the large 1 over 1 windows, are clearly later alterations to the home, the general formation of the building is unaltered. The only exterior permit on file for this property is to allow for the addition of a family room off of the rear façade, including the current rear entrance, in 1974.

This home is part of the Commonwealth Avenue National Register District. Staff recommends finding the property preferably preserved.

4. 110 Dudley Rd

Total Demolition

[View Application Here](#)

This 1910 home was constructed in the Colonial revival style. It has been noticeably altered by the addition off of the right side of the building, creating a sloping roofline. Several elemnts of the home's design, including the central dormer (added in 1985) on the front façade with the arched window, and the large balcony over the front entrance, and bay windows on the front facade create a very dramatic effect on what would otherwise be a commonly found style in Newton. The living room and sunroom additions were added in 1985 and 1988, respectively.

5. 12 Fayette St

Total Demolition

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This 1860 building is an excellent example of a small-scale Second Empire-style home in Newton. The mini-mansard home has retained several of the most important features of the style, including the mansard roof and bay window on the Rockland Street façade. Several of the neigboring homes on Fayette Street are of a similar style. The NHC previously found this home preferably preserved in 2016. Staff recommnds that the home be preferably preserved again.

6. 873 Chestnut St

Partial Demolition

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This 1922 home was constructed by builder and owner “Tony Anthony” of 13 Second Street in Everett. The 2.5-story Dutch colonial sits on a stone foundation. The gambrel roof, shutters on the first floor windows, and side porch are all in keeping with the historic style.

The proposed design would add a contemporary style rear addition that, while large, is not shown to be visible from Chestnut Street. Staff recommends that the house be preferably preserved, and welcomes discussion of the proposed design.

7. 4 Tamworth Rd

Partial Demolition

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This 1929 home was constructed in the Tudor style. The home has a brick construction on the first two stories, with a stucco and wood detailed front gables and pediments, which are in keeping with the historic style. There are no permits for exterior work in the ISD record.

The proposed design would add a side addition that covers greater than 50% of the façade, but is appropriate for the style of the home. The addition of the covered entries off of the left and rear facades seems to be in keeping with the the Tudor style of the historic home.

8. 45 Elinor Rd

Partial Demolition

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This 1939 home was constructed in a Colonial Revival Style by Louis Rudnick and designed by Joseph Selwyn. The two-story home is a large, side-gabled Colonial Revival, and notably set apart from the smaller cape and Dutch colonial homes nearby. The proposed design would add a two story garage addition in place of the existing car port. Staff recommends finding the home preferably preserved, and approving the addition.

9. 511 California St

Partial Demolition

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This 1926 home was constructed as a typical worker's cottage home by builder and owner Telephore Bilodeau of Waltham. The building is shingle-sided and has had no exterior alterations in the permit file. The proposed design would add a rear addition in the foot print of the existing deck. Staff recommends approving the design.

10. 538 Ward St

Partial Demolition

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This 1897 home was constructed in the Craftsman-style home has retained many of the features that define the style, including the shingle siding, the eclectic roofline and the knee wall on the wide front porch.

The proposed design would alter every façade of the existing home, though leaving the entry portion of the front façade largely intact. The proposed design would also allow for the demolition of a later addition to the home (visible at the end of the driveway from the front façade), which was added in 2008. Staff recommends finding the home preferably preserved, and welcomes discussion of the proposed design.

11. 41 Aspen Ave

Total Demolition

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This 1925 home was constructed in by P. R. Meisner for owner Margaret Wilson and designed by architect R. L. Stevenson. The Dutch Colonial is characterized by the wide shed dormer on the gambrel roof and pedimented entry under the symmetrical second story. The large two story addition off of the left side of the home was constructed in 1998. The immediate neighborhood on Aspen Ave is a mix of similar Colonial revival styles and ranches. Staff recommends finding the property preferably preserved.

12. 887 Commonwealth Ave

[Partial Demolition](#)

[View Application Here](#)

887 Commonwealth Ave is a 1931 Dutch Colonial, with relatively little alteration. This property is listed on the National Register of Historic Places as part of the Commonwealth Avenue District.

The proposed design would add large additions that, while not demolishing particularly significant features of the house, would drastically change the roofline, and massing of the original home, rendering the historic style unrecognizable. Staff recommends finding the home preferably preserved, and encourages discussion of the proposed design (particularly regarding the addition with the port cochere on the left side of the house). Staff also recommends confirming with other planning staff that no variances are needed for this design. Should any changes be made as a result of other commissions not seeking approvals, the design will need to return to the commission.

13. 0 Sargent St (Carroll Center for The Blind)

Preservation Restriction – Replacement of footbridges

[View Application Here](#)

The Carroll Center for the Blind is seeking to replace the existing footbridges that are part of the landscape design. In a unique set of circumstances, the preservation restriction for the Carroll Center protects the landscape of the site, and not the building. Staff welcomes discussion of the plans, and encourages approval of all necessary work on this site.