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NEWTON HISTORICAL COMMISSION

Staff Memo

Date: October 11, 2023

Time: 7:00 p.m.

Zoom: <https://newtonma-gov.zoom.us/j/83648238732> or
+13017158592,,83648238732#

1. 9 Applegarth St

Total Demolition

[View Application Here](#)

This home was constructed in 1912 in an eclectic style and has been altered many times. A dining room addition was added off of the rear of the house in 1937. The second story bay window was added on to the rear of the house in 1962, and the porch was first enclosed with storm windows in 1947. A permit for a large renovation with a bedroom and bathroom was pulled in 2006. Despite these many alterations, the front faced of 9 Applegarth St still retains a strong hipped roof, shingle siding, and a massing characteristic of this early 20th century style. The attached garage and sloping roofline also create an interesting architectural feature, and is actually the most easily visible from the street.

The building has not been inventoried as part of the Historic Resource survey, nor has any other building on Applegarth, Elmore or Channing. Staff recommends the property be preferably preserved. Staff has also received multiple letters in support of preferably preserving the property.

2. 81-83 Athelstane Rd

Total Demolition of House and Garage

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This home was constructed in 1928 in a mix of Colonial Revival and Greek Revival Styles. The placement of the windows on the front façade do not retain the symmetry that one would expect of the historic styles, and the returns on the front gable seem out of place on the existing siding.

The home is located in the Locksley Park Residential District, and in a neighborhood where there is a strong context for these styles and age of building. Staff welcomes discussion of the building's historic significance.

3. 11 Henshaw Pl

Partial Demolition

[View Application Here](#)

This 1880 building draws from the Colonial Revival and worker's cottage styles, with an attached garage. The steep pitch of the roof and symmetry of the front façade have been retained, despite the vinyl siding and other cosmetic alterations. The property is not listed on the Historic Resource Survey, but resembles other Colonial Revival homes in the neighborhood.

The proposed design would allow for a large, two-story garage addition that, while making the house seem very large, retains nearly all of the historic home and is styled to match the existing finishes. Staff recommends finding the building preferably preserved and welcomes discussion of the proposed design.

4. 114 East Side Pkwy

Total Demolition

[View Application Here](#)

This 1924, 2.5-story Greek Revival home was constructed by builder Tony Frangello for owner Thomas Socco, and designed by architect Frederick Gowing. Character defining features included the arched pediment over the entry. There are no historic permits for alterations in the ISD files.

The home is part of the Hilltop-Holland-Princeton Streets Residential Area, which is known for its two-family houses in traditional/Craftsman styles with stacked sunporches. While this building is not specifically listed as contributing, other buildings on Lewis Street designed by the same architect are listed. Staff recommends finding the property preferably preserved.

5. 34 Adella Ave

Partial Demolition

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This two-story, shingle sided home is listed as having been built in 1935 on the GIS, but permit records have the date as 1921. The owners and developers of the site were Currier & Lodge. Currier was the architect for the properties, and Lodge was the builder. The home has retained much of its original character, including the side gable roof, shingle siding and diamond muntin on the two second story windows.

The proposed design would add a large rear addition, in line with the current width of the house. The addition would include a side entry garage. Staff recommends finding the building preferably preserved, and approving the design.

6. 19-21 Maple Pk

Total Demolition of House and Garage

[View Application Here](#)

This Carpenter Gothic two family home was constructed in 1870, and still retains several features important to the historic style. The shingle siding is appropriate to the time period and the New England vernacular, but the front center gable with its the decorative vertical siding and scrollwork is distinctive. The gambrel style roof on the side facades is also interesting. The garage is also included in the application, and is listed on the inventory form as being a carriage house original to the building.

The home is individually inventoried on the Historic Resource Survey, as it and its neighbors are the only two-family buildings in Newton of this style. Staff recommends finding the home preferably preserved.

7. 38 Kappius Path

Waiver of Demolition Delay

[View Waiver Application Here](#)

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This single-story home was built as a post-war ranch in 1948 and is part of the Oak Hill Park Residential District. The footprint of the home is intact, as well as the central chimney. The siding has been replaced with vinyl, and the property is in less-than-ideal condition.

8. 27-29 Salisbury Rd

Waiver of Demolition Delay

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This three story, two family home was built in 1924 by builders Elander Brothers of Dorchester. for Thomas Frawley The original footprint is intact, with the only permitted alterations being to the garage doors. Character defining features include the shingle siding and the windows, which appear to maintain their original sizes even after replacement.

9. 18 Norman Rd

Waiver of Demolition Delay
[View Waiver Application Here](#)
[View Original Application Here](#)

This two-story home was constructed in 1906, and is an example of a builder design that drew on several sources of inspiration on New England vernacular design. The building's stucco siding, gambrel roof and gabled dormers are all elements that would have been popular for late Victorian builder designs, despite all originating in different traditional styles. Permit history shows that the "storage room and sundeck" were added to the building in 1972. The owner at that time was M. G. Herrere and the builder was G. K. Egerhei & Sons. The roof over the storage area was later replaced in 2008. No original permit to build exists in the ISD files. The property was built for the original owner Miriam James, but was quickly occupied by Horace A. Edgecomb, who was at the time a court stenographer. He eventually introduced the process of recording trials in the state of Massachusetts. He and his wife Bessie lived in Newton for about twenty years before settling in Brookline.