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## NEWTON HISTORICAL COMMISSION

### \*Staff Memo\*

**Date:** October 26, 2023  
**Time:** 7:00 p.m.  
**Zoom:** <https://newtonma-gov.zoom.us/j/88657300842> or  
+13017158592,,88657300842#

**1. 31 Greenwood**

Local Landmark Review

[View Application Here](#)

The recently constructed property at 31 Greenwood is in need of a roofing repairs, a skylight replacement. Staff recommends approving the repairs and issuing the certificate of appropriateness.

**2. 43 Walker St**

Total Demolition of House and Garage

[View Application Here](#)

[View Garage Application Here](#)

This 1906 home is a two-story frame construction built in the Georgian Revival style. While later changes to the siding and shutters have altered the fabric of the original home, the hipped roof and the symmetrical formation of the windows. Not inventoried on the historic resource survey, though buildings on the street of a similar time period of construction and some similar styles have been inventoried individually. Staff recommends finding the property preferably preserved. Staff recommends not finding the garage preferably preserved.

**3. 177 Wiswall Rd**

Total Demolition

[View Application Here](#)

This 1949 construction has been inventoried as part of the Oak Hill Park Residential District. It is constructed in the postwar ranch style, typical of this development, with a side gabled roof and a gabled entry vestibule. Staff welcomes discussion of the building's significance, given the changing nature of the Oak Hill Park neighborhood and the history of the neighborhood's veteran housing.

**4. 180 Wiswall Rd**

Total Demolition

[View Application Here](#)

This 1949 construction, like the previous Wiswall address, is part of the original development of the Oak Hill Park Residential District. Unlike the ranch house at 177 Wiswall, 180 Wiswall's second story

sets it apart from the original architecture of the neighborhood, and does not retain the ranch style that is part of the historic veteran's housing development. Staff welcomes discussion of the building's significance, especially in relation to the neighboring building on this agenda.

**5. 93 Sevlard Rd**

Total Demolition

[View Application Here](#)

This 1961 home was constructed in a midcentury, split level style, as are many of the properties on this street. This building has not been inventoried as part of the Midcentury Housing Survey at this time, nor has it been previously inventoried in the Historic Resource Survey. While the style is not exceptional, and staff would normally recommend against preferably preserving the home, the neighborhood is remarkably intact with similar properties.

**6. 276 Lexington St**

Total Demolition of House and Two Sheds

[View Application Here](#) View Shed Application [Here](#) and [Here](#)

276 Lexington Street is a c. 1870, Colonial Revival with enclosed front porch and front gabled roof. The Collier family sold the land on which to a laborer Patrick Benson in 1867. This is one of the oldest houses in the immediate neighborhood, as it was not developed as part of the later 20<sup>th</sup> century subdivisions. It has been individually inventoried individually on the HRS. Staff recommends finding the house preferably preserved, and does not recommend preferably preserving the two sheds on the property.

**7. 508 Walnut St**

Total Demolition of House

[View Application Here](#)

This cross gabled ranch was constructed in 1950 by builder and owner Peter Cetrone. The home is within the Newtonville National Register District, which includes many of the Victorian and Tudor Homes along Walnut Street and up until Austin Street. 508 Walnut Street is one of four ranches within that area that were specifically inventoried as "Non-Contributing" structures within the National Register District. The style of the home is a textbook design for the midcentury ranches, with a mix of vinyl siding and brick veneer. Given the status of this property as non-contributing, staff recommends imposing a maximum of a twelve month delay, and not an eighteen month delay that would normally be imposed on a property within a National Register District.

**8. 63 Bigelow Rd**

Total Demolition of House and Garage

[View Application Here](#)

[View Garage Application Here](#)

This Dutch Colonial home was constructed for owner and builder Harry Richards and architect Norman Dean in 1924. The property has not been inventoried as part of the Historic Resource Survey, though it is in close proximity to the West Newton Hill National Register District. Staff recommends finding the property preferably preserved. Staff does not recommend preferably preserving the garage.

**9. 22 Cavanaugh Path**

Total Demolition

[View Application Here](#)

This property was constructed in 1948 as one of the original post war ranches in the Oak Hill Park Residential District. It was constructed by Kelly Corp and Keltown Realty, which were developers for many of the Oak Hill Park Residences. The property has been somewhat altered in the siding and rear garage addition. Staff welcomes discussion of the property's historic significance, in the context of the earlier conversations on Oak Hill Park.

**10. 154 Langley Rd**

Total Demolition

[View Application Here](#)

This 1845, 2.5-story home was constructed with elements of both the Greek Revival and Italianate Styles. Though lacking in some of the more ornate details that other examples of these styles may have, this property has retained the pedimented front entry, corner boards and the projected center element on the front façade. The facades have center gables, and lower windows are tall and narrow in keeping with the historic style. Staff recommends finding the home preferably preserved.

**11. 54 Woodward St**

Total Demolition

[View Application Here](#)

This two-story Colonial Revival property was constructed in 1930. The property has not been inventoried on the Historic Resource Survey, though it is adjacent to the Newton Highland National Register District. While this home is a style and age where staff would recommend preferably preserving the building in other neighborhoods, the historic context of the immediate neighborhood trends towards grander Victorian styles. The context for this more modest home is not particularly strong.

**12. 14 Anthony Rd**

Total Demolition

[View Application Here](#)

14 Anthony Road is a midcentury ranch house constructed in 1961. Anthony Circle and Anthony Road are on the list to be inventoried as part of the Midcentury Architectural Survey in the future, as nearly all of the homes on this street are constructed in this time period. That said, the majority of the homes in the neighborhood are two story split levels, and the home at 14 Anthony Road neither matches these (being a single story home), nor is it a particularly strong example of the style. The homeowner has expressed concern over the integrity of the building, and uploaded documentation that supports this. Staff welcomes discussion of the proposed design.

**13. 873 Chestnut St**

Partial Demolition

[View Application Here](#)

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.

#### **14. 35 Wesley St**

Partial Demolition

[View Application Here](#)

This 1892 home was constructed in an Queen Anne style, with a distinctive square corner tower and wraparound porch. Inventoried as part of the Farlow Kenrick Park National Register Districts. The proposed design would allow for a rear addition, which while it covers more than 50% of the rear façade, does not appear as if it will be visible from Wesley Street. The project would also replace the siding with hardie shingle, which staff would consider an appropriate choice. Staff recommends approving the proposed design.