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## NEWTON HISTORICAL COMMISSION

### \*Agenda\*

**Date:** November 30, 2023  
**Time:** 7:00 p.m.  
**Zoom:** <https://newtonma-gov.zoom.us/j/86147645795> or  
+13052241968,,86147645795#

#### 1. 51 Oak Ave

Total Demolition  
[View Application Here](#)

Built c. 1860, this Timothy Quilty house is individually inventoried on the historic resource survey. The wood shingle siding is a later alteration to what would likely have been a clapboard home. The home retains elements of a Colonial Revival style, including the front gabled roofline some features leading to its "Italianate/Classical Revival" designation on the MHC inventory form (likely the ornamental porch supports and bay window on the left façade). Several windows have been replaced, most notably the left-most window on the second story of the front façade/ There is a two story kitchen addition on the rear façade, now significantly smaller than the original. Timothy Quilty, who purchased the home from developers Sanger & Elliot, was a gate tender at the railroad crossing in West Newton. Staff recommends finding this property preferably preserved.

#### 2. 80-82 Louise Rd

Total Demolition  
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This home is inventoried as part of the Louise Road-Florence Street-Craftsland Road Residential District, which is the largest subdivision of 1950s two-family dwellings in Newton. The area was subdivided in 1953. The properties were designed by Joseph Selwyn, a Russian-American architect most known for his retail developments in the Boston area. He also designed homes in the Lorna Road-Montrose St and Richards Circle residential districts.

While the homes built immediately following the 1953 subdivision were all constructed in a postwar traditional style, the homes at the southern end of Louise Road were constructed in the early 1960s (including 80-82 Louise Rd in 1863). While these later additions are also examples of midcentury residential housing in Newton, and ones that have been inventoried in the historic resource survey, they are not part of the historic development that sets this area apart. Staff welcomes discussion on this property's historic significance, and particularly whether it is a contributing building within this residential district.

**3. 11 Parsons St**

Total Demolition

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Constructed in 1875, this Italianate style home is individually inventoried on the Historic Resource Survey. The distinctive front gable roof and wrap-around veranda (a later but historic addition) set it apart on the street as an excellent example of the style, along with a number of details it has retained, including the 2-over-2 style windows and roof brackets. Historically, the home was a rental property owned by Caleb Eddy, a small developer in West Newton in this time period. Staff recommends finding the building preferably preserved.

**4. 36 Bonnybrook Rd**

Total Demolition

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This 1936 home was constructed in a Garrison Colonial style by owners and builders Frederick and Joseph Morley of Boston. Interesting details about this house include the diamond muntins and what appear to be workable shutters with fasteners. The garage wing, though it gives the appearance that it might be a later addition, is actually original to the building.

36 Bonnybrook, along with the rest of Bonnybrook Rd, has not been inventoried on the Historic Resource Survey, though it is in close proximity to the Pickwick Road Residential District, and similar to homes inventoried in that district in its style and period of construction. NHC previously preferably preserved 18 Bonnybrook Road, the immediate neighbor, and granted a waiver for the new construction.

**5. 86 Albert Rd**

Waiver of Demolition Delay

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This small cape-style house was constructed in 1952 by builder and owner Joseph Arduino. Joseph M. Arduino lived at 712 Boylston Street in Newton, and was a property developer who built much of Albert Road in the early 1950s. The property is a a 1.5 story cape, but lacks the signature dormers on the roof. There have been no alterations to the permit in the ISD file. This property has not been inventoried on the historic resource survey, nor has any other property on Albert Road. The street was developed in the 1950s, all in similar small cape styles.

**6. 28 Farmington Rd**

Total Demolition

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This Colonial Revival/Workers Cottage style home was constructed in 1941. It is not listed on the Historic Resource Survey, and neither are any other home on Farmington Road, with the exception of 105 Cherry Street on the corner. The only alterations on record are alterations to the garage door in 1960 and the installation of the bay window in 2004.

While the neighborhood is consistent in period of construction, 28 Farmington (with its odd proportions of the one-story wings, mismatched rooflines and altered bay window) is not a particularly strong example of the style. Staff recommends finding the building not preferably preserved.

**7. 49 Fordham Rd**

Partial Demolition and Side Addition

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This 1940, 2.5-story Garrison colonial has a one-story garage wing on the left façade and a one-story sunroom addition on the right façade, which did manage to preserve the chimney above the roofline. The home is within the boundary of the Fred Holland Chamberlain Estate Residential District. The proposed design would remove the sunroom, and allow for a two story new construction. While staff would like to see a slightly different transition between the roofline of the original building and the new construction, staff does generally recommend allowing the applicant to move forward with the project.

**8. 362 Wolcott St**

Partial Demolition and Rear Addition

[View Application Here](#)

This 1912, Colonial Revival/Worker's Cottage style home has been individually inventoried on the historic resource survey, along with many of the neighboring buildings on Wolcott Street. The building has been heavily altered, including window replacements and vinyl siding, but still retains a few character defining features of the historic period in which it was constructed. The main entry is on the side façade. The roofline is asymmetrical, with a front gable on the largest massing, and then raking roofline of the side gable sloping downwards to the first story. The property was first subdivided in 1860, but went undeveloped until Charles Valentine, a banker in Boston, purchased the lot in 1912. The proposed design would allow for a large rear addition, with a two-car side-entry garage. Staff recommends finding the property preferably preserved, and welcomes discussion of the proposed design.

## 9. 90 Auburndale Ave

Waiver of Demolition Delay

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This two-story home was constructed in 1925 in the bungalow style, for owner and builder William E. Lucey and architect W. M. Haines & Sons. Character defining features such as the wide porch with knee-wall, and wide shed dormer on the front façade still remain. The siding is stucco, both today and on the original building permit. Only one exterior alteration permit exists in the ISD files, which for a reroofing project and redecking the porch. This property is adjacent to the Auburndale Park Residential District, which is characterized by 1930s development and craftsman style. I

## 10. 109 Harwich Rd

Waiver of Demolition Delay

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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.

## 11. 213 Adams Ave

Waiver of Demolition Delay

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This eclectic style home was originally constructed in 1850, with shingle siding. No original permit exists in ISD records for this property, though records of one alteration to the house exists: on for an 8 x 10 addition for an extra bathroom in 1930. However, there is an obvious larger addition on the left side of the house, with the long asymmetrical gable end. This suggests that the original fabric of the house would have resembled a front-gabled colonial revival, with entries on the sides of the home. Currently, there are side entries on either side of the home.

**This application cycle will have a second meeting on Wednesday, December 6, 2023.**