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Planning & Development

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Peter Leis, Alt.

1000 Commonwealth Ave.
Newton, MA 02459
T 617-796-1120
F 617-796-1142

www.newtonma.gov

NEWTON HISTORICAL COMMISSION

Staff Memo

Date: December 6, 2023

Time: 7:00 p.m.

Zoom: <https://newtonma-gov.zoom.us/j/81910957108> or
+13092053325,,81910957108#

1. **180 Hunnewell Ave**

Total Demolition of House and Garage

[View Application Here](#)

This 1937 home was constructed in the Garrison Colonial style by developers The Lovett Corporation and architect L. Aucoin. Interesting details include a glass-enclosed front entryway and a brick chimney on the right side of the house. The house features a sunroom on the right side that appears as if it may have been an addition or an enclosed porch, although no permit exists for this. Newton GIS lists the home as being constructed in 1928, however permit records confirm a 1937 date of construction.

180 Hunnewell has not been inventoried on MACRIS, although many properties on Hunnewell Avenue have been. Those that have been inventoried are primarily grander homes than 180 Hunnewell, typically constructed in the late 19th Century in the Queen Anne or Victorian styles. This is a design I may consider finding preferably preserved in other neighborhoods, but in this neighborhood, staff recommends finding the building not preferably preserved.

2. **68 Albert Rd**

Total Demolition

[View Application Here](#)

This small cape-style home was constructed in 1953 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 typical 1.5 story cape, and includes a shed to the rear of the building that was constructed in 2018. 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. Staff welcomes further discussion about the property's historic significance.

3. **17 Montrose St**

Total Demolition

[View Application Here](#)

This 1932 home was constructed in the Colonial Revival by builder H.H. Hawkins & Sons and designed by noted architect Royal Barry Wills. The house was originally owned by Mary I. Stuart. The house features an enclosed entryway and two brick chimneys, one on either end of the main block. In 1987, a large addition was constructed on the left side of the house, which added a garage, a family room, and one bedroom to the home. A pool house was added to the property to the rear of the home in 2014. The house features a small sunroom addition on the right side that appears to be an enclosed porch, although no permit for this exists in ISD files.

This property has not been individually inventoried, however it is situated just outside of the Lorna Road-Montrose Street-Philmore Road Area, a residential district inventoried on MACRIS. This district contains forty-four homes built between 1929 and 1957, including fourteen homes on Montrose Street, two of which were built in the Colonial Revival style. Staff recommends finding this building preferably preserved.

4. **1597 Centre St**

Total Demolition of House and Garage

[View Application Here](#)

This 1924 home was constructed in the Dutch Colonial Revival Style by owners and builders Mary and P.J. Keefe. The accompanying garage, located to the rear of the house, was constructed in 1925. The house features a gambrel roof, with shed dormers on the front and rear of the house. The house has two brick chimneys, one on either side of the house. This property has not been individually inventoried, however a few nearby properties on Centre Street are inventoried. These properties are larger in scale than 1597 Centre and were built in the Victorian style closer to the turn of the 20th century. This block of Centre Street currently includes single-and-multi-family homes in a variety of styles and scales. Staff welcomes discussion about the property's significance.

5. **35 Wesley St**

Waiver of Demolition Delay

(Continued from Partial Demolition Application)

[View Application Here](#)

This 1892 home was constructed in a 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. The applicant previously presented at the October meeting, and has made changes to the drawings and renderings to more accurately reflect the detail in the proposed addition.

6. 56 Chinian Path

Waiver of Demolition Delay

[View Waiver Application](#)

[View Original Application](#)

This 1949 home is a long, side gabled ranch typical of this postwar development in the Oak Hill Park Residential District. The pedimented entry and shingle siding are in conversation with older styles of New England architecture. ISD permit records indicate that the house was extended 25' in 1951, to allow for another bedroom and the attached garage. The applicant met with both Harvey and Mollie to discuss the proposed design, and the applicant has made some of the suggested revisions to the choice of siding and placement of windows.