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NEWTON HISTORICAL COMMISSION

Staff Memo

Date: January 29, 2024

Time: 7:00 p.m.

Zoom: <https://newtonma-gov.zoom.us/j/84126484161> or
+16465588656,,84126484161#

1. 16 Summit Street

Partial Demolition

[View Application Here](#)

Summary: This ca. 1865 home is a unique example of Victorian era architecture. Staff recommends finding the property preferably preserved but recommends an alternative material for the proposed replacement siding.

Description: This Italianate style house was constructed ca. 1865 for John L. Oakley. It is believed to be one of the first residences built in the Mount Ida area. The house prominently features wood shingle siding, as well as a distinctive octagonal tower, two rectangular cupolas, an ornate front porch, as well as several bay windows and rectangular bump-outs. This property is individually inventoried on MACRIS, and the form suggests that the tower and dormers were added after the original construction of the home, although no records exist in ISD files for this change. Alterations on file include a one-story addition in 1912, and the addition of a wood stove and chimney in 1981. This application for partial demolition proposes replacing the wood shingles with vinyl siding.

Recommendation: This home is a unique example of Victorian-era architecture. Staff recommends finding the house preferably preserved. The wood shingle exterior is considered to be a character-defining feature of this house by staff, as such staff would recommend an alternative material for replacement siding.

2. 77 Halcyon Road

Partial Demolition

[View Application Here](#)

Summary: This 1926 vernacular home is located in an inventoried subdivision. Staff recommends finding the property preferably preserved and welcomes discussion of the proposed addition.

Description: This vernacular style home was built in 1926 by developers the Greenwood Brothers and designed by architect Harry Morton Ramsay. Ramsay designed many homes in the Boston area, including seventeen of those in the Commonwealth Avenue Historic District in Newton. 77 Halcyon features an end-gabled roof, offset

entryway on the right side of the front elevation, and a sunroom next to the front door on the right side of the house. Alterations in ISD files include a one room, two-story addition on the right elevation towards the rear of the house in 1948, and a one-story addition on the left elevation in 1958. Siding has since been removed from the house. The house is located within the Locksley Park residential district inventoried on MACRIS. Locksley Park was a subdivision first laid out in 1924 that includes 120 homes built between 1924 and the end of the 1930s. This application proposes partial demolition to allow for the construction of two-story additions on the left and right sides of the home.

Recommendation: This house is a part of a well-preserved 1920s subdivision. Staff recommends finding the property preferably preserved and welcomes discussion of the proposed additions.

3. 48 Fessenden Street

Partial Demolition

[View Application Here](#)

Summary: This 1947 Colonial Revival home is in an inventoried neighborhood of similar houses. Staff recommends finding the property preferably preserved, and welcomes discussion of the proposed addition.

Description: This Colonial Revival style house was built in 1947 by developer E.J. Corrigan and designed by architect C.C. Crowell. Corrigan and Crowell built many of the homes on Fessenden Street, all built at the same time in a similar two-story, three-bay-wide Colonial Revival style. 48 Fessenden is typical for the neighborhood, a Colonial Revival house with an attached porch on the left side, a brick chimney, and an attached garage on the right elevation. ISD files indicate that no exterior alterations have been made. This home is inventoried on MACRIS as part of the Albemarle Village #2 Residential District. This district includes 81 homes, many of which are similar Colonial Revival style homes. The applicant is proposing a partial demolition, removing the roof and raising the second-floor ceilings, removing the existing porch and garage, constructing two-story additions on the right and left elevations, and adding four gabled dormers on the roofs.

Recommendation: This is a well-preserved home in an in-tact, inventoried neighborhood. Staff recommends finding the property preferably preserved. Staff is generally in favor of an addition, although a higher roof and dormers may be out of character with other remaining Colonial Revival homes in the neighborhood.

4. 235 California Street

Partial Demolition of House and Total Demolition of Garage

[View House Application Here](#)

[View Garage Application Here](#)

Summary: This is a well-preserved ca. 1880 Queen Anne style home. Staff recommends finding the property preferably preserved, and welcomes discussion of the proposed addition.

Description: This Queen Anne style house was built ca. 1880 for original owner Samuel Fletcher. Fletcher was a grocer who owned a store nearby on Bridge Street. The house features typical Queen Anne details including a porch and a bay window on the front elevation, additional bay windows on the right and left elevations, cross-gabled roofs, and a brick chimney. One of the bay windows was added in 1947, and a sunporch was added on the left side of the house in 1950. The house is individually inventoried on MACRIS, as are many of the nearby houses on California Street, many of which were built in a similar style also in the late 1890s. The garage is a relatively non-descript structure located to the rear of the house on the left side. No permit record exists in ISD files for the construction of the garage. The applicant is proposing a total demolition of the garage and a partial demolition of the house, to allow for the construction of a large addition on the left side of the house.

Recommendation: This is a relatively well-preserved late 19th century house. Staff recommends finding the property preferably preserved and welcomes discussion of the proposed addition.

5. **125 Derby Street**

Total Demolition

[View Application Here](#)

Summary: This is a well-preserved 1938 school building. Staff recommends finding the property preferably preserved.

Description: The Franklin Elementary School was built in 1938 in the Georgian Revival style. The building was designed by architect A.E. Kreider, and built as part of a Public Works Administration (P.W.A.) project. The building is constructed primarily of brick, featuring a hipped roof, and a pediment and cupola over the main entrance. A brick addition was constructed to the rear of the school in 1950, and a smaller wood-frame addition was built on the right side of the building in 1953. Original materials remaining on the building include nearly all of the 1938 slate roof, and the windows in the 1950 addition. The building is individually inventoried on MACRIS.

Recommendation: This is a well-preserved Georgian Revival school built in 1938 by the Public Works Administration. Staff recommends finding the property preferably preserved.

Proposed Finding, if found preferably preserved: Staff would welcome plans for a proposed addition. New construction should retain Georgian Revival stylings and original architectural details if possible.

6. **225 Nevada Street**

Partial Demolition

[View Application Here](#)

Summary: This is a well-preserved Georgian Revival school building. Staff recommends finding the property preferably preserved and approves of the proposed addition.

Description: The Horace Mann School, formerly known as the Carr School and the League School, is a Georgian Revival school building constructed in 1935. The two-story, primarily red brick building features a buff-brick entryway with stone columns and a pediment. A large cupola made of wood and copper rests above the entryway. In 1966, an addition containing two gymnasiums was built on the right side of the building. The building is individually inventoried on MACRIS. This application proposes selective demolition of the right side of the original building and portions of the 1966 wing to allow for the construction of a new addition.

Recommendation: This is a well-preserved Georgian Revival style school building featuring some unique architectural details. Staff recommends finding the property preferably preserved and approves of the proposed addition.

7. 11 Sheffield Road

Total Demolition of Garage

[View Application Here](#)

Summary: Staff welcomes discussion of the significance of this architecturally unique garage.

Description: This unique detached garage was constructed alongside the accompanying home in 1928 by developer August Johnson. The two-bay garage matches the Spanish Colonial stylings of the house, with stucco clad siding and arched doors that echo the front entry door. 11 Sheffield Road is inventoried on MACRIS both individually and as part of the Beaumont Estates residential district. Both the garage and house are specifically mentioned in the area form for their unique architectural style.

Recommendation: This is a unique garage, built at the same time in the same style as the accompanying house. Staff welcomes discussion of its historical significance.

Proposed Finding, if found preferably preserved: Any new construction should retain Spanish Colonial details that complement the original house.

8. 129 Jewett Street

Partial Demolition

[View Application Here](#)

Summary: This ca. 1869 Second Empire style house is a well-preserved example of the style. Staff recommends finding the property

preferably preserved and welcomes discussion of the proposed addition.

Description: This ca. 1869 Second Empire style house was built by Edwin Holman and first owned by Jerusha Morse Kidder and her husband Isaac L. Kidder. Isaac sold stationary in Boston and served as President of the American Tool and Machine Company of Boston prior to his death in 1884. The three-bay-wide house features a central pavilion containing its front entryway, a two-story bay window on the left elevation, a one-story bay window on the right elevation and a mansard roof with seven gabled dormers. A one-story ell, extending from the left side of the rear elevation, appears to be an addition, although no record exists for this project in ISD files. A three-story addition was constructed in 1929 to add a rear staircase when the property became a multifamily residence. This property is individually inventoried on MACRIS. The applicant is proposing a partial demolition to construct an addition on the rear of the building and two two-car garages, one on each side of the house.

Recommendation: This is a well-preserved example of Second Empire architecture. Staff recommends finding the property preferably preserved and welcomes discussion of the proposed addition.