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NEWTON HISTORICAL COMMISSION

Revised Staff Memo

Date: April 25, 2024
Time: 7:00 p.m.
Zoom: <https://newtonma-gov.zoom.us/j/84014740798> or
+13092053325,,84014740798#

1. 65 Osborne Path

Total Demolition
[View Application Here](#)

Summary: This is a typical example of a Postwar Traditional style home in Oak Hill Park. Staff welcomes discussion of its historical significance.

Description: This Postwar Traditional style ranch was built in 1948 by the Kelly Corporation. It is a one-story ranch with an end-gabled roof and brick chimney, typical in style for the neighborhood. Alterations to the home include a one-room addition to the rear of the home in 1956, an addition on the left side of the home in 1964, and another addition on the left side of the building in 1982. The home is located in Oak Hill Park, the largest mid-20th century development of single-family homes in the City of Newton, originally built as a community of affordable housing for World War II veterans. The neighborhood has seen considerable new construction over the past few decades; however, many original houses do remain. The house is individually inventoried on MACRIS, and Oak Hill Park is inventoried as a residential area.

Staff Recommendation: This house has been altered, and the neighborhood has seen change over time. Staff welcomes discussion of its historical significance.

Proposed Finding, if Preferably Preserved: Any new construction should retain the scale and massing of the neighborhood.

2. 790 Watertown Street

Partial Demolition
[View Application Here](#)

Summary: This is a 1911 Dutch Colonial house designed by a noted architect. Staff recommends finding the property preferably preserved, and welcomes discussion of the proposed addition.

Description: This Dutch Colonial style home was built in 1911 for William G. Harley by architect Ernest Boyden and builder Hans Tange. Boyden was a known architect in the Boston area, who designed over 60 buildings that are inventoried on MACRIS, including 37 in the state

of Massachusetts that are listed on the National Register. Boyden designed many residential buildings in Boston's Back Bay neighborhood, and is well known for a series of water works buildings he designed throughout the state. This two-story house features a gambrel roof, two brick chimneys, a sun room on the right side of the house, and a covered entryway. The applicant seeks to construct a large addition on both sides and the rear of the house, part of which will convert the existing gambrel roof to a hipped roof. The applicant has also applied for the total demolition of a one-story garage that was constructed in 1962.

Staff Recommendation: Staff recommends finding the property preferably preserved and welcomes discussion of the proposed addition.

3. **33 Terrace Avenue**

Total Demolition

[View Application Here](#)

Summary: This is a ca. 1900 Colonial Revival house on a well-preserved street. Staff recommends finding the property preferably preserved.

Description: This is a ca. 1900 Colonial Revival style house. The two-story house is five bays wide, with a side gabled roof and a brick chimney. There is a two-story ell that extends to the rear from the left side of the house. There is what appears to be a one-story addition to the rear of the right side of the house, and a portion of the porch was closed in at some point, however there is nothing in ISD records pertaining to these or any other alterations. This house is not individually inventoried on MACRIS, nor are any other houses on Terrace Avenue, however the street is well-preserved and the neighborhood contains nearly all original homes.

Staff Recommendation: Due to the age of the home and the well-preserved nature of the surrounding street, staff recommends finding this property preferably preserved.

Proposed Finding, if Preferably Preserved: Staff would welcome plans for a proposed partial demolition. Any new construction should retain Colonial Revival details and be consistent with the scale and massing of the surrounding neighborhood.

4. **10 Crescent Street**

Total Demolition

[View Application Here](#)

Summary: This is a ca. 1900 Queen Anne on a street with some similar existing houses. Staff recommends finding the property preferably preserved.

Description: This is a ca. 1900 Queen Anne style house, built on land owned by F. Murdock. By 1907, the house was owned by Jane Wright. The two-and-half-story house features a front-gabled roof, which is

slightly asymmetrical, and slopes further downward on the left side. The home also features a bay window on the right elevation, a stone foundation, and a centrally-located brick chimney. The front porch appears to have been enclosed at some point after the home was built, however there is no record in ISD files for this alteration. This house is not inventoried on MACRIS, nor are any other on the street, however there are a number of original homes on the street that are built in a similar style and time frame.

Staff Recommendation: Due to the age of the home and the context of other similar original homes on the street, staff recommends finding this property preferably preserved.

Proposed Finding, if Preferably Preserved: Staff would welcome plans for a proposed partial demolition. Any new construction should maintain the scale and massing of the other houses on the street.

5. **8 Everett Street**

Partial Demolition

[View Application Here](#)

Summary: This is a ca. 1900 Dutch Colonial home in a well-preserved neighborhood. Staff recommends finding the property preferably preserved and welcomes discussion of the proposed addition.

Description: This is a ca. 1900 Dutch Colonial style house. The home features a cross-gambrel roof, two brick chimneys, a large front porch facing Everett Street, and a smaller porch on the west side elevation. The side facing Grant avenue features a bow window and bay window on the first floor, and a bay window on the second floor. A large addition was added to the rear of the home in 1996. This house is not inventoried on MACRIS, however many others in the neighborhood, primarily built between 1880 and 1910 have been. This is an application for a partial demolition, and the applicant seeks to demolish the side porch and a portion of the right side of the house, in order to build an addition and attach the garage to the main home.

Staff Recommendation: Due to the age of the home and the well-preserved nature of the neighborhood, staff recommends finding this property preferably preserved. Staff welcomes discussion of the proposed addition.

6. **3 Valley Spring Road**

Partial Demolition

[View Application Here](#)

Summary: This 1954 raised ranch is well-preserved and designed by a noted architect. Staff recommends finding the property preferably preserved, and welcomes discussion of the proposed addition.

Description: This Contemporary style raised ranch was built in 1954 by Benjamin Franklin Homes, Inc., and designed by architect Hugh Stubbins. The house was built as part of a subdivision of similar homes

laid out by Franklin Homes between 1951 and 1955. Stubbins was a renowned architect, whose designs included the Federal Reserve Bank Building in Boston, Veterans Stadium in Philadelphia, many buildings at colleges throughout the country, and a number of skyscrapers across the United States and the world, including the Citicorp Center in Manhattan and the Yokohama Landmark Tower, once the tallest building in Japan. 3 Valley Spring is a five-bay-wide raised ranch with a side-gabled roof, small brick chimney, and a garage on the right side of the lower level. This property is inventoried in MACRIS as part of the Valley Spring Road-Dorr Road residential area. This is a partial demolition application, which seeks to remove the existing roof and add an additional story to the house.

Staff Recommendation: Due to the well-preserved nature of this home and its association with a noted architect, staff recommends finding the property preferably preserved, and welcomes discussion of the proposed addition.

7. 300 Cabot Street

Partial Demolition

[View Application Here](#)

Summary: This is a ca. 1890 Victorian eclectic house in a well-preserved neighborhood. Staff recommends finding the property preferably preserved and welcomes discussion of the proposed addition.

Description: This is a ca. 1890 Victorian eclectic style house built on land owned by P.C. Bridgham. The house features a half-hipped roof, a brick chimney, and a wraparound porch. There is a one-room addition above the porch on the front side of the house that appears, per ISD records, to have been added in 1916. This house is not inventoried on MACRIS, however many nearby homes are, and the street is well-preserved with many houses of a similar style and age. This is an application for partial demolition. The applicant seeks to demolish much of the left and right elevations and all of the rear elevation in order to build a large addition.

Staff Recommendation: Due to the age of the home and the well-preserved nature of the surrounding neighborhood, staff recommends finding the property preferably preserved. Staff welcomes discussion of the proposed addition.

8. 50 Hartford Street

Total Demolition of Carriage House

[View Application Here](#)

Summary: This is a ca. 1900 carriage house located in a National Register district. Staff welcomes discussion of its historical significance.

Description: This carriage house was built ca. 1900 behind the home at 50 Hartford Street. The main house was built ca. 1886. 50 Hartford Street is listed on the National Register of Historic Places as part of the

Newton Highlands Historic District. The carriage house is a pretty standard design, featuring a hipped roof and a dormer on each side of the roof. There are two garage-sized doors on the front elevation, as well as a single entry door.

Staff Recommendation: Staff welcomes discussion about the historical significance of this property.

9. **39 Marla Circle**

Partial Demolition

[View Application Here](#)

Summary: This is a 1966 split-level home. Staff recommends finding the property preferably preserved, and welcomes discussion of the proposed addition.

Description: This 1966 split-level house was built by developers Countryside Builders and architect Ralph I. Williams. Williams designed a number of homes in the Boston suburbs, including many in Newton, most of which are similar split-level houses. The house features a cross gabled roof, a brick chimney on the left elevation and a garage on the right side. Alterations on file include an expansion of the garage in 1978, and enclosing a porch on the rear of the home in 2014. This is an application for a partial demolition, to remove the roof over the garage and construct an addition to the second floor.

Staff Recommendation: This is a well-preserved home in a neighborhood with many houses from a similar age and in a similar style. Staff recommends finding the property preferably preserved, and welcomes discussion of the proposed addition.

10. ~~**853 Dedham Street**~~

~~Total Demolition~~

~~[View Application Here](#)~~

~~The Applicant has requested that this item be postponed to a future meeting.~~

11. **32 Hickory Cliff Road**

Partial Demolition

[View Application Here](#)

Summary: This is a 1938 Cape in a well-preserved neighborhood. Staff welcomes discussion of the proposed addition.

Description: This Cape style home was constructed in 1938 by M.W. Estey and designed by architect H. Pierce. The original owner of the home was W.L. Jackson. The one-story house is six-bays wide, and features a centrally-located brick chimney. There is an attached garage on the left side of the house, and a small sun room on the right side. The home originally featured a slate roof that was replaced with asphalt shingles in 2001. This property is part of the Roundwood Road residential area inventoried on MACRIS. This area contains a

subdivision of homes constructed between 1938 and the early 1940s. The neighborhood is well-preserved, although the house next door is under construction for an addition and there is one modern house at the end of the street. This is an application for partial demolition, and the applicant is proposing removing the roof and exterior finishes from the house, in order to build a second story addition.

Staff Recommendation: Staff welcomes discussion of the proposed addition.

12. 19-21 Maple Park

Waiver of Demolition Delay

[View Application Here](#)

[View Original Application Here](#)

Summary: This ca. 1870 Carpenter Gothic

Description: 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.

13. 154 Langley Road

Waiver of Demolition Delay

[View Application Here](#)

[View Original Application Here](#)

Summary: This 1845, 2.5-story home was constructed with elements of both the Greek Revival and Italianate Styles.

Description: 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.

14. 23 Sylvester Road

Waiver of Demolition Delay

[View Application Here](#)

[View Original Application Here](#)

Summary: 23 Sylvester Road is a small, Cape style home in a brick construction that is characteristic of the other immediate neighbors on the street.

Description: 23 Sylvester Road is a small, Cape style home in a brick construction that is characteristic of the other immediate neighbors on the street. The wings on either side of the house, including the one car garage on the right side, are original to the home. None of the properties in this neighborhood of small capes have been inventoried as historic buildings, though they do provide an interesting example of the style, and a small example of an intact neighborhood.

15. **93 Sevlund Road**

Waiver of Demolition Delay

[View Application Here](#)

[View Original Application Here](#)

Summary: This 1961 home was constructed in a midcentury, split level style, as are many of the properties on this street.

Description: 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. The neighborhood is remarkably intact with similar properties.

16. ~~9 Applegarth Street~~

~~Waiver of Demolition Delay~~

~~[View Application Here](#)~~

~~[View Original Application Here](#)~~

The applicant for this project has requested that the hearing for this application be moved to the next month's meeting.

17. **36 Bonnybrook Road**

Waiver of Demolition Delay

[View Application Here](#)

[View Original Application Here](#)

Summary: This 1936 Garrison Colonial style home

Description: 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.

18. **31 Greenwood Street**

Nomination to Delist Property as a Local Landmark

Description: This landmarked property was constructed in 2020. The owner of the property has submitted an application to have the Local Landmark designation rescinded.

Administrative Items

19. **Approval of Minutes**

Approval of meeting minutes for March 28, 2024 NHC meeting