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NEWTON HISTORICAL COMMISSION

Revised Staff Memo

Date: May 23, 2024
Time: 7:00 p.m.
Zoom: <https://newtonma-gov.zoom.us/j/87317172273> or
+13126266799,,87317172273#

1. **148 Waverley Avenue**

Local Landmark Review Application
[View Application Here](#)

Summary: This is a landmarked ca. 1830 farmhouse. The applicant has proposed a total demolition of the property.

Description: The James Riker-Edwin W. Gay House is a ca. 1830 landmarked farmhouse with Federal and Italianate style details. The two-story home features a gable roof, two ornate porches and two brick chimneys. There is a two-story ell extending back from the left side of the building. This property was originally owned and occupied by James Ricker, and was owned by Edwin W. Gay by the time of the ca. 1880 renovations that included the Italianate details. This property was landmarked in 2021, but as it has been under the same ownership since prior to the enactment of the landmark ordinance the NHC has only advisory-level landmark review.

2. **148 Waverley Avenue**

Total Demolition
[View Application Here](#)

Summary: This is a landmarked ca. 1830 farmhouse. Staff recommends finding the property preferably preserved.

Description: The James Riker-Edwin W. Gay House is a ca. 1830 landmarked farmhouse with Federal and Italianate style details. The two-story home features a gable roof, two ornate porches and two brick chimneys. There is a two-story ell extending back from the left side of the building. This property was originally owned and occupied by James Ricker, and was owned by Edwin W. Gay by the time of the ca. 1880 renovations that included the Italianate details. The NHC still holds Demolition Review authority for this property, as they do not have full landmark review regulation.

Staff Recommendation: 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 historic farmhouse style and be consistent with the size and scale of the neighborhood.

3. **236 Islington Road**

Local Landmark Review Application

[View Application Here](#)

Summary: This is a ca. 1870 Second Empire style landmarked house. This application is for replacement windows.

Description: 236 Islington Road is a ca. 1870 Second Empire style house, originally built as a dwelling for support staff of the Islington Estate, owned at the time of construction by Ezra Winslow. The house is one of two identically built houses, the other being 242 Islington Road. Both houses are one-and-a-half story structures built primarily of cement brick, that feature a steep gambrel roof and a gambrel end over the main entrance of the house. Other details include two shed dormers on the front side of the house, and an arched window over the front door. 236 and 242 Islington Road were designated as Newton City Landmarks in 2004. This application is for replacement windows.

4. **224 Adams Avenue**

Partial Demolition

[View Application Here](#)

Summary: This is a 1924 Cape style house. Staff recommends finding the property preferably preserved, and welcomes discussion of the proposed addition.

Description: This is a 1924 Cape style house. The house was designed by architect H.E. Dick for owner Walter A. Livingston. The one-and-a-half-story house is three-bays-wide-by-three-bays-deep. A shed dormer was added on the rear roof in 1929. This house is not individually inventoried on MACRIS, nor are any others on Adams Ave, however, the neighborhood does retain a good sense of historic context, with primarily original homes remaining. This is an application for partial demolition, and the applicant seeks to remove the roof and build a second story addition.

Staff Recommendation: This is a well-preserved house in a well-preserved neighborhood. Staff recommends finding the property preferably preserved. Staff welcomes discussion of the proposed addition, but generally approves as a second story fits in with the scale of other homes in the neighborhood.

5. **454 Dudley Road**

Total Demolition

[View Application Here](#)

Summary: This 1956 ranch style house is part of an in-tact development. Staff recommends finding the property preferably preserved.

Description: This is a 1956 ranch style house, built by developer John A. Bossi, and designed by architect Joseph Selwyn. The one-story brick home features a cross-hipped roof, brick chimney, and attached garage. There are no alterations to the home on record in ISD files. This house is not individually inventoried on MACRIS, nor are any others on Dudley Road, however there are several existing homes in a row on Dudley Road that are either very similar or identical. These were all built as part of a development by Bossi and designed by Selwyn.

Staff Recommendation: This is a well-preserved house that is part of an in-tact development. Staff recommends finding the property preferably preserved.

Proposed Finding, if Preferably Preserved: Staff would welcome plans for a proposed partial demolition. Any new construction should retain the scale of the neighborhood.

6. **41 Washington Street**

Total Demolition

[View Application Here](#)

Summary: This is a well-preserved ca. 1890 shingle-style house. Staff recommends finding the property preferably preserved.

Description: The George H. Hastings House was constructed c.1890. It has a fieldstone first-story with a mixed transitional Shingle and Queen Anne style. It is characterized by its corner tower, large front veranda, and porte-cochere. It is a well-preserved example of the Shingle Style in Newton. The original owner, George Hastings (1840-1931), was an early photographer working in Boston, mainly with portraits. He also traveled with his work outside of the Boston area, photographing many turn-of-the-century baseball teams. This house is individually inventoried on MACRIS, as are many others built in a similar style and time period along Washington St.

Staff Recommendation: This is a well-preserved example of shingle-style architecture on a well-preserved street. Staff recommends finding the property preferably preserved.

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

7. ~~35 Haynes Road~~

~~Total Demolition~~

~~The applicant has withdrawn this application.~~

8. **21-23 Francis Street**

Partial Demolition

[View Application Here](#)

Summary: This is an altered ca. 1905 Queen Anne style house on a well-preserved street. Staff welcomes discussion of the proposed addition.

Description: This is an altered ca. 1905 Queen Anne style house. In 1907, the land was owned by E.T. Whiting. The two-story home features a hipped roof, a covered, partially-enclosed entryway, and a bay window on the left side of the front of the house. There is a two-story bay window on the left side of the house and dormers on the left, front, and right sides of the roof. The front porch was enclosed in 1941, and an addition was added to the left side of the house in 1975. This house is not individually inventoried on MACRIS, nor are any others on Francis Street. The street does however retain a significant amount of historic character, as many original homes, including several that are of a similar style to 21-23 Francis. This is an application for partial demolition, the applicant is seeking to remove a one-room addition on the left side of the house, in order to construct a new addition.

Staff Recommendation: Staff welcomes discussion of the proposed addition.

9. **28 Chandler Place**

Total Demolition

[View Application Here](#)

Summary: This is a ca. 1890 Victorian eclectic style house on a well-preserved street. Staff recommends finding the property preferably preserved.

Description: This is a ca. 1890 Victorian eclectic style house. The house appears to have originally been owned by Michael J. Pendergast. The two-and-a-half-story house features a front gabled roof, centrally-located brick chimney, and a small front porch. There is a small bump-out on the right side of the house, and a screened-in porch at the rear, each of which appear as if they may have been added on to the original home, although there are no permit records in ISD files for either. This house is not individually inventoried on MACRIS, nor are any others on Chandler Place, however there are many original homes remaining, and the street retains a good sense of context. Historic maps indicate that the street was developed between about 1880 and 1915.

Staff Recommendation: This is a well-preserved house on a street that retains a good sense of historic context and scale. Staff recommends finding the property preferably preserved.

Proposed Finding, if Preferably Preserved: Staff would welcome plans for a proposed partial demolition. Any plans for new construction should retain the scale and Victorian-era design elements prevalent in the neighborhood.

10. **853 Dedham Street**

Total Demolition

[View Application Here](#)

Summary: Staff welcomes discussion of the historical significance of this 1946 Colonial style house.

Description: This 1946 Colonial style house was built by Oak Hill Development, Inc., and designed by architect Albert Kreider. Kreider was a Newton-based architect who designed many homes in the Boston area in the early and mid-20th century. The house is a two-story structure, with an attached garage on the right side and a one-story addition added to the left side in 1988. The home features a side-gabled roof and a brick chimney. There is a bay window on the one-story addition, and a small, octagonal window above the front door. This house is not inventoried on MACRIS, nor are any others nearby on Dedham Street. Context is mixed, as there is some new construction as well as other original Colonial style homes.

Staff Recommendation: This is an altered home in a neighborhood with mixed context. Staff welcomes discussion of its historic significance.

Proposed Finding, if Preferably Preserved: Staff would welcome plans for a proposed partial demolition. Any new construction should maintain the colonial detailing and scale found in the surrounding neighborhood.

11. ~~111 Court Street~~

~~Partial Demolition~~

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

~~Applicant has withdrawn this application.~~

12. ~~32 Hickory Cliff Road~~

~~Partial Demolition~~

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

~~The applicant has requested to have this application reviewed at a later meeting.~~

13. **19-21 Maple Park**

Waiver of Demolition Delay

[View Application Here](#)

[View Original Application Here](#)

Summary: This is a ca. 1870 Carpenter Gothic two-family home that retains several features important to the historic style.

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.

14. ~~154 Langley Road~~

~~Waiver of Demolition Delay~~

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

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

The applicant has requested to have this application reviewed at a later meeting.

15. **122-124 Cabot Street**

Waiver of Demolition Delay

[View Application Here](#)

[View Original Application Here](#)

Summary: This 1925 vernacular Colonial Revival

Description: This 1925 home was built in a vernacular Colonial Revival style by owner and builder S.T. Seamans and architect John J. Smith. Seamans and Smith developed much of this section of Cabot Street, working together on 128-130 and 142 Cabot. Smith also designed 146-148 and 152-154 Cabot. All were built in 1925 in similar styles. 122-124 Cabot features an enclosed entryway that is offset to the right of the front elevation. The home is shingle-sided, and features a centrally-located brick chimney. Alterations include raising the roof line on the rear of the house to allow for interior remodeling in 1994, and reconstruction of the front stairs in 2003. This home is inventoried on MACRIS as part of the Towle Estate Residential District, a subdivision of homes laid out from the former estate of businessman Loren Towle. The area was developed in two parts, first around 1925 as a series of two-family homes, and later with single-family homes in the 1940s and 50s.

16. **28 Farmington Road**

Waiver of Demolition Delay

[View Application Here](#)

[View Original Application Here](#)

Summary:

Description: 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. The surrounding neighborhood is consistent in period of construction.

17. ~~9 Applegarth Street~~

~~[Waiver of Demolition Delay](#)~~

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

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

The applicant has requested to have this application reviewed at a later meeting.

Administrative Items

18. **Approval of Minutes**

Approval of meeting minutes for April 25, 2024, NHC meeting

Administrative Approvals

1. **29 Trowbridge Avenue – Total Demolition of Garage**
2. **29 Fair Oaks Avenue – Partial Demolition**
3. **1230 Commonwealth Avenue – Total Demolition**
4. **12-14 Pennsylvania Avenue - Total Demolition**
5. **24 Samoset Road - Total Demolition of Garage**
6. **14 Phillips Lane - Total Demolition of Garage**