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NEWTON HISTORICAL COMMISSION

Agenda

Date: June 27, 2024

Time: 7:00 p.m.

Zoom: <https://newtonma-gov.zoom.us/j/84940100136> or
+13017158592,,84940100136#

1. **1299 Centre Street (First Baptist Church)**

Preservation Restriction Review Application

[View Application Here](#)

Summary: This is a ca. 1888 Richardsonian Romanesque church building. The applicant seeks to repair the building's bell tower.

Description: The First Baptist Church is a ca. 1888 Richardsonian Romanesque church building, designed by architect John Lyman Faxon. Distinct features on the church include several large arched entryways, as well as some arched windows. The building also features a tall stone bell tower on the northeastern corner of the building. The property was listed on the National Register of Historic Places in 1982. The applicant seeks a certificate of appropriateness for repair work to the bell tower.

2. **19 Highland Avenue (The Swedenborgian Church)**

Local Landmark Review Application

[View Application Here](#)

Summary: This is a ca. 1893 Gothic style church. The applicant seeks to renovate the church building and demolish the parish house for a residential development.

Description: The Swedenborgian Church is a ca. 1893 Gothic style church building designed by architect Ralph Adams Cram. The building is masonry construction with limestone trim. The building features arched window openings, as well as several unique stained-glass windows. There is a tower on the southwest corner of the building, and a parish house connected to the north of the building. The church was listed on the National Register of Historic Places in 1986, and was designated a Newton Local Landmark in 2023. The applicant seeks to renovate the church building for conversion into a multifamily residential building, and to demolish the parish house to allow for the construction of a new multifamily residential building behind the church.

3. **371 Cherry Street**

Total Demolition

[View Application Here](#)

Summary: This ca. 1870 second-empire home fits in well with the age and style of the neighborhood. Thus, staff recommends finding the property preferably preserved.

Description: This second-empire home was built ca. 1870. Although no building permit exists for the property in ISD records, the house appears on the 1874 F.W. Beers atlas of the City of Newton. At that time, the property was owned by G.H. Haines. The house features a mansard roof, and a bay window topped with a turret. The building was converted into a two-family home via interior alterations in 1917. Further alterations on file include the addition of a front porch and back staircase in 1918, enclosing the front porch in 1963, and adding an awning over the back porch area in 1965. 371 Cherry is not individually inventoried on MACRIS, however many properties on Cherry Street are, including 1 on this block alone. All inventoried properties were constructed between 1850 and 1900.

Staff Recommendation: Due to the age of this home, and the general sense of architectural unity created by the other houses of similar age and style on the block, staff recommends finding this house preferably preserved.

Proposed Finding, if Preferably Preserved: Staff would welcome plans for a proposed partial demolition. Any replacement property should be reflective of the Second Empire style homes on Cherry Street

4. 21 Larkin Road

Partial Demolition

[View Application Here](#)

Summary: This is a ca. 1930 home that was initially constructed as a garage. Staff recommends finding the property preferably preserved, and welcomes discussion of the proposed addition.

Description: This is a ca. 1930 vernacular style house. The building was initially designed as a garage and workshop behind the home at 235 Webster Street. Several additions were made to the building between 1937 and 1947, and in 1954, the building was converted into a single-family residence. The building has some unique details, likely owing to its original use as a garage, including a slightly curved roofline facing Larkin Road, and several crossing gables in the rear of the building. The building is not listed on MACRIS, nor is 235 Webster or any others on Larkin Road, although the neighborhood does retain a good amount of historical significance. This is an application for partial demolition, as the applicant seeks to construct a two-story addition to the front of the home.

Staff Recommendation: Due to the unique history of this property, and the character of the surrounding neighborhood, staff recommends finding the property preferably preserved. Staff generally approves of an addition to this property, but would recommend a design that retains the unique roofline and scale of the neighborhood, potentially by moving the massing to the rear of the building.

5. 124 Neshobe Road

Total Demolition

[View Application Here](#)

Summary: Staff welcomes discussion of the historical significance of this 1953 Garrison Colonial located in Waban Village.

Description: This 1953 Garrison Colonial style house was built by developer James Regan. The front of the two-story home features a half brick and half clapboard sided front façade. The home has a side-gabled roof, and features a brick chimney and a one-room enclosed porch on the right side of the house. There is an attached garage below the first floor on the left side of the front elevation. There are no major alterations to this property on record in ISD files. The historic context for this property is mixed. The home is part of the Waban Village residential district that is inventoried on MACRIS. The neighborhood overall retains a good sense of historic character, and still contains a majority of its original homes. The home to the immediate left of this one, at 70 Varick Road, was constructed at nearly the same time by the same developer, James Regan. 70 Varick is architecturally similar to 124 Neshobe in that it is also a two-story Garrison colonial with a built-in garage below the first floor, although the garage on 70 Varick is on the right side of the house, and the home features a hipped roof. However, on Neshobe Road, four original homes have been demolished.

Staff Recommendation: This is a well-preserved house in a neighborhood with mixed historic context. Staff welcomes discussion of the historical significance of this home.

Proposed Finding, if Preferably Preserved: Staff would welcome plans for a partial demolition. Any new construction should maintain the scale of the neighborhood and colonial details of the original design.

6. 50 Pratt Drive

Total Demolition

[View Application Here](#)

Summary: This is a 1953 ranch in an inventoried subdivision. Staff recommends finding the property preferably preserved.

Description: This 1953 ranch style home was built by developer Campanelli Homes, Inc., and designed by architect Ralph I. Williams. Williams designed a number of homes in the Boston suburbs, including many in Newton, most of which are ranches or split-level houses. This is a one-story ranch with a hipped roof and brick chimney. The house is “L” shaped, with a portion of the home projecting forward on the right side. The house is inventoried on MACRIS as part of the Maynard – Mosman – Morrill Streets Area, a subdivision developed between 1953-1957, and believed to be one of the largest residential developments in Newton aside from Oak Hill Park. 54 of the 63 houses in this area, including 50 Pratt, were nearly identical ranches designed

by Williams and built by Campanelli Homes. The neighborhood still retains a good amount of historical context, although the home directly to the right of 50 Pratt was demolished.

Staff Recommendation: This is a well-preserved home in an inventoried subdivision that retains context. 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.

7. 411 Dudley Road

Total Demolition

[View Application Here](#)

Summary: Staff welcomes discussion of the significance of this 1950 ranch style home.

Description: This is a 1950 ranch style home built by developer Leo B. Margolian. The home features a cross-gabled roof, a block that projects forward on the left side of the home, and a centrally positioned front entryway. There is an attached garage on the lower level of the right side of the home. An ell extending from the rear was added to the home in 1988. This house is not inventoried on MACIRS, nor are any others along this section of Dudley Road. Historic context in this area is mixed, as there are some similar homes further down the street and up Drumlin Road, but there is some new construction in the immediate vicinity of this house.

Staff Recommendation: This house is relatively well-preserved, but historic context in this neighborhood is mixed. Staff welcomes discussion of the historical significance of this house.

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

8. 262 River Street

Total Demolition

[View Application Here](#)

Summary: Staff welcomes discussion of the historical significance of this altered ca. 1860 Cape style house.

Description: This is a ca. 1860 vernacular Cape style house. No permit record exists for the original construction of the home, but it first appears on the 1874 Hopkins Atlas of Newton. The home appears to have initially been a Cape style house, although it has been altered. There is a shed dormer on the rear of the house that ISD records indicate was added in 1946. At this same time, a porch was added to the rear of the home, which was enclosed at some point, although no permit record exists for this alteration. There is also an enclosed

entryway at the front of the home, that was like an alteration at some point. There is a brick chimney on the rear of the building. This building is not inventoried on MACRIS, nor are any others along this stretch of River Street, although there are many original homes from the late 19th century remaining in the neighborhood.

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

Proposed Finding, if Preferably Preserved: New construction should retain the scale of the homes along River Street.

9. **82-84 East Side Parkway**

Total Demolition of House and Garage

[View Application Here](#)

Summary: This is a 1925 Colonial Revival in an inventoried neighborhood with mixed historic context. Staff welcomes discussion of its historical significance.

Description: This is a 1925 Colonial Revival style house designed by architect William A. Dykeman. Dykeman was a Boston-area architect who worked in the early-mid 20th Century, designing residential buildings as well as banks, hotels, theaters, and commercial buildings. This two-story home features a hipped roof and brick chimney, as well as a columned entryway and an arched window above the front entrance. The garage, located behind the house on the right side of the building, was also constructed in 1925. 82-84 East Side Parkway is located within the Hilltop-Holland-Princeton Streets area that is inventoried on MACRIS, although the historic context is mixed as several homes along East Side Parkway have been demolished.

Staff Recommendation: This is a relatively well-preserved house in an inventoried neighborhood. However, context for the neighborhood is mixed due to some recent demolitions. Staff welcomes discussion of the significance of this property.

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

10. **25 White Avenue**

Total Demolition

[View Application Here](#)

Summary: Staff welcomes discussion of the historical significance of this 1904 vernacular Colonial Revival style home.

Description: This is a vernacular Colonial Revival style home built in 1904 for original owner John Sheehan. The two-story home features a cross-gabled roof and brick chimney. There are covered entryways in the front and rear of the home that appear to be additions, although

no permit records exist for these projects in ISD files. There are some homes in the neighborhood built in a similar period, although the home directly to the right of 25 White is newly constructed. 27 White Avenue, the Tim Flanagan house constructed in 1860, is listed on MACRIS, but no other buildings in the neighborhood are.

Staff Recommendation: This is an older property that is relatively well-preserved, but the neighborhood does not have a lot of historic context. Staff welcomes discussion of its historical significance.

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

11. 22 Arden Road

Total Demolition of House and Garage

[View Application Here](#)

Summary: This is a 1924 Colonial Revival in a well-preserved neighborhood. Staff recommends finding the property preferably preserved.

Description: This Colonial Revival style house was built in 1924 by Walter A. Rollins. Rollins built homes in the area in the early 20th Century, including two in Newton that are inventoried on MACRIS (43 Brookdale Road and 614 Walnut Street). This two-story house is three-bays-wide by two-bays-deep, with a one-room enclosed porch and a one-bay ell on the rear right side of the house. The home also features a side-gabled roof, brick chimney, a back deck, and an enclosed front entryway. This house is not inventoried on MACRIS, nor are any others on Arden Road, however the neighborhood retains a good sense of historic context, with primarily original homes remaining, many of which are Colonials from a similar period as 22 Arden.

Staff Recommendation: This is a well-preserved house in a well-preserved neighborhood. 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 Colonial Revival details and maintain the scale of the neighborhood.

12. 6 Floral Street

Total Demolition

[View Application Here](#)

Summary: This is a well-preserved 19th Century farmhouse in a well-preserved neighborhood. Staff recommends finding the property preferably preserved.

Description: This is a ca. 1860 vernacular farmhouse. The property first appears on the 1874 Hopkins atlas of Newton, at which time it was

owned by a “J. Lord”. The two-story, three-bay-wide building features a front-gabled roof, brick chimney, one-story bay window, and a wraparound front porch. A slightly narrower ell, followed by a one-story, flat roofed bump out, extend from the rear of the building. These appear as if they may have been additions, although there are no permit records in ISD files to confirm when they may have been built. This home is not listed on MACRIS, although the house next door at 12 Floral and several others on the street have been. The neighborhood retains a good sense of historical context overall, with many original 19th Century homes remaining.

Staff Recommendation: This is a well-preserved house in a neighborhood with good historical context. 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 architectural style of the neighborhood.

13. 90 Adeline Road

Total Demolition

[View Application Here](#)

Summary: This is a 1965 split-level ranch style home in a well-preserved neighborhood. Staff recommends finding the property preferably preserved.

Description: This is a 1965 split-level home built by Charles C. Nardone and designed by architect Milton Stiles. This home features a low-pitched front-gabled roof, similar to the houses found on Esty Farm Road. The home features a two-car garage on the right side of the home, and a room projects forward from the rest of the home in front of the garage. The house has a centrally located front entryway, and a brick chimney on the left side of the building. The neighborhood retains a good sense of historic context, as it features primarily original homes, most of which are relatively similar split-level ranches.

Staff Recommendation: This is a well-preserved house in a neighborhood that predominantly features similar homes. 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 and midcentury design details.

14. 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.

15. **712 Watertown Street**

Waiver of Demolition Delay

[View Application Here](#)

[View Original Application Here](#)

Summary: This is a well-preserved example of a Colonial Revival style home.

Description: This is a Colonial Revival style home built in 1915 by owner W. J. Hannan. The three-bay-wide two-story home features an end-gabled roof, a centrally located brick chimney, a large porch on the left elevation, and a second story balcony above the porch. There is also a large deck on the rear of the house, which was added alongside an addition to the kitchen in 1993. This house is not inventoried on MACRIS, nor are any nearby homes. The surrounding neighborhood features a mix of architectural styles, however the scale remains relatively consistent.

16. **28 Farmington Road**

Waiver of Demolition Delay

[View Application Here](#)

[View Original Application Here](#)

Summary: This is a 1941 Colonial Revival style house in a neighborhood with historic context.

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. Approval of Minutes

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