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NEWTON HISTORICAL COMMISSION

Staff Memo

Date: July 25, 2024

Time: 7:00 p.m.

Zoom: <https://newtonma-gov.zoom.us/j/82659453095>

1. 450 Winchester Street

Local Landmark Review

[View Application Here](#)

Summary: This is a landmarked 1872 Second Empire style home. The applicant seeks to construct an addition to the rear of the home.

Description: The Floyd House is a ca. 1872 Second Empire style farmhouse. The one-and-a-half-story, three-bay-wide home features a mansard roof and an ornate front porch, both of which are bracketed. There is a rear ell on the left side of the home, which is slightly shorter than the main block of the home, and is also topped with a mansard roof. The home also features unique arched window openings on either side of the front entryway, and two brick chimneys. The property was designated as a local landmark in 2008. The applicant is proposing a rear addition to the property, allowing for the construction of a garage with a bedroom above.

2. 35 Haynes Road

Total Demolition

[View Application Here](#)

Summary: Staff welcomes discussion of the historical significance of this 1951 Garrison Colonial.

Description: This is a 1951 Garrison Colonial style house built by May Construction Company and designed by architect C.B. Steinberg. The two-story home features a brick façade on the first floor of the front elevation, as well as a brick chimney on the right side of the house and a covered entryway on the left side of the home. There is an attached garage to the right side of the house, and a one-story ell on the left side of the home. The house is inventoried on MACRIS as part of the Olde Field Road Subdivision residential area, a neighborhood developed between the 1930s and 1950s, that contains variations of Colonial Revival styles as well as some Tudor Revival homes. Presently, the neighborhood contains a mix of architectural styles, but still retains mostly original homes.

Staff Recommendation: This home is in a neighborhood of mixed historic context. Staff welcomes discussion of the significance of this home.

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

3. **14 Rolling Lane**

Total Demolition

[View Application Here](#)

Summary: Staff welcomes discussion of the historical significance of this 1954 Cape.

Description: This is a 1954 Cape style house built by May Constructions Company 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 house features siding that is a mix of brick and clapboard, a side gabled roof, and a brick chimney. There is an attached garage on the left side of the house, and a rear ell extending from the left side of the building. The neighborhood features a mix of historic context, with original homes of a similar style and age mixed with some new construction. This house is not inventoried on MACRIS, nor are any other in the surrounding neighborhood.

Staff Recommendation: This is a well-preserved house in a neighborhood with mixed historic context. 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.

4. **5 Morseland Avenue**

Total Demolition

[View Application Here](#)

Summary: This is a 1950 Colonial Revival on a well-preserved street. Staff recommends finding the property preferably preserved.

Description: This is a 1950 Colonial Revival style house built by developer John R. Elander. Elander immigrated from Sweden in the early 20th century and started a general contracting business that is still operated by his family. The two-story home features a side-gabled roof, clapboard siding, and a centrally-positioned entryway with columns surrounding. There is an attached garage on the left side of the house, and a one-room ell on the right side of the home. The neighborhood is mixed architecturally, but does still retain mostly original homes. This house is not inventoried on MACRIS, but several others on the street are.

Staff Recommendation: This is a relatively well-preserved house on a well-preserved 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 the scale of the neighborhood.

5. **20 Renee Terrace**

Total Demolition

[View Application Here](#)

Summary: Staff welcomes discussion of the significance of this 1962 split-level house.

Description: This is a 1962 split-level house built by J.D. Builders, Inc. and designed by architect Walter Greymont. The home has a centrally positioned entryway and a brick chimney on the left side of the house. There is a garage on the right side of the house, with a room above projecting slightly forward from the rest of the house. The projection features vertical siding while the rest of the house is horizontal. There is some new construction on the street, but many of the original split-level houses remain. This house is not inventoried on MACRIS, nor are any others on Renee Terrace.

Staff Recommendation: This is a well-preserved split-level house on a street with mixed historic 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 maintain the scale of the neighborhood.

6. **38 Park Lane**

Total Demolition

[View Application Here](#)

Summary: This is a 1939 Colonial Revival style house in an inventoried neighborhood. Staff recommends finding the property preferably preserved.

Description: This is a 1939 Colonial Revival style house built by developer W.R. Stevenson. The three-bay-wide, two-story house features a hipped roof, brick chimney, and columns surrounding the main entryway. There is an attached, two-car garage on the left side of the house, and a one-room ell on the right side of the house. The house is inventoried on MACRIS as part of the Fred Holland Chamberlain Estates 5, 6, & 8 residential district. The Estates is a residential subdivision consisting primarily of Colonial Revival style homes constructed in the late 1920s and 1930s. The neighborhood retains a good sense of historic context with many original homes.

Staff Recommendation: This is a well-preserved house in a well-preserved, inventoried 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 the Colonial Revival details of the original house and neighborhood.

7. **8 Central Avenue**

Total Demolition

[View Application Here](#)

Summary: This is a ca. 1884, National Register listed Queen Anne style house. Staff recommends finding the property preferably preserved.

Description: 8 Central Avenue, the Amos Judkins house, is a Queen Anne style house constructed in 1884. The house features a large, ornate porch, several balconies, a port cochere on the right side of the home, and two chimneys. As described by the MACRIS inventory form for the home, the building features a unique series of projections, and several one- and two-story bay windows. The house is heavily ornamented, with balusters, paneling, and scrollwork on the exterior. The building was added to the National Register of Historic Places in 1986. The home also recently suffered damage from a fire.

Staff Recommendation: This is a National Register-listed home in a well-preserved neighborhood. Staff would recommend finding the property preferably preserved.

Proposed Finding, if Preferably Preserved: Staff would welcome plans for a proposed partial demolition or repair. Any new construction should retain Victorian-era detailing and the scale of the surrounding neighborhood.

8. **136 Gordon Road**

Total Demolition

[View Application Here](#)

Summary: This is a 1947 Colonial Revival in a well-preserved, inventoried subdivision. Staff recommends finding the property preferably preserved.

Description: This is a 1947 Colonial Revival style house built by an H. Sirota and designed by architect L. Sheinfeld. The two-story house is three-bays-wide, and features a side-gabled roof, covered entryway, and brick chimney. The house has a brick front façade, with the three other elevations sided in clapboard. There is a one-room ell on the right side of the house, and a two-story ell on the left side. The home is inventoried on MACRIS as part of the Gordon and Evelyn Roads residential area, a subdivision of primarily Colonial and Tudor Revival style homes laid out beginning in 1907 and completed by 1950. The area retains a good sense of historic context, with many original homes remaining.

Staff Recommendation: This house is in a well-preserved, inventoried subdivision. 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 Colonial Revival style of the existing house and neighborhood, and retain the scale of the street.

9. **101 Alban Road**

Total Demolition

[View Application Here](#)

Summary: This is a well preserved 1913 Colonial Revival in an inventoried neighborhood. Staff recommends finding the property preferably preserved.

Description: This is a 1913 Colonial Revival style house, designed by architect George Houston Burr. Burr designed many buildings in the Boston area in the early to mid 20th century, both individually and with partner James E. McLaughlin under the name McLaughlin and Burr. The two-story home, set up on a hill, features a side gabled roof, covered entryway, and brick chimney. There is an enclosed sunroom on the left side of the house, with a smaller sunroom above that appears as if it may have been an addition. There is a rear ell that projects from the right side of the house that features a gambrel roof. The house is inventoried on MACRIS as part of the Waban Village residential area. The neighborhood retains a good sense of historic context, with many original homes remaining.

Staff Recommendation: As a well-preserved, earlier example of Colonial Revival in an inventoried neighborhood, 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 of the existing home.

10. **84-86 Pennsylvania Avenue**

Total Demolition

[View Application Here](#)

Summary: This is a 1910 Victorian eclectic style house. Staff recommends finding the property preferably preserved.

Description: This is a ca. 1910 Victorian eclectic style house. As of 1917, the house was owned by Margaret C. Smith, who also owned the home next door. The home prominently features a two-story bay window on the left side of the front façade. The house also features a hip roof, brick chimney, and one small dormer on the right side of the roof. There is an enclosed room above the front entrance that may have originally been a porch, but there are no records in ISD files to indicate when this may have been enclosed. This house is not inventoried on MACRIS, nor are any others along this stretch of Pennsylvania Avenue. The street does however retain primarily original

homes, with some new construction around the corner on Keefe Avenue.

Staff Recommendation: This is a well-preserved early 20th Century home on a street with some historic 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.

11. 208 Chapel Street

Total Demolition

[View Application Here](#)

Summary: This is an inventoried, ca. 1869 Classical Revival style house. Staff recommends finding the property preferably preserved.

Description: 208 Chapel Street, the Thomas and Hannah Keefe House, is a ca. 1869 Classical Revival style house. The three-bay-wide, two-story house features a side gabled roof, covered entryway, and brick chimney. The house originally featured a two-story ell projecting from the right rear of the home, before another two-story ell was added on from the left rear. A further one-story ell was added to the rear from the left ell. The house is individually inventoried on MACRIS. The neighborhood has mixed historic context, with some new construction as well as many original homes remaining.

Staff Recommendation: This is an inventoried, ca. 1869 in a neighborhood with some remaining 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 of the surrounding neighborhood.

12. 127-129 Withington Road

Total Demolition

[View Application Here](#)

Summary:

Description: This is a 1953 Colonial Revival style home built by the Nardone Brothers construction company. The house is eight-bays-wide and two-stories-tall, and features a two-car garage underneath. The house features a brick chimney and a covered entryway on the left side of the house. On the right side of the house, there is a porch that was initially two stories, until the second story was enclosed in 1976. This house is not inventoried on MACRIS, nor are any others on Withington Road. The street has mixed historic context, with several newly constructed homes near 127-129, as well as series of existing original homes that are very similar in style.

Staff Recommendation: This is a 1953 house in a neighborhood with mixed historic context. Staff welcomes discussion of the significance of the building.

Proposed Finding, if Preferably Preserved: Any new construction should maintain the scale of the existing neighborhood.

13. 52 Elinor Road

Total Demolition

[View Application Here](#)

Summary: This is a 1949 Cape in an inventoried development. Staff recommends finding the property preferably preserved.

Description: This is a 1949 Cape style home built by K.V. Wolsey Co., 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 four-bay-wide home features an attached garage, two gabled dormers on the front of the house, an entryway on the left side of the main block, and a brick chimney. This house was inventoried during our FY22 Midcentury Architectural Survey project, as part of the Elinor Road residential area, an in-tact development of cape and ranch style homes built between 1949 and 1954. The area retains a good sense of historic context, including many capes similar to 52 Elinor.

Staff Recommendation: This is a well-preserved house in a well-preserved, inventoried 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.

14. 961 Dedham Street

Partial Demolition

[View Application Here](#)

Summary: Staff recommends finding this ca. 1920 Dutch Colonial home preferably preserved, and welcomes discussion of the proposed addition.

Description: This is a ca. 1920 Dutch Colonial Style house. The house features a cross-gambrel roof, stone foundation, stucco exterior, and enclosed front porch. This appears to be one of the older houses in the neighborhood, facing Dedham Street, with the Oak Hill Park neighborhood to the rear. This is an application for partial demolition, and the applicant seeks to build an addition on the front of the home, expanding the main gambrel roof forward, adding shed dormers, and building an open front porch below.

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

15. **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.

16. **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.

17. **544 Saw Mill Brook Parkway**

Waiver of Demolition Delay

[View Application Here](#)

[View Original Application Here](#)

Summary: This 1958 modern style home is part of a well-preserved,

inventoried neighborhood.

Description: This 1958 modern style house was built by developers Sunny Lane Homes, Inc. and designed by architect Ralph I. Williams. Williams designed a number of homes in the Boston area in the mid-20th century, including over a dozen in a similar style along Esty Farm Road between 1958 and 1959. These “flying wing” homes, of which 544 Saw Mill Brook Parkway is one, prominently feature asymmetrical, front gable roofs. The house is a split-level, with a garage and second story on the left side, and a first floor featuring a living room on the right. This house is inventoried on MACRIS both individually and as part of the Esty Farm Road – June Lane Residential Area. The area has seen some development in recent years, but many of the original modern style homes remain. As the house is situated on the corner of Saw Mill Brook Parkway and Esty Farm Road, 544 Saw Mill Brook Parkway is identified as a “gateway” to the neighborhood in the MACRIS form.

18. **28 Cottonwood Road**

Waiver of Demolition Delay

[View Application Here](#)

[View Original Application Here](#)

Summary: This 1958 modern style home is well preserved and located next to two extant homes built in a similar style.

Description: This modern style home was constructed in 1958, by developer George Nelson. Nelson, a homebuilder who worked primarily in the suburbs west of Boston, also built 38 and 34 Cottonwood, which are architecturally very similar to 28 Cottonwood. 28 Cottonwood is split-level modern ranch style home, that prominently features a wide front-gabled roof. The home also features a two-car garage on the right side of the building, a two-bay wide room that extends out over the garage, and a front entryway slightly offset to the left side of the house. The house is located within Oakhill Village, a MACRIS inventoried residential district, that includes a subdivision of houses built between 1922 and the late 1950s. A few split-level and modern style houses are specifically called out in the inventory form, although this one is not.

Administrative Items

19. **Approval of Minutes**

Approval of meeting minutes for June 27, 2024, NHC meeting