



Ruthanne Fuller
Mayor

Barney S. Heath
Director
Planning & Development

David Lewis
Chief Preservation Planner

Members

Doug Cornelius, Chair
Mark Armstrong
Nancy Grissom
Katie Kubie
John Rice, Vice Chair
Harvey Schorr
Anne Marie Stein
Scott Friedman, Alt.
Peter Leis, Alt.

1000 Commonwealth Ave.
Newton, MA 02459
T 617-796-1120
F 617-796-1142

www.newtonma.gov

NEWTON HISTORICAL COMMISSION

Staff Memo

Date: August 22, 2024

Time: 7:00 p.m.

Zoom: <https://newtonma-gov.zoom.us/j/85882056810> or
+13017158592,,85882056810#

1. 19 Highland Avenue

Local Landmark Review

[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.

2. 84 Eldredge Street

Preservation Restriction Review

[View Application Here](#)

Summary: This is a ca. 1898 Georgian Revival style home. This application is for an addition to the ca. 1982 detached garage.

Description: 84 Eldredge Street, known historically as the Pomroy House of the Hunnewell Club, is a ca. 1898 Georgian Revival style home. The building features a hipped roof, with two brick chimneys, one on each side of the home. There is a centrally-located front gable above the main entrance, which features an ornate, flat-roofed porch with decorative columns and a balcony above. There is a second, similar entrance on the side of the house, and a larger porch on the rear of the building. A preservation restriction was placed on the property in 1981, and it was listed on the National Register of Historic Places as part of the Farlow and Kenrick Parks Historic District in 1982. This application seeks expand the existing detached garage, which was built in 1982.

3. **81 Avalon Road**

Total Demolition

[View Application Here](#)

Summary: This is a 1915 Dutch Colonial in a well-preserved, inventoried neighborhood. Staff recommends finding the property preferably preserved.

Description: This is a 1915 Dutch Colonial style house, built by developer Robert T. Fowler and designed by architect Joe Hutchison. The house features a gambrel roof, with shed dormers on both the front and rear of the home. The house features a screened-in front porch, stone foundation, and brick chimney. There is a one-story bay window and an enclosed entryway on the left side of the house. The property is inventoried on MACRIS as part of the Upland Road-Pine Ridge Roads residential area, a neighborhood of primarily Colonial Revival, Dutch Colonial, and Cape style homes built between 1910 and the late 1920s. The neighborhood retains a good sense of historic character, with many original homes remaining.

Staff Recommendation: This is a well-preserved house in an inventoried neighborhood with good 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 Colonial Revival or Dutch Colonial details and the scale of the surrounding neighborhood.

4. **54 Gammons Road**

Total Demolition of House and Garage

[View Application Here](#)

Summary: This is a 1922 Colonial Revival in a well-preserved, inventoried neighborhood. Staff recommends finding the property preferably preserved.

Description: This is a 1922 Colonial Revival Style house originally owned by Samuel Duncan and designed by architect Harry Ramsay. Ramsay designed many homes in Newton, including seventeen of those in the Commonwealth Avenue Historic District. The two-story house features a side-gabled roof, columned entryway, and arched window openings on the first story of the front façade. There is a one-story sunroom on the right side of the house and a small, one-room bump out on the left side. The property is inventoried on MACRIS as part of the Gordon and Evelyn Roads residential area, a neighborhood of primarily Tudor Revival and Colonial Revival style houses built between 1907 and 1950, with Gammons Road developed in the 1920s. The neighborhood retains a good sense of historic context, with many original homes remaining.

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 Colonial Revival details and the scale of the neighborhood.

5. **123 Langley Road**

Total Demolition

[View Application Here](#)

Summary: This is a ca. 1900 vernacular Queen Anne style house. Staff recommends finding the property preferably preserved.

Description: This is a ca. 1900 Vernacular Queen Anne style house. By 1917, it was owned by an M.L. Stuart. The three-story house features a steeply pitched, high truncated hipped roof. The front entrance to the home is within a two-and-a-half-story bay window, which is topped by a gabled dormer. The entryway also features a simple front porch. There are hipped dormers on the left and right sides of the roof. This property is individually inventoried on MACRIS, as is the house next door at 127 Langley Road and several nearby on Maple Park. The area retains a good amount of historical character, with primarily original homes remaining.

Staff Recommendation: This is a unique Queen Anne style home 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 the Victorian details and scale of the surrounding neighborhood.

6. **11 Amy Circle**

Total Demolition

[View Application Here](#)

Summary: Staff welcomes discussion of the significance of this 1965 raised ranch.

Description: This is a 1965 raised ranch style house built by developers Greengate, 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 house features a cross-gabled roof, enclosed front entryway, two-car garage, and a brick chimney. There is an addition on the left side of the rear elevation of the home that was constructed in 1980. This house is not inventoried on MACRIS, nor are either of the other two homes on Amy Circle. One of these houses, 20 Amy Circle, is another raised ranch built by Greengate, Inc. and designed by Williams, while the other was built ca. 1860.

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

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

7. **17 Warren Ave**

Total Demolition

[View Application Here](#)

Summary: This is an inventoried, ca. 1890 Italianate house. Staff recommends finding the property preferably preserved.

Description: This is a ca. 1890 Italianate style house, originally owned by Frederick Coe, a house painter. The two-story house features a front-gabled roof, a covered entryway, and two brick chimneys. There are two one-story bay windows, one on the front and one on the right side of the home. The home also features two rear ells, one of which is two stories but slightly shorter than the main block of the building, and a further one-story ell that extends on the right side of the rear of the building. This property is individually inventoried on MACRIS, as are two others on Warren Ave, built in a similar period. The neighborhood retains a good sense of historic context, with several remaining original Victorian-Era homes.

Staff Recommendation: This is a well-preserved, inventoried house on a street with good historic context. Staff recommends finding the property preferably preserved.

Proposed Finding, if Preferably Preserved: Staff would welcome plans for partial demolition. Any new construction should include Victorian-era details and retain the scale of the neighborhood.

8. **12-14 Cloelia Terrace**

Total Demolition

[View Application Here](#)

Summary: Staff welcomes discussion of this 1940 vernacular Colonial Revival style home.

Description: This is a 1940 vernacular Colonial Revival style house built by William Curran and designed by architect A.L. Wakefield. This two-story house features a hipped roof, brick chimney, and covered entryway. There is a two-story ell on the right side of the house, also topped by a hipped roof, and an attached, two-car garage with a side gabled roof. This property is not inventoried on MACRIS, nor are any others on Cloelia Terrace, however this house is located just outside of the Washington Park National Register district. Cloelia Terrace contains three other homes, two of which are Victorian-era houses, and one built in 2020.

Staff Recommendation: This property is on a street with mixed historic context. Staff welcomes discussion of its historical significance.

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

9. **86 Floral Street**

Partial Demolition

[View Application Here](#)

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

Description: This is a ca. 1880 Italianate style home built on land owned at the time by M.A. Pevear. The house appears to have remained in the Pevear family through the end of the 19th Century, and was owned by Arthur E. Brickett by 1917. The house features a cross-gabled roof, simple porch and a bay window on the front façade. This house is not individually inventoried on MACRIS, however two homes on Floral Street are, both of which were also built in the late 19th Century. The neighborhood retains a good sense of historic context, with primarily original, Victorian-era homes remaining. This is an application for partial demolition, the applicant is proposing removing the existing roof to construct a third story.

Staff Recommendation: This is a well-preserved house in a neighborhood with historic context. Staff recommends finding the property preferably preserved, and welcomes discussion of the proposed addition.

10. **14 Dorcar Road**

Waiver of Demolition Delay

[View Application Here](#)

[View Original Application Here](#)

Summary: This is a 1953 split-level ranch on a street with many similar houses.

Description: This is a 1953 split-level ranch style house. The home was built by developer Cranmore Construction Co. and designed by architect Robert I. Williams. Williams was very active in the Boston suburbs, designing many homes in Newton specifically, many of which are split-level ranches. The home features a cross-gabled roof, with a garage and a room above on the left side of the house. There is a stone chimney on the right side of the house. A large addition was added to the rear on the left side of the house in 1982. This house is not inventoried on MACRIS, nor are any others on the street. The street is however relatively well-preserved and features many similar split-level ranch style homes.

11. **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.

12. **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.

13. **97 Bound Brook Road**

Waiver of Demolition Delay

[View Application Here](#)

[View Original Application Here](#)

Summary: This 1957 split-level ranch is on a street with many similar existing original homes.

Description: This 1957 split-level ranch was designed by Robert I. Williams and built by May Construction Co. for owner C.B. Steinberg. As noted above, Williams was very active in the Boston suburbs, designing many homes in Newton specifically, many of which are split-level ranches. The home has a cross-gabled roof, with a two-car garage and room above on the right side of the house. The home features a centrally-located brick chimney and skylights on the roof. The only alteration in ISD files is the installation of a wood-burning stove in 2004. This home is not inventoried on MACRIS, nor are any others on the street. There are many existing original homes built in a similar split-level style on this street. There is some new construction in the area, however a good number of original houses remain.

Administrative Items

14. **Approval of Minutes**

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