



CITY OF NEWTON, MASSACHUSETTS

Newton Historical Commission

STAFF MEMO

Meeting Date: October 24th, 2024
Location: Zoom
Time: 7:00 PM

Ruthanne Fuller
Mayor

Barney Heath,
Director, Planning &
Development

David Lewis
Chief Preservation
Planner

Members

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

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This meeting will be a virtual meeting that will take place via Zoom. To view and participate click <https://newtonma.gov.zoom.us/j/87658522215> or dial +13126266799,,87658522215#

1. 235 California Street

Violation of Demolition Delay Ordinance

Description: This Queen Anne style house was built ca. 1880 for original owner Samuel Fletcher. Fletcher was a grocer who owned a store nearby on Bridge Street. The house features typical Queen Anne details including a porch and a bay window on the front elevation, additional bay windows on the right and left elevations, cross-gabled roofs, and a brick chimney. One of the bay windows was added in 1947, and a sunporch was added on the left side of the house in 1950. The house is individually inventoried on MACRIS, as are many of the nearby houses on California Street, many of which were built in a similar style also in the late 1890s. In January 2024, NHC approved plans for partial demolition at this property. During construction, the building was damaged, leading to a partial collapse.

2. 27 Pine Street

Total Demolition
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Summary: Staff welcomes discussion of the historical significance of this ca. 1900 farmhouse.

Description: This is a ca. 1900 Victorian-Era farmhouse. The two-story house features a front-gabled roof with a brick chimney, and a porch on the front of the house. There is a dormer on the right side of the roof that was added in 1939, and a large addition to the rear of the home built in 1988. This house is not inventoried on MACRIS, nor are any others along this section of Pine Street, although the neighborhood does retain a sense of context, with primarily original homes remaining.

Staff Recommendation: This is an altered Victorian-Era house in a neighborhood with some historic context. Staff welcomes discussion of the historical 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.

3. 5 Bound Brook Road

Partial Demolition

[View Application Here](#)

Summary: This is a 1950 Cape style house in a well-preserved neighborhood. Staff recommends finding the property preferably preserved, and generally approves of the proposed partial demolition.

Description: This is a 1950 Cape style house built by developer Frank M. Carder. This house is a typical Cape-style design, one-and-a-half stories tall, with a side-gabled roof and brick chimney. The house features two gabled dormers on the front side of the house, and a shed dormer on the rear of the house. There is an attached two-car garage with a front-gabled roof on the left side of the house. This property is not inventoried on MACRIS, nor are any others on Bound Brook Road, however the neighborhood retains a good sense of historic context, with primarily original homes remaining. This is an application for partial demolition, the applicant seeks to construct a second story addition above the existing garage.

Staff Recommendation: Staff recommends finding this property preferably preserved, and generally approves of the proposed partial demolition.

4. 825 Centre Street

Total Demolition

[View Application Here](#)

Summary: This is an altered World War II-surplus Quonset Hut built on this location in 1948. Staff welcomes discussion of the historical significance of the structure.

Description: This is a Quonset Hut constructed in 1948. The building is an arched structure, with a concrete foundation, corrugated metal roof, and brick end walls, with metal doors on each end of the structure. The Quonset Hut was a prefabricated building system designed by the George A. Fuller company, and used by the military during World War II throughout the war theaters and on military bases in the U.S. After the war concluded, surplus units were sold to private owners. Historic photographs show that this building originally had corrugated end walls, and that there were seven windows on the west side of the building. The brick end walls and a replacement corrugated metal roof without window openings seem to have been installed sometime after Boston College acquired the property in 1974. This property is inventoried on MACRIS within the Boston College Newton Campus area.

Staff Recommendation: This Quonset Hut is associated with World War II history but has been altered from its original appearance. Staff welcomes discussion of its historical significance.

Proposed Finding, if Preferably Preserved: Staff would welcome plans for a proposed partial demolition.

5. 27 Indiana Terrace

Total Demolition

[View Application Here](#)

Summary: This is a ca. 1910 Queen Anne style house in a well-preserved neighborhood. Staff recommends finding the property preferably preserved.

Description: This is a ca. 1910 Queen Anne style house. The house features a front-gabled roof and has a two-story bay window on the front of the house. There is a front porch with a deck above, and a rear deck on the house. This property is not individually inventoried on MACRIS, although another house on Indiana Terrace is, and the neighborhood seems to retain a good sense of historic context. This property is also near the borders of the Newton Upper Falls Local Historic District.

Staff Recommendation: This property is well-preserved, and on a street 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 the scale of the neighborhood.

6. 1-3 Ashmont Avenue

Total Demolition

[View Application Here](#)

Summary: This is an altered ca. 1910 vernacular house, staff welcomes discussion of the historical significance of this property.

Description: This is a ca. 1910 vernacular Colonial Revival style house. The two-story house features a hipped roof with two brick chimneys. A two-story addition was added on the left side of the house in 1924 and is topped with a flat roof. There are two covered entryways on the front of the house, and it appears as if part of the front porch was enclosed at some point in time. This property is not inventoried on MACRIS, although one property on the opposite end of Ashmont Avenue is. The neighborhood has mixed historic context, with varying dates of construction.

Staff Recommendation: This is an altered house on a street with mixed historic context. Staff welcomes discussion of the historical 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.

7. 11 June Lane

Total Demolition

[View Application Here](#)

Summary: This is a 1956 Contemporary style house in a well-preserved, inventoried neighborhood. Staff recommends finding the property preferably preserved.

Description: This is a 1956 Contemporary style house, built by developer Southgate Park Corporation and designed by architect Albert C. Rugo. The split-level house features a shallow-pitched side gable roof, with a brick chimney on the right side of the house. There is a garage on the left side of the house, with a two-bay living area above. The main entrance is offset slightly to the right side of the house, with a one bay living space to the right of it. This property is inventoried on MACRIS, as part of the Esty Farm Road-June Lane area, a

neighborhood of similar Contemporary split-level houses, built between 1956 and 1959. While there has been some new construction, the neighborhood retains a good sense of historic context.

Staff Recommendation: This is a well-preserved house in an inventoried, 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 scale of the neighborhood and Contemporary design details.

8. 192-194 Sumner Street

Total Demolition of House and Garage

[View Application Here](#)

Summary: This is a well-preserved 1923 house in a neighborhood with historic context. Staff recommends finding the property preferably preserved.

Description: This is a 1923 American Foursquare style house, built by Greenwood Bros. developers and designed by architect Harry Morton Ramsay. Ramsay designed many homes in Newton and other Boston suburbs in the early-to-mid 20th Century, 193 of which are inventoried on MACRIS (60 of those are in Newton). This two-story home features a front-gabled roof, with a brick chimney on the right side of the building. There is a two-story bump-out on the front of the building and a very slight bump-out on the left elevation. There are two covered entrances, one on the front and one on the left side of the building. This property is inventoried on MACRIS as part of the Newton Center Village Center area. The neighborhood retains a good sense of historic context, with many original homes from a similar era on this side of Sumner Street.

Staff Recommendation: This is a well-preserved house on a street with 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.

9. 200-204 Sumner Street

Total Demolition

[View Application Here](#)

Summary: This is a well-preserved 1923 house in a neighborhood with historic context. Staff recommends finding the property preferably preserved.

Description: This is a 1923 American Foursquare style house, built by Greenwood Bros. developers and designed by architect Harry Morton Ramsay. Ramsay designed many homes in Newton and other Boston suburbs in the early-to-mid 20th Century, 193 of which are inventoried on MACRIS (60 of those are in Newton). This two-story home features a hipped-roof, with a brick chimney on the left side of the building, and a gabled dormer on the front side of the roof. There is a two-story, front-gabled bump-out on the front of the building and a very slight bump-out on the right elevation. There are two covered entrances, one on the front and one on the right side of the building. This property is inventoried on MACRIS as

part of the Newton Center Village Center area. The neighborhood retains a good sense of historic context, with many original homes from a similar era on this side of Sumner Street.

Staff Recommendation: This is a well-preserved house on a street with 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.

10. 41 Lodge Road

Partial Demolition

[View Application Here](#)

Summary: This is a 1935 Colonial Revival in a neighborhood with historic context. Staff recommends finding the property preferably preserved and welcomes discussion of the proposed addition.

Description: This is a 1935 Colonial Revival style house built by developer Maude Whitcomb and designed by architect Joseph Selwyn. The three-bay-wide, two-story house features a side-gabled roof, with a centrally located main entrance and a brick chimney on the right side of the house. There is a one-room bump out on the left side of the house that was originally a porch, but was enclosed in 1946. This property is not inventoried on MACRIS, nor are any others on Lodge Road, however the neighborhood retains a good sense of historic context, with predominately original Colonial or Tudor revival style homes. This is an application for partial demolition, the applicant seeks to build a two-story addition on the left side of the home.

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

11. 100 Upland Road

Partial Demolition

[View Application Here](#)

Summary: This is a National Register-listed Colonial Revival style house. Staff recommends finding the property preferably preserved and welcomes discussion of the proposed addition.

Description: This is a ca. 1901 Colonial Revival style house. The two-story house features a hipped roof, with two brick chimneys and hipped dormers on both the front and back of the house. The building also features a columned front porch with a deck atop. The house is listed on the National Register of Historic Places as part of the Newton Multiple Resource Area -1908-1940 and the Pine Ridge Road – Plainfield Street Historic District. This is an application for partial demolition, the applicant seeks to add an addition to the left and rear of the house, including an attached garage.

Staff Recommendation: This is a ca. 1901 house that is listed in the National Register of Historic Places. Staff recommends finding the property preferably preserved, and welcomes discussion of the proposed partial demolition.

12. 454 Dudley Road

Waiver of Demolition Delay

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Summary: This 1956 ranch style house is part of an in-tact development.

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.

13. 28 Farmington Road

Waiver of Demolition Delay

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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.

14. 10 Crescent Street

Waiver of Demolition Delay

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Summary: This is a ca. 1900 Queen Anne on a street with some similar existing houses.

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.

15. 276 Lexington Street

Waiver of Demolition Delay

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Summary: 276 Lexington Street is a c. 1870, Colonial Revival with enclosed front porch and front gabled roof. The NHC voted previously to approve a waiver for this property, and the applicant has made revisions to the front elevation of the proposed design.

Description: 276 Lexington Street is a c. 1870, Colonial Revival with enclosed front porch and front gabled roof. The Collier family sold the land on which to a laborer Patrick Benson in 1867. This is one of the oldest houses in the immediate neighborhood, as it was not developed as part of the later 20th century subdivisions. It has been individually inventoried individually on MACRIS. The NHC voted previously to approve a waiver for this property, and the applicant has made revisions to the front elevation of the proposed design.

Administrative Items

16. Approval of Minutes

Approval of Minutes for September 26, 2024, NHC Meeting

17. Adjournment

The location of this meeting is wheelchair accessible and reasonable accommodations will be provided to persons with disabilities requiring assistance. If you need a reasonable accommodation, please contact the city of Newton's ADA/Sec.504 Coordinator, Jini Fairley, at least two business days in advance of the meeting: jfairley@newtonma.gov or (617) 796-1253. For Telecommunications Relay Service, please dial 711 or call City Hall's TTY/TDD line at 617-796-1089.