



# CITY OF NEWTON, MASSACHUSETTS

## Newton Historical Commission

### \*STAFF MEMO\*

**Meeting Date:** November 21<sup>st</sup>, 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

1000 Commonwealth Ave  
Newton, MA 02459  
T 617-796-1000  
[www.newtonma.gov](http://www.newtonma.gov)

This meeting will be a virtual meeting that will take place via Zoom. To view and participate click <https://newtonma.gov.zoom.us/j/86499759539> or dial +13052241968,,86499759539#

#### 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. 5 Keller Path

Total Demolition

[View Application Here](#)

**Summary:** Staff welcomes discussion of the historical significance of this 1948 Oak Hill Park house.

**Description:** This is a 1948 Postwar Traditional ranch style house built by the Kelly Corporation. This house is typical of the style of Oak Hill Park, a one-story house with side-gabled roof and brick chimney. A breezeway and garage were added to the house in 1949. In 1958, a small addition to the breezeway was constructed, and in 1971 the breezeway was enclosed. The home is located in Oak Hill Park, the largest mid-20th century development of single-family homes in the City of Newton, originally built as a community of affordable housing for World War II veterans. The neighborhood has seen considerable new construction over the past few decades; however, many original houses do remain. The house is inventoried on MACRIS as part of the Oak Hill Park residential area.

**Staff Recommendation:** This house is in a neighborhood with historic significance that has seen new construction in recent years. Staff welcomes discussion of the historic 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 surrounding neighborhood.

### 3. 30 Timson Path

Total Demolition

[View Application Here](#)

**Summary:** Staff welcomes discussion of the historical significance of this 1948 Oak Hill Park house.

**Description:** This is a 1948 Postwar Traditional ranch style house built by the Kelly Corporation. This house is typical of the style of original homes in Oak Hill Park, although it features a hipped roof whereas the majority of homes in the area featured a gabled roof. This one-story house has a brick chimney and an attached garage that was added to the building in 1953. The home is located in Oak Hill Park, the largest mid-20th century development of single-family homes in the City of Newton, originally built as a community of affordable housing for World War II veterans. The neighborhood has seen considerable new construction over the past few decades; however, many original houses do remain. The house is inventoried on MACRIS as part of the Oak Hill Park residential area.

**Staff Recommendation:** This house is in a neighborhood with historic significance that has seen new construction in recent years. Staff welcomes discussion of the historic 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 surrounding neighborhood.

### 4. 723 Washington Street

Total Demolition

[View Application Here](#)

**Summary:** Staff welcomes discussion of this ca. 1900 house with a 1957 storefront addition.

**Description:** 721-723 Washington Street consists of a ca. 1900 house, and a 1957 store building. The house features a front gabled roof on the main block, with a two-story bump out and a dormer on the left side of the building. On the right side of the house, there is a two-story ell with a shallow-pitched roof that appears to be an addition. The store is a rectangular, flat-roofed building with large storefront windows that extends to the sidewalk. Both buildings have been significantly altered, and there are many building permits on file in ISD records for both structures. These buildings are not inventoried on MACRIS. The neighborhood is a mix of residential and commercial buildings, that do appear to be predominantly original structures, although built at varying time periods. One property in the area, 731 Washington Street, is inventoried on MACRIS.

**Staff Recommendation:** This is a heavily altered property in an area with mixed historic context. Staff welcomes discussion of the historical significance of the property.

**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.

## 5. 727 Washington Street

Total Demolition

[View Application Here](#)

**Summary:** Staff welcomes discussion of the historical significance of this ca. 1880 house.

**Description:** This is a ca. 1880 Victorian eclectic style house. The original owner of the house appears to have been Mary A. Jones. The two-story house features a front-gabled roof with a brick chimney, and two two-story bay windows on the right side of the house. There is a slightly smaller two-story ell, also with a gabled roof, projecting from the rear of the home. This house is not inventoried on MACRIS, although the house next door at 731 Washington Street is. The neighborhood is a mix of residential and commercial buildings, that do appear to be predominantly original structures, although built at varying time periods.

**Staff Recommendation:** This is a relatively well-preserved ca. 1880 house in a neighborhood with mixed historic context. Staff welcomes discussion of the historical significance of the property.

**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.

## 6. 255 Jackson Street

Partial Demolition

[View Application Here](#)

**Summary:** This is a 1936 Colonial Revival style house in a relatively well-preserved neighborhood. Staff recommends finding the property preferably preserved and approves of the proposed addition.

**Description:** This is a 1936 Colonial Revival style house designed by architect Newton L. Stata. The two-story house features a side-gabled roof, with a brick chimney and a centrally located covered entryway. There is a two-story bump out on the right side of the house which, per ISD files, appears to have originally been a one-room bump out that was expanded upon in 2000. This property is not inventoried on MACRIS, nor are any others in this section of Jackson Street, although there are two properties inventoried on the end of the street which were built much earlier than this one. The neighborhood surrounding this property contains primarily original homes, built in a similar style and time frame as 255 Jackson. This is an application for partial demolition, and the applicant is proposing to construct a two-story addition to the rear of the building.

**Staff Recommendation:** This is a well-preserved property in a relatively well-preserved neighborhood. Staff recommends finding the property preferably preserved and approves of the proposed addition.

## 7. 29 Walter Street

Partial Demolition

[View Application Here](#)

**Summary:** This is a well-preserved 1925 Cape style house. Staff recommends finding the property preferably preserved and approves of the proposed addition.

**Description:** This is a 1925 Cape style house built by developer John H. Grauman. The two-story house features a side-gabled roof, with a brick chimney and a covered entryway on the left side of the front façade. There is a one-room bump out on the right side of the house, which also has a gabled roof with a dormer on the front and back. This property is inventoried on MACRIS as part of the Holland System Subdivision, a subdivision of Colonial, Dutch Colonial, and Cape style houses built in the 1920s. The neighborhood retains a good sense of historic context, with predominately original homes remaining. This is an application for partial demolition, and the applicant is proposing to build a two-story addition on the right side and rear of the building.

**Staff Recommendation:** This is a well-preserved house in a well-preserved, inventoried neighborhood. Staff recommends finding the property preferably preserved and approves of the proposed addition.

## 8. 790 Centre Street

Partial Demolition of School and Total Demolition of Carriage House

[View School Application Here](#)

[View Carriage House Application Here](#)

**Summary:** This is an application for total demolition of a 1913 Carriage House and partial demolition of a 1964 school building on the former Mount Alvernia Campus. Staff recommends finding both buildings preferably preserved, and welcomes discussion of the proposed partial demolition.

**Description:** This is a 1913 Colonial Revival Carriage House and a 1964 school building. The carriage house, built on what was then the Madden estate, is a brick structure with a mansard roof, which has a brick chimney and several dormers on three sides of the roof. The carriage house was converted into classroom space in the 1990s, and metal frame doors and vinyl windows were installed in the former carriage bays. The application for the Carriage House is for total demolition. The school building was built in 1964, designed by architects Edward J. Shields Associates, Inc., of Quincy, MA. The building is comprised of a two-story classroom wing, a three-story dormitory wing, and a Mid-Century Modern chapel. The application for the school building is for partial demolition, and the applicant seeks to demolition and replace portions of the existing building façade. The Edmunds-Madden Estate/Mount Alvernia Academy is inventoried on MACRIS, although the inventory form, written in 1987, focuses primarily on the main house building, which is not part of this application.

**Staff Recommendation:** Staff recommends finding both the 1913 Carriage House and 1964 school building preferably preserved, and welcomes discussion of the proposed partial demolition of the school building.

## 9. 10 Parker Ave

Total Demolition

[View Application Here](#)

**Summary:** This is a well-preserved ca. 1890 house, one of the earliest built in an inventoried subdivision. Staff recommends finding the property preferably preserved.

**Description:** This is a ca. 1890 Colonial Revival style house, originally owned by the Stearns family. The three-bay-wide, two-and-a-half story house features a front-gabled roof, with a brick chimney on the right side and an enclosed front porch. This property is inventoried on MACRIS as part of the Walnut Hill Road area, a subdivision of homes built on land originally owned by John Stearns. This house is one of the oldest built in the area, as most of the subdivision was built between 1920 and the late 1940s. The surrounding neighborhood retains a good sense of historic context, with primarily original homes remaining.

**Staff Recommendation:** This is a well-preserved house, one of the earliest built 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 scale of the surrounding neighborhood.

## 10. 38 Wetherell Street

Total Demolition of House and Garage

[View Application Here](#)

**Summary:** This is a ca. 1910 Queen Anne style house in a neighborhood with mixed historic context. Staff recommends finding the property preferably preserved.

**Description:** This ca. 1910 Queen Anne style house, originally owned by Peter Sawaska. This two-and-a-half story home features a front-gabled roof on the main block, with a two-story rear ell extending from the rear of the right side of the house. The house has two brick chimneys, a front porch, and a two-story bay window on the front façade. This property is not inventoried on MACRIS, nor are any other extant homes on Wetherell Street, although one now demolished house, 8 Wetherell, was previously inventoried. The neighborhood does retain some historic context, with some original homes from a similar time period remaining, however, there is also some new construction and infill on the street.

**Staff Recommendation:** This is a well-preserved 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 retain the scale of the existing neighborhood.

## 11. 245 Webster Street

Total Demolition

[View Application Here](#)

**Summary:** This is a ca. 1900 Queen Anne style house in a well-preserved neighborhood. Staff recommends finding the property preferably preserved.

**Description:** This is a ca. 1900 Queen Anne style house, originally owned by M.M. Harris. The two-and-a-half story house features a front gabled roof, brick chimney, and a front porch. There is a small, one-story bump out on the rear of the house, and two one-story bay windows, one on the left elevation and one on the right. This property is not inventoried on

MACRIS, however many houses on Webster Street built during this similar period are. Overall, the neighborhood retains a good sense of historic context, with many original houses remaining.

**Staff Recommendation:** This house is in a relatively well-preserved neighborhood, with many original inventoried houses remaining. 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 Victorian-era details.

## 12. 133 Bigelow Road

Total Demolition

[View Application Here](#)

**Summary:** This is a 1913 Georgian Revival style house in a neighborhood with historic context. Staff recommends finding the property preferably preserved.

**Description:** This is a 1913 Georgian Revival style house designed by the architectural firm Chapman and Frazer. The firm was formed in 1891 and designed many houses and buildings in the greater Boston area throughout the early 20<sup>th</sup> century, including 106 buildings inventoried on MACRIS, 11 of which are in Newton. This two-story house features a hipped roof and two brick chimneys. There are two columns on each side of the covered front entryway. The house has a one-room bump out on both the left and right elevations, and a two-story ell to the rear. This property is inventoried on MACRIS, as part of the Wauwinet Road-Prince Estate area, a subdivision built between the 1910s and 1930s. Additionally, the George W. Eddy house at 85 Bigelow Road is listed on the National Register. Overall, the surrounding neighborhood retains a good sense of historic context.

**Staff Recommendation:** This is a well-preserved house in a neighborhood 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 surrounding neighborhood.

## 13. 129 Norwood Avenue

Partial Demolition

[View Application Here](#)

**Summary:** This is a ca. 1800 Federal style house. Staff recommends finding the property preferably preserved, and generally approves of the proposed addition.

**Description:** This is a ca. 1800 Federal style house. The five-bay-wide, two-story house features a side-gabled roof and two brick chimneys. There is a full-width veranda with a hipped roof on the front of the home, and a two-story ell that extends to the rear of the home. This property is individually inventoried on MACRIS, and the surrounding neighborhood retains a good sense of historic character. This is an application for partial demolition, and the applicant is proposing to add a two-story addition to the rear of the home.

**Staff Recommendation:** This is a well-preserved, ca. 1800 house in a well-preserved neighborhood. Staff recommends finding the property preferably preserved, and generally approves of the proposed addition.

#### 14. 454 Dudley Road

Waiver of Demolition Delay

[View Application Here](#)

[View Original Application Here](#)

**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.

#### 15. 28 Chandler Place

Waiver of Demolition Delay

[View Application Here](#)

[View Original Application Here](#)

**Summary:** This is a ca. 1890 Victorian eclectic style house on a well-preserved street.

**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 bumpout 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.

#### 16. 82-84 East Side Parkway

Waiver of Demolition Delay

[View Application Here](#)

[View Original Application Here](#)

**Summary:** This is a 1925 Colonial Revival in an inventoried neighborhood with mixed historic context.

**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.

## Administrative Items

### **17. Approval of Minutes**

Approval of Minutes for October 24, 2024, NHC Meeting

### **18. 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](mailto: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.