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NEWTON HISTORICAL COMMISSION

* Staff Memo *

Date: **October 27, 2022**

Time: **7:00 p.m.**

ZOOM Link: <https://us02web.zoom.us/j/81002622547>
or +16465588656,,81002622547#

1. **40 Windsor Rd (Ward 5)**

Total Demolition

This house was built in 1912 in an eclectic Craftsman style for Mrs. Anna Taylor. The house was designed by architect John Titus and appears to be his only house in Newton. Meanwhile, the house itself has had many alterations over the years, including a centrally located second story window installed at an unknown date which somewhat obscures the original style. In 1926, the third floor of the house was enlarged and the dormers added to provide space for a new bathroom and bedroom. The following year, the rear entry porch and steps were reconstructed with a different design. In 1970, a detached garage built behind the house in 1913 was demolished to make way for a large new deck across the rear façade (this deck was reconstructed in 2007). In 1985, the bow fronted one-story addition to the left façade was constructed to add a new family room and office to the house.

The structure is sided in stucco, which is an infrequent siding choice for this style. The property is not listed on the Historic Resource Survey but is immediately adjacent to the Windsor Road National Register Historic District. Despite its many alterations, staff recommends that this building be preferably preserved, as it still contributes to the turn-of-the-20th century character of the neighborhood.

2. **34 Brookside Ave (Ward 2)**

Total Demolition House and Garage

This ca. 1919 two story house is a transitional structure with Craftsman style raftertails visible below the projecting eaves and consistently Colonial Revival style details in the square columns and broken pediment design of the front entry porch and open side porch. The house was one of several in this area built and designed by Ronald F. Gammons, who lived at 59 Brookside Avenue during this period, for the Newton Real Estate Trust. The building is not listed on the Historic Resource Survey.

The open porch to the right of the house is original to the structure, which has had few exterior alterations over time aside for the expansion of an existing enclosed porch on the rear façade of the building in 1938. Similarly, the one car garage located to the rear of the house was built in 1931 and has retained its original form, materials, and side-by-side entry

doors. The garage was built for then owner of the house Reinette S. Aborn by the Frank H. Powers, Co. Staff recommends this house be preferably preserved.

3. 462 Waltham St (Ward 3)

Total Demolition

This one and a half story ca. 1932 Cape style house has many interesting architectural details, including the below-grade porte-cochere, large windowed dormers, and trellis style arched entry. A separate, detached one car garage was also constructed behind the house in 1932. The house appears to be in its original form and there are no permits filed for either interior or exterior changes to the building. The house was built by and for H.H. Etter, who is also listed as the architect. The property is not listed on the Historic Resource Survey but does neighbor the West Newton National Register District. Staff recommends that this building be preferably preserved.

4. 321 Craft St (Ward 1)

Partial Demolition House

This ca. 1925 Dutch Colonial Revival house has retained its original form and materials including the pedimented front entry porch and open porch along its left façade, both of which are supported by simply detailed square posts. The only permit on file for exterior changes to the building is to replace four windows and the patio door which was done earlier this year. The house was originally built for Grace Hussey by architect A.A. Hansen. The detached garage to the rear of the house was also built in 1925. The property is not included on the Historic Resource Survey. The proposed addition retains the side gambrel, and replicates covered porch entry, while differentiating between the historic and new construction. Staff recommends preferably preserving the building and approving the proposed design.

5. 64 Columbus Street (Ward 6)

Total Demolition

This is a one and a half story, cross-gabled brick office building constructed in 1936 as a private dental office and is still in that use today. The building was originally constructed with a slate roof which has since been replaced with asphalt shingle but has otherwise had few exterior alterations. The building has retained its original brick facades and Tudor Revival style metal casement windows. The building is not listed on the Historic Resource Survey but is directly adjacent to the Newton Highland National Register District.

The building was built for J.D. Thompson and designed by architect C.C. Crowell. Christopher Chase Crowell of Newtonville was an MIT educated architect who focused primarily on residential architecture. He is responsible for 11 other houses in Newton as well as the Richards Circle development in West Newton which are included in the MHC Macris database. He worked throughout Newton as well as in Boston, Brookline, Wellesley, Quincy and Denis from the 1920s through the 1960s. Staff recommends that this building be preferably preserved.

6. 123 Otis St (Ward 2)

Total Demolition

This two story, Arts and Crafts style was built in 1911 by owner Emil F. Schult who is also listed on the permit as the architect. The traditional style house has wide overhangs at the eaves and surrounding the porch decorated in long, shallow dentils. Both the formation and footprint of the existing house are in character with the original style and show few alterations over time. The deck and railings of the front porch were replaced earlier this year but the roof and design of the structure was not altered. There are no other permits on file for changes to the exterior of the building. The house is not listed on the Historic Resource Survey but is directly adjacent to the Newtonville National Register Historic District. Staff recommends this building be preferably preserved.

7. 10-12 Elliot Ter (Ward 5)

Total Demolition

This two-story, multifamily colonial revival was constructed in 1900. The character defining large front porches are somewhat atypical of a this variety of two-family in New England, and set it apart as possibly inspired by the sleeping porches characteristic of colonial and classic revivals in the Southeastern United States. Later alterations and maintenance have preserved the more unique features of the building, and the matching railings and balusters along the side entry. It has not been inventoried on the Historic Resources Survey. Staff recommends the building be preferably preserved.

8. 362 Otis St (Ward 3)

Partial Demolition House

This 1860, three story home is an example of the Second Empire style. While the home has a large, two car garage addition, it has retained a mansard roof, and double bays on the right façade and the two dormers. The deck railings and tall shutters also stand out as character defining features on the front and right facades. The home is part of the West Newton Hill National Register District. While not listed as a contributing building (possible because it is not as obviously visible from the sidewalk on Otis Street as some of its neighbors) it is very much in keeping with the neighborhood's Victorian character.

Staff recommends that the building be preferably preserved, and welcomes further discussion of the proposed design. Current plans would leave the front façade largely untouched, but would eliminate many character defining shutters on the side and rear facades, and would eliminate one large bay window for a more modern, box bay addition.

9. 156 Grant Ave (Ward 7)

Total Demolition

This 1890 Queen Anne and Tudor-revival style, single family home was once the home of Adams D. Claflin, president of the Boston & Suburban Electric Co. and son of the Massachusetts governor William Claflin (serving 1869-1872). Adams Claflin was instrumental in the development of not only utility infrastructure in the MetroWest suburbs of Boston, but also in the development of streetcars throughout Newton in the early twentieth century. Claflin eventually became president of the Boston and Middlesex Street Railway Company, which merged several suburban streetcar companies (including ones operating on Commonwealth Ave), until the rise of the automobile forced their closure in the early 1930s. As governor, his father William Claflin was a vocal abolitionist, and is known as the Commonwealth's first governor to support women's suffrage. Prior to his term as governor, he played a large part in the development of Newtonville in the 1850s, and remained a resident there throughout his retirement and later years.

The architect of the home was Samuel Brown, who built several homes in Norumbega Park and resided in Newtonville. The home is characterized by its transitional nature from the Queen Anne style into Dutch Colonial Revival. It is individually listed on the National Register of Historic Places, and the inventory form correctly describes the home as "having all manner of porches, balconies, and bay windows." Its eclectic mix of windows includes a large array of Palladian windows on the rear façade.

Staff emphatically recommends the preferably preserving this home, and imposing the 18-month demolition delay.

10. 293 Albemarle Rd (Ward 3)

Total Demolition

This colonial revival was built in 1920. It retains a footprint consistent with the colonial revival style, as well as a large side gambrel roof line and interesting side porch and deck. The neighborhood is an eclectic mix of styles, but were constructed during the same period (between 1915-1925) and have a

similar, one-and-half story or compact two-story massing. The G.W. Bromley Atlas (1929) shows this section of Albermarle Road developed alongside West Newton's Fessendon School and the former Albermarle Golf Club, subdividing from the same properties throughout the early twentieth century. This property has not been inventoried by the Historic Resource Survey. Staff recommends this home be preferably preserved, for reason of architectural and neighborhood significance.

11. 61 Esty Farm Rd (Ward 8)

Total Demolition

61 Esty Farm Rd is a one-and-a half story midcentury split level, constructed in 1959, and has been inventoried as part of the June Lane Esty Farm Road area. The neighborhood is a mix of new construction and similar midcentury split levels, which were constructed between 1958-1959 by Sunny Lane Homes Inc. and Creative Builders and designed by Ralph I. Williams. The split levels are all constructed in the asymmetrical "flying wing" design. Staff recommends this house be preferably preserved, for the reason of architectural context of the neighborhood.

12. 624 Saw Mill Brook Pkwy (Ward 8)

Total Demolition

This single-story, single-family home was built in 1949, in the traditional postwar ranch style. It sits in the Oak Hill Park National Register District and retains the massing and formation similar to the veterans housing signature to that development. The house itself is not architecturally significant, though it is exemplary of the spirit of the housing for which this historic district is known. The neighborhood is a mix of new developments and similar midcentury ranch houses. Staff does not recommend preferably preserving this house on the merits of its own architectural significance but welcomes discussion on the neighborhood context from the commissioners and the public.

13. 35 Mignon Rd (Ward 3)

Waiver for Total Demolition

Architect Lewis Fink designed this mid-century ranch house in 1952 for Jacob Feldman. The house's design was and still is consistent with many of the other single-family ranch homes constructed in the immediate neighborhood on Mignon and Ruane Roads, almost entirely between 1951-1952. The area was originally one parcel of land owned by Margaret Douse of Boston until she sold it in 1950 to Leo Wolf and Jeanne Wasserman. The mid-century ranch house retains a number of its original elements including the vertical wood paneling with scalloped ends seen in the front gable, metal horizontal windows on the left side and rear elevations, and front door and surround with decorative diamond shaped detailing. The existing features, in addition to the brick chimney protruding through the center of the cross hip and gable roof, and brick and stone veneer, are also seen on nearby mid-century ranches. With the exception of a few houses, the area remains an example of a subdivision of and nice examples of the mid-century ranch style and was recommended by staff for inclusion for further study on the upcoming Newton Architectural Survey 1946-1971 project.

14. 25 Beecher Pl (Ward 6)

Waiver of Demolition Delay

The vernacular wood framed house with Craftsman style influences was permitted for construction in 1928. The architect and builder listed on the original permit was R.E. Dawson. The single-family house was one of the later additions to the street, which according to the 1930 census, was predominantly inhabited by immigrants. The first owner was Giacomo Alleva, a worker at the City Stables at 90 Crafts Street, and his wife Jennie, both Italian immigrants. The Alleva family owned the property until this year as their son Francis, a long time teacher at Newton South High School, and his wife Anna, would retain ownership throughout the decades. The house rises from a stone foundation to an asphalt front gabled roof, and retained its original footprint until 1979, when a one story rear addition was constructed. As a later addition to a collection of late 19th century houses, some of which have since been demolished,

staff struggles to find it to have a prominent role in the surrounding context, and it does not stand out on its own as a good example of any architectural style and no significant historical events appear to have occurred at the property. Staff previously recommended that the home not be preferably preserved, and now recommends that the waiver be granted.

~~15. 100 Varrick Rd (Ward 5)~~

~~Waiver of Demolition Delay~~