



Ruthanne Fuller
Mayor

Barney S. Heath
Director
Planning & Development

Mollie Hutchings
Chief Preservation Planner

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Doug Cornelius, Chair
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NEWTON HISTORICAL COMMISSION

*AGENDA *

Date: November 29, 2022

Time: 7:00 p.m.

ZOOM Link: <https://us02web.zoom.us/j/89315191045> or
+13017158592,,89315191045#

1. **18 Station Ave - Newton Highlands Station (Ward 6)** Section 106 Review of Station Improvements
The MBTA previously presented improvements to the Newton Highlands Station in July 2021, including improvements to the ramp to Walnut Street and the installation of awnings. The new design uses a custom awning product specific to the Newton Highlands site, and removes any changes to the preservation easement area. Staff recommends that the design be approved.
2. **8 Central Ave (Ward 2)**
Review of Chimney
This project involves the restoration of a chimney previously demolished. The current plans include a 2" brick facing, which the staff finds acceptable under the circumstances.
3. **27-29 Salisbury Rd (Ward 2)**
Total Demolition
This three story, two family home was built in 1924 by builders Elander Brothers of Dorchester. for Thomas Frawley The original footprint is intact, with the only permitted alterations being to the garage doors. Character defining features include the shingle siding and the windows, which appear to maintain their original sizes even after replacement. Staff recommends that this house be preferably preserved.
4. **105 Adams Ave (Ward 4)**
Total Demolition
This small, ranch style home was constructed by builder Erwin Doherty of Waltham in 1942. The breezeway and garage addition was constructed slightly later in 1950. Notable features include the cross hipped roof, gabled entrance, and narrow shutters. Staff recommends that this building be preferably preserved.
5. **40 Oakmont Rd (Ward 6)**
Total Demolition
This cape-style home was constructed by builder and owner James Caccavo (sp?) in 1942. The screen porch addition on the right facade was built in 1989. Character defining features include the steep roof line and notable lack of dormers. Staff recommends that this building be preferably preserved.



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6. 213 California St-217 California St (Ward 1)

Total Demolition

These industrial buildings were constructed by the John MacDonald Construction Company in c. 1924. 213 California Street is a two story brick building providing square feet of industrial space, where as the building at 217 California Street stand next door at four stories. Staff recognizes the site and use of these buildings as historically significant, and encourages discussion of the buildings themselves.

7. 130 Arnold Rd (Ward 8)

Total Demolition

This 1949 transitional colonial revival stands out as a later example of an older style. The building sits within the Oakhill Village Residential District. It is not mentioned as a contributing building in the inventory, but fits the description of the neighborhood's historic and architectural significance as a development of colonial revival and traditional New England styles constructed between 1925 and 1955. Character defining features include the arched pediment over the main entry and the eight over eight windows, as well as the small window with diagonal muntins on the front facade. Staff recommends that the building be preferably preserved.

8. 49 Dalby St (Ward 1)

Total Demolition

This c. 1870 vernacular home is inventoried as the Phillip Murphy House in the historic resource survey. The original owner was a carpenter, and house remained in the Murphy family for at least a hundred years following its construction. Character defining features include the Italianate windows and large front porch. Staff would normally recommend preferably preserving a building in this style and neighborhood, but also recognizes that the building is in less than ideal condition and welcomes further discussion.

9. 406 Woodward St (Ward 5)

Total Demolition of House and Garage

This bungalow was constructed in 1910 by John C. Bagloe, a builder that worked throughout Newton in the early 20th century. Later alterations to the home include alterations to the dormer in 1912, alterations to the porches in 1931 and a rear addition in 1991. The building is within the Upland Road - Pine Ridge Road Residential District, but is not listed as a contributing building. Staff recommends that this property be preferably preserved.



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10. 46 Rachel Rd (Ward 8)

Total Demolition

This 1963 split level was constructed by Countryside Builders of Newton. Notable features include the large bay window. The sunroom addition was added in 1986.

85 Homer St (Ward 6)

11. Waiver of Demolition Delay

The Coffin - Brown - Sparhawk House was built c.1855 in a transitional style, combining the Greek Revival popular in the early 19th century and the Italianate features that would become signature to the Victorian era. The clapboard-sided, two and a half story house has seen a few alterations, including bays on the east elevation and porches to the south and west. The rear addition proposed retains the character of the front and side facades. The team has returned with updated designs reflecting the Commission's advice.

12. 35 Mignon Rd (Ward 3)

Waiver of Demolition Delay

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 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