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NEWTON HISTORICAL COMMISSION

Staff Memo

Date: December 22, 2022
Time: 7:00 p.m.

1. 24 Alban Rd

Built in 1921 by the developer Moulton Realty Trust, this Dutch colonial has retained its gambrel roof and its notable off-center front entry. The property is considered a non-contributing building within the Waban Village Historic District, which is a district characterized by a mix of Craftsman-style and colonial revival homes. The proposed design would expand the kitchen with a two-story addition off the rear façade. Staff recommends that the building be preferably preserved, and that the commission approve the proposed design.

2. 61 Allison St

Built in 1928 by Suburban Homes Inc and designed by architect Rosenblatt Brothers. for owners Thomas and Annie Eggleston, both of whom were Irish immigrants living in Nonantum. They lived at this address until Thomas's death in 1938. The one and a half story home was built in a shotgun style with a New England vernacular (shingle siding a low clipped gable roof). It sets itself apart on the street of larger builds, and in its small stature represents a large piece of Nonantum's social history. Staff recommends that this building be preferably preserved.

3. 108 Thurston Rd

This two-story dwelling has recorded dates as both 1935 and 1961 in the City of Newton's permitting system. Further research by staff shows that the 1961 date is correct. The home is a two -story, single family frame dwelling, and, though similar to its immediate neighbors in design, doesn't contribute to the significance of the greater neighborhood (which includes the Newton Upper Falls National Register District). Staff recommends that this house not be preferably preserved.

4. 21 Silver Birch Rd

This postwar ranch was constructed in 1952 by owner and builder Frank Mahoney and designed by architect Charles Smiley. It has had no significant exterior alterations recorded in the permit file, though the file shows there was significant damage from a kitchen fire in late 1970s that was repaired. The property is not listed as a contributing building, but is within the Howard Park Residential District, which is characterized by the development of various colonial revival styles between the 1920s and the 1950s. Staff recommends that this property not be preferably preserved.

5. 166 Wiswall Rd

This post-war ranch was constructed developer Kelton Realty and designed by the Kelly Crop, both of Arlington, MA. There was a small side addition constructed 1955, which is non-disruptive to the style. The house is located in the Oak Hill Park National Register District, and staff welcomes discussion of its historic and neighborhood significance.

6. 85 Homer St

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.

7. 512 Dedham

This 1955, cross gabled ranch is an excellent example of mid-century residential design in Newton. The proposed design would demolish character defining features including the garage and the side entry, though has proposed an addition that is similar in proportion to the existing, and retains the horizontal, midcentury nature of the original design. Staff recommends the commission approve the proposed design.

8. 172 Harvard Circle

Has elected to appear at the January 5th meeting

9. 29 Richards Circle

29 Richards Circle was constructed in 1953. as cross-gabled, post-war ranch The siding is a mix of vinyl and brick veneer. The entry way, with Greek revival inspired trim, is original to the building and a feature found on several Richards Circle properties of varying styles. 29 Richards Circle has been inventoried by the National Register as part of the Richards Circle area. The cul-de-sac remains remarkably intact as a eclectic mix of mid-century construction. The proposed new

construction is a two-story, single-family home with an attached garage. Though there are other designs fitting that description in Richards Circle, the garage on the proposed design is aligned with the porch, rather than being recessed like the neighboring homes. Staff has also been informed that there is substantial damage, particularly dry rot, to the original home and welcomes further discussion from the applicant on this.

10. 84 Eldredge

This condominium building was originally built in 1898 as the Pomeroy Club and is part of the Farlow and Kenrick Parks National Register District. It was built in the Classical Revival style, much of which is still evident in the ornamental details, including the Palladian windows, Doric corner boards and Ionic porch support columns. The proposed design would add on to the existing covered basement entry, providing more coverage. The ornamental details on the proposed design (ionic columned supports) are consistent with the existing structure. Staff recommends that the Commission approve the design and welcomes further discussion.