



## NEWTON HISTORICAL COMMISSION

### \*Staff Memo \*

Date: January 5, 2023

Time: 7:00 p.m.

#### 1. 29 Faxon St

##### Total Demolition

Ruthanne Fuller  
Mayor

Barney S. Heath  
Director  
Planning & Development

Mollie Hutchings  
Chief Preservation Planner

This two-story home was constructed in 1886 for the family of machinist Joseph Hanson. The home remained in the Hanson family until the turn of the 20<sup>th</sup> century, Though the siding has been replaced by vinyl, the older house inventoried in 1976 clearly remains underneath. Permit data shows a one story addition to the kitchen was constructed in 1925, and the larger lot was subdivided in 1946 to allow for the construction of neighboring properties. Staff recommends that the building be preferably preserved, for its significance to the neighborhood context of Nonantum.

#### Members

Doug Cornelius, Chair

Mark Armstrong

Nancy Grissom

Katie Kubie

John Rice, Vice Chair

Harvey Schorr

Scott Friedman

Anne Marie Stein, Alternate

#### 2. 1593-1595 Centre St

##### Total Demolition

This two and half story, two family home was constructed in a traditional, early 20<sup>th</sup> century Arts and Crafts style. It is characterized by the shingle siding and wide central porches and balcony with shingle sided knee-wall. The building has not been inventoried, but is consistent with the style and time period of other buildings inventoried in the Newton Highlands neighborhood, if not a high style example. Staff recommends that the building be preferably preserved.

#### 3. 19 Irvington St

##### Total Demolition

This 1899 house was constructed in the Classical Revival style, as evident by the entryway pediment, columned porch supports and the symmetrical placement of the windows (since replaced). The gazebo porch is also a character defining feature of this house, setting it apart the street. Permit data shows that the only exterior renovations to the home include the cover for the basement entrance in 1978, and the construction of a new deck and kitchen renovation in 1999. The building is within the Waban Village Residential District, though it is not listed as a contributing building. Staff recommends that the building be preferably preserved, due to its architectural significance.

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**4. 43 Crafts St**

Total Demolition

This c. 1850 two-story single-family home was built for the family of laborer Jerry Seery. It has an asphalt shingle roof and asbestos shingle siding. It is inventoried as the House, and has been described as contributing the neighborhood context given the worker cottage developments throughout Nonantum. Staff would recommend that a house of this age and context be preferably preserved, but will not do so in this case given the advanced state of the deterioration and welcomes further discussion of the property.

**5. 22 Jerome Ave**

Partial Demolition

This 1921 home was built by builder and owner John Derry, who was listed as living at 17 Jerome Ave. The home's interesting style retains the front dormer and sloped roofline of a bungalow, though the dormer and small overhanging eave do not extend far past the wall of the front façade, and the entry is on the right side with only a small, covered porch. It has been altered a few times in the last 20 years, including the removal of the right façade in 2006 (though no addition plans were found in the permit records) and the construction of a new rear dormer in 2008. The home is similar in massing and time period as the Capes and other 1920s home on the street.

The proposed design would add a two-story garage addition that is largely in keeping with the existing home. Staff recommends finding the home preferably preserved and welcomes discussion of the proposed design.

**6. 175 Evelyn Rd**

Partial Demolition

This 1952 ranch house has a prominent hipped roof and an attached garage. The home has an eclectic mix of sidings, including vertical and horizontal board siding and a stone watertable. The property is within the Mary Ellen Road Residential District. The proposed design would add a large second story addition. Staff recommends finding the building preferably preserved, and welcomes discussion of the proposed design.

**7. 951 Walnut St**

Partial Demolition

This two-story home is a simple example of a Colonial Revival wood-frame home. It is inventoried as part of the Lakewood Park Residential District, which is characterized by similar, late 19<sup>th</sup> century Tudor and Colonial Revivals in the Newton Highlands neighborhood. The proposed design would demolish the existing second floor and construct a large new addition on the right facade. Staff recommends finding the property preferably preserved, and welcomes discussion of the proposed design.

**8. 6 Ferncroft Rd**

Partial Demolition

This two-story, eclectic home draws mostly on the Gothic Revival styles, as characterized by the brick construction, narrow windows and the high-pitched gable roof. The property is a noncontributing property within the Gordon and Evelyn Road Residential District, which contains an eclectic mix of Tudor revivals and post-war split levels, mostly built between 1930 and 1950. The proposed addition would include the replacement of the large garage on the front of the façade and a new family room addition on the rear façade. Staff recommends that the building be preferably preserved and the design be approved.

**9. 172 Harvard Circle**

Waiver of Demolition Delay

This house is one of only a few Tudor style houses in a neighborhood of one and two family Craftsman and Colonial Revival homes. Although it is not typical of its immediate area, the ca. 1922 house is an excellent example of the style which has retained its original stucco façade and half-timber detailing in the gable ends and surrounding the bay window on the front facade. The proposed construction, a new build, replicates many of the signature Tudor elements of the original building, while incorporating more contemporary elements, including the large front façade window on the first story, and the stick details near the trim. For this reason, staff recommends approval of the new design, though welcomes further discussion.

**377 Waverley Ave**

Waiver of Demolition Delay

This is an excellent example of a ca. 1922 Colonial Revival house with a somewhat less usual saltbox style form. The house appears to have retained all of its original trim and detailing including its slate roof, heavy detailed molding and surrounding the eaves and cornice, and dentil detailing below the cornice that extends around the lower edge of the rear facade as well. The house has also retained its original front entrance surround and decorative leaded glass windows and all of the original detailing appears to be intact. In 1958, a one-story addition was added to the rear façade to connect the house to the ca. The flat roofed addition does not include any of the detailing found on the original building but also does not interrupt it. Other changes include an undated shed dormer on the rear slope of the slate roof and a ca. 1990s sunroom addition to the left façade. Staff welcomes discussion of the proposed design.

## **10. 58 Cherry Place**

### Waiver of Demolition Delay

The Vernacular farmhouse is a simply designed gable end roofed structure with a smaller gable roofed ell projecting from the rear right corner of the house and a one-story, flat roofed porch behind the rear right corner of the house which was enclosed in 1929. The house was vinyl sided at an unknown date and the front porch enclosed, probably early in the 20th century. The original details now visible include its form, close proximity to the street, and wood molding surrounding the gable ends. The windows are a mix of older and newer examples but none appear to be original to the house. This house was one of the earlier houses in this section of West Newton, first appearing on the 1886 Beers atlas as the house of Mrs. A. Welch. Staff welcomes discussion of the proposed design.

## **11. 100 Varick Rd**

### Waiver of Demolition Delay

This 1925 colonial revival is returning after the appearing at the October 27th meeting. It is within the Waban Village residential district, though it is not listed as a contributing building. The updated design has made an effort to incorporate he changes the Commission requested, particularly on the front elevation and related to the size of the windows. Staff recommends approving the design.

## **12. 391 Walnut St**

### Preservation Restriction

This condominium building, formerly the First Church of Christ Scientist, is located on the west side of Walnut Street the northern end of the Newtonville National Register District, and is listed individually on the National Register. The building was constructed in 1927 and designed by Densmore, LeClear & Robinson. It has a red brick construction and stone trim, drawing from the Federal period. The proposed design would construct two small metal balconies outside two of the units. Staff opinion is that the proposed design is in keeping with the historical period of the original construction, and is nondisruptive to the historic resource.

## **13. 43 Carver Rd**

### Waiver of Demolition Delay

Based on atlas and city water records, this wood framed house was constructed between 1895-1896. The footprint appears to still reflect its original design, as the bay windows on the front and sides are evident on an 1896 plan to hook up the water. The wrap around front porch originally extended further down the left side of the building to the bay window. As is typical for a building of this age, material changes have occurred such as the replacement of windows and siding in 2010. Remaining elements include the high-pitched hip roof with projecting dormers on all slopes, brick chimney, decorative scroll brackets visible on the right-side entry, and overall feel and character of the late 19th century residence. Staff welcomes discussion of the proposed design.