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## NEWTON HISTORICAL COMMISSION

### \*STAFF MEMO\*

Date: January 26, 2023

Time: 7:00 p.m.

ZOOM Link: <https://us02web.zoom.us/j/84966386438> or  
+16465588656,,84966386438#

#### 1. 1314 Washington St (Ward 3)

Partial Demolition

The former West Newton Savings Bank was originally constructed in 1915. Permit records show that there were two rear additions, constructed in 1938 and 1959, which were constructed to match the existing. Extensive work was also done on the front stairs and entry in 1993, and many changes to the sign as the name and ownership of the bank changed over the years. The building has a Classical Revival style, and is characterized by its large Palladian windows and defined by its buff brick and limestone construction. The current additions mimic this, but lack the detailing of the keystones on the arched windows or the dentil work on the cornice. It is located in the West Newton Village Center National Register District, at the corner of Washington Street and Highland. The proposed design would build an addition that, while exceptionally large in massing, only demolishes the later additions on the rear of the building, and retains what is original on the front facade. Staff appreciates the effort to retain the original West Newton Savings Bank building, and welcomes discussion of the proposed design.

#### 2. Waban Hall (87-89 Wyman St) (Ward 5)

Request for Determination of Historic Significance

Formerly 474 Woodward St, this 1890 building was originally a two-story, wood-frame commercial building constructed in the Queen Anne style, which the remaining second story still reminds us. The large, one-story brick storefront, characterized by its large arched windows, was designed by architect John Barnard and constructed in 1923. This storefront is currently home to a Starbucks location. While there has been extensive work done on this building as it has served different commercial needs for the neighborhood, staff recognizes that the building played a large part in the original commercial development of Waban Village, and recommends it be found historically significant.

#### 3. 41 Washington St (Ward 1)

Request for Determination of Historic Significance

The George H. Hastings House was constructed c.1890. It has a fieldstone first-story mixed with its transitional Shingle and Queen Anne style, and is characterized by its corner tower, large front veranda and porte-cochere. It is a well-preserved example of the Shingle Style. The original owner, George Hastings (1840-1931), was a photographer working in Boston, mainly with portraits. Staff recommends the home be found historically significant.

### **424-432 Cherry St (Ward 3)**

Waiver of Demolition Delay - Partial Demolition Application

This local landmark building, built in 1921, is a Dutch Colonial style home with a 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 facade. Staff recommends that the building be preferably preserved, and that the commission approve the proposed design.

### **24 Alban Rd (Ward 5)**

Waiver of Demolition Delay - Partial Demolition Application

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 facade. Staff recommends that the building be preferably preserved, and that the commission approve the proposed design.

### **6. 85 Homer Rd (Ward 6)**

Waiver of Demolition Delay - Partial Demolition Application

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. 1717 Beacon St (Ward 5)**

Partial Demolition

This building, constructed c. 1918 is a large, 2.5-story wood frame building drawing from Classical and Colonial Revival styles. It is characterized by its closely set windows, large portico with columned supports, and low pitched central gable with arched transom window. The proposed addition, while losing some of the symmetry that is so well preserved, is very much in keeping with the existing building (particularly the pitch of the roof and the cornice detailing). Staff recommends preferably preserving the building and approving the design.

### **8. 1337 Commonwealth Ave (Ward 3)**

Total Demolition

This building is a 1962 split level construction. While it immediately abuts the Howland Development Residential District, and is a close neighbor of the Day Estate Historic District, the style and construction does not contribute to the historic character of either of those districts. Staff recommends finding the property not preferably preserved.

### **9. 32-34 Madison Ave (Ward 2)**

Total Demolition

This two-story, two-family wood frame dwelling was built in the vernacular style in 1917. It was constructed for Dr. W.W. Shield by builder L.S. Coombs. Though not a high example of its particular style, it is similar in its period of construction and its massing to its neighbors on Madison Avenue. It is not inventoried in MACRIS, but is adjacent to the Washington Park National Register District. Staff welcomes discussion of the property's historic significance.

### **10. 27 Rosalie Rd(Ward 8)**

Total Demolition

Constructed for owner Arnold Hartman by builder Fox Meadows Corp (located at 17 Rosalie Rd) and designed by architect Christopher Crowell in 1942, this cape style house is characterized by its wide set dormers and central chimney. There are no alteration permits in the file. The property is within the Oak Hill Village Residential District, which developed between the 1930s-1950s, and is inventoried as a contributing building. Staff recommends that this building be preferably preserved.

### **11. 25-27 Maple Park (Ward 6)**

Total Demolition of Barn

The building is a two story, clapboarded-sided barn that is currently being used as a garage. While no permit data is available for the barn itself, the 1886 Beers Atlas does show a barn or stable in this location with this footprint, though the block foundation suggests it may have been rebuilt in the same footprint. Staff welcomes discussion of the building's significance.

### **12. 236 Chapel St (Ward 1)**

Waiver of Demolition Delay

This two-story, single family colonial revival house was built c. 1875. It is inventoried as the Hennessy-Scrocco House (NWT.1400). There are no particular character defining features to render it a strong example of its architectural style, though it is in keeping with the style and period of other Nonantum homes. The proposed design does not relate particularly to the building that it would replace, and the forward garages paired with the four, high-pitched gables on the front facade are an interesting combination of features. Staff welcomes discussion of the proposed design.

### **13. 58 Cherry Place (Ward 3)**

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.

#### **14. 86 Halcyon St (Ward 6)**

Determination by NHC if Violation of Demo Delay Ordinance Occurred

On December 29, 2022 Inspectional Services issued a Stop Work Order for work at 86 Halcyon Street, which had been issued an Administrative Approval by NHC staff on October 31, 2022 for a rear addition. The design for which they were issued a permit, as well as photos of the current project are included in the supplemental materials.