



# NEWTON HISTORICAL COMMISSION

## \*Staff Memo \*

Date: March 23, 2023

Time: 7:00 p.m.

ZOOM Link: <https://us02web.zoom.us/j/89466056553> or  
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Ruthanne Fuller  
Mayor

Barney S. Heath  
Director  
Planning & Development

Mollie Hutchings  
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### 1. 86 HALCYON ST

Settlement of Violation of Demolition Delay  
See Supplemental Materials

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. A draft of the settlement agreement, which has been drafted by the Law Department after a conversation with staff and the applicant, is attached in the supplemental materials. This vote will be to allow the Chair to sign the settlement agreement on behalf of the NHC, and proceed with the design review at a later meeting.

### 2. 17-19 CHANNING ST

Determination of Violation of Landmark Ordinance  
See Supplemental Materials

On February 22nd, 2023 Inspectional Services brought to the attention of NHC staff that alterations had been made to the local landmark at 17-19 Cherry Street without building permits, and without application or review by the Newton Historical Commission.

These alterations include:

- Replacement of the roof with new architectural shingles
- Replacement of basement windows with an in-kind vinyl replacement.

According to the landmark report drafted in 2010, any alteration or replacement is meant to be held to the Secretary of Interior's Standards for Rehabilitation of historic buildings. This vote is to determine if a violation of the landmark ordinance has occurred at 17-19 Channing Street.

### 3. 45 ALEXANDER RD

Determination of Violation of Demolition Delay Ordinance  
See Supplemental Materials

On March 7, 2023 Inspectional Services issued a Stop Work Order for work at 45 Alexander Rd, which had been issued an Administrative Approval by NHC

staff for a second story addition. The team has reported to staff that, after finding unreinforced concrete on the first story, the first-floor walls were also demolished. A narrative has been provided by the architect and is included in the supplementary materials. This vote is to determine if a violation of the demolition delay ordinance has occurred at 45 Alexander Rd.

**4. 2-6 WINDSOR RD (1625-1629 BEACON ST)**

Local Landmark Nomination

See Supplemental Materials

The original commercial building on the Strong Block was constructed in 1897, with later additions continuing through the 1920s. William C. Strong, the original owner of property and transportation advocate for the Waban neighborhood, owned the original parcel of land until he died in 1913. The building has since served as a cornerstone of commercial development in Waban Village, and has strong historic significance to the area. Early vendors in the building included grocery stores and apothecaries. Further information can be found in the historic write-up provided by the community in the supplemental materials packet. Staff welcomes further discussion on the building's potential as a local landmark. Voting to accept this nomination means that staff would conduct further research into the property's historic and architectural significance.

**5. 41 WASHINGTON ST**

Local Landmark Nomination

See Supplemental Materials

The George H. Hastings House was constructed c.1890. It has a fieldstone first-story with a mixed transitional Shingle and Queen Anne style. It is characterized by its corner tower, large front veranda, and porte-cochere. It is a well-preserved example of the Shingle Style in Newton. The original owner, George Hastings (1840-1931), was an early photographer working in Boston, mainly with portraits. He also traveled with his work outside of the Boston area, photographing many turn-of-the-century baseball teams. The commission previously determined the house to be Historically Significant, in concurrence with the staff's recommendation. Initial research by staff has determined that the building would be a strong candidate for demolition delay, and would recommend it be preferably preserved should any demolition be proposed going forward. Staff welcomes further discussion on the building's potential as a local landmark. Voting to accept this nomination means that staff would conduct further research into the properties historic and architectural significance.

**6. 145 WARREN ST**

Local Landmark Review – Amendment to Certificate of Appropriateness

[View Application Here](#)

The Commission originally issued a certificate of appropriateness for this property in January 2022, with additional information provided on the windows in July 2022 and solar panels on the roof of the new construction in

November 2022. Further changes presented for the amendment today include the replacement of roof shingles where necessary, rather than repair, and changes to the side entry. Staff welcomes discussion of the project.

## **7. 15 CHASE ST**

Waiver of Demolition Delay

[View Waiver Application Here](#)

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This three-story, two-unit house seems to have been built in a Queen Anne style in c.1880. However, major alterations to the siding and shape of the turret have retained little of its historic character. The home did previously belong to the family of photographer Wallace Nutting. This project has returned to the Commission due to a change in ownership. Staff had previously recommended the building not be preferably preserved.

The proposed design in the waiver application is entirely new construction. The proposed building does incorporate elements of the New England vernacular in the design, and the massing reflects the transitional Colonial Revival and Arts and Crafts styles of the neighborhood. The large front porch and pedimented entry particularly echo other buildings on Chase Street. While this design doesn't directly relate to the building it replaces, it has the potential to fit well within the neighborhood context. The choice to keep both garages on the side of the building, rather than the front, suits both the building and the neighborhood. Staff welcomes discussion of the design, particularly the asymmetrical material choices on the roof.

## **8. 236 CHAPEL ST**

Waiver of Demolition Delay

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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 design team has updated the proposed design from the last meeting, having received feedback from the commission. The design now is comprised of three smaller units rather than two larger ones, and the roofline has been lowered in pitch, which reduces some of the sharp contrast the previous design had with other buildings on the street. Staff welcomes discussion of the proposed design.

## **9. 32 NEWTONVILLE AVE**

Waiver of Demolition Delay

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The ca. 1870s Italianate style cottage has been significantly altered over the years but has survived with its original Mansard roof intact as well as many of its original architectural details including the arched trim and detailing around the front entrance, fishscale patterned shingles on the Mansard, dentil work and molding, and arched dormers. The stone and concrete “piazza” that wraps around the front of the structure was added in 1926 by then owner Everett McCassey, who apparently also designed the addition. A portion of the open porch was enclosed in 1928 for a sunroom but the rest of the left side of the porch remained open until 1969, when it was fully enclosed for use as a sitting room. The front entry and the remaining open porch to the right of the door were enclosed in 1990. The house was built as a private home by Russell Freeman, a mason, whose family lived here into the early 1900s. In 1947, the building was converted into a nursing home and most of the additions to the structure, including a 1948 fire escape, appear to have been added for that use. The proposed design is for entirely new construction, which seems largely unrelated to the neighborhood and its contexts. While some care was taken to ensure the garages were not front facing, the size and composition of the front façade is particularly busy, and does not seem to relate to either the neighborhood or the building it would replace.

#### **10. 624 SAW MILL BROOK PKWY**

Waiver of Demolition Delay

[View Waiver Application Here](#)

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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 veteran’s 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. The proposed design is for a two-story, single-family new construction which does incorporate midcentury elements, such as the horizontal form and forward-facing garage.

#### **11. 49 LENOX ST**

Partial Demolition

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This building was constructed in 1940 by builder and owner Louis Hache, and designed by architect S. Robinson as a single-family dwelling. It is built as a Garrison colonial, which is a common style for this time period in Newton. In 1993, the existing porch was enclosed. Otherwise, there is little permit history for the building’s exterior. The proposed design expands on the wings off both sides of the main body of the house, adding second stories and details that are in keeping with the overall style. The new design also creates a covered, pedimented entry to the main door. Staff recommends finding the house preferably preserved and approving the design.

**12. 39 MASON RD**

Partial Demolition

[View Application Here](#)

Truly a family project, this home was constructed in 1921 by builder and owner A.H. Newcombe and designed by architect H.M. Newcombe. The narrow shutters, rounded central dormer, and hipped roof all draw heavily from the Federal style. It has had brick veneer siding from the time of its construction. It has largely been unaltered on the exterior, with the exception of being reroofed in 2012. The proposed design would add a new two-story addition on the right side, which is in keeping with the style of the existing one-story wing off the left side. It would also add a new one-story addition off of the rear. Staff recommends finding the building preferably preserved and approving the proposed design.

**13. 14 SAXON TER**

Partial Demolition

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This 1915 home was constructed in a mix of Colonial Revival and Craftsman styles, and retains an eclectic mix of windows \. The building was originally owned by Gertrude Dowd, who developed properties in Newton Highlands and Newton Centre with her husband Arthur Dudley Dowd. It was sold to the Logan family by 1917. The building was designed by William E Howatt and designed by architect E. B. Stratton. The building has had two alterations to the exterior, including a kitchen addition in 1980 and a smaller addition in 1956. The proposed design adds a rear, single story addition which is non-disruptive to the existing building, and also a vertical stairway addition. Staff welcomes discussion of the proposed design.

**14. 186 PARK ST**

Total Demolition

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This majority of this building was constructed in 1840, as an Italianate Victorian home. The existing slate roof remains intact. While there are no original permit records for this property, City records show that the family of Byron E. White resided there in 1868. In 1917, a permit was issued to split the house in two, move one side out 14 feet and add a hallway and stair “addition” in the center of the house. The kitchen was added in 1997. The building is listed as part of the Farlow and Kenrick Parks National Register District. Staff recommends fining the house preferably preserved.

**15. 1553 BEACON ST**

Total Demolition\_

[View Application Here](#)

This Colonial/Federal revival was originally constructed in 1925, by builder Luther Hudgins, designed by architect and owner Elmer Buckley. The building has retained a footprint in keeping with other examples of this style in Newton, with a two and a half story central body of the house and two smaller additions off of either side. Staff recommends that the building be preferably preserved.

**Administrative Approvals**

10 MALUBAR LN, Total Demolition

152-154 LEXINGTON ST, Total Demolition