



## NEWTON HISTORICAL COMMISSION

### \*STAFF MEMO \*

Date: April 27, 2023

Time: 7:00 p.m.

ZOOM Link: <https://us02web.zoom.us/j/86403328988> or  
+16465588656,,86403328988#

Ruthanne Fuller  
Mayor

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#### 1. 86 Halcyon Rd

Review of Design after Violation  
See Supplementary 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 an addition. The NHC determined the project to be in violation of the demolition delay ordinance at the January 26, 2023 meeting, and the settlement has been signed. The vote for this item is to decide to approve the design for the project going forward.

86 Halcyon Rd was constructed in 1927, with a Garrison Colonial style and a pitch asphalt shingle roof. The owner and builder are listed as W. Kozloff, who was a resident of 26 Highland Ave. The home is part of the Locksley Park Residential District, which is known for having been built in the 1920s and 1930s when the developers Hayes & Hernandez subdivided the property that had historically been the Luther Paul Farm. While 86 Halcyon Rd is not listed as a contributing building in this residential district, it does fit with the period and style of the buildings that were identified in the inventory form. Permit records show that the house underwent several window replacements between 2003-2005, and a back deck was added in 2010.

The plans provided by the design team propose a first story that is similar to the original building in most ways, and a second story that is largely consistent with the second story addition which was originally approved. However, it still seems to reference elements as “existing” that will actually need to be rebuilt. The most significant change to the final design is that the rear dormer has been altered, after a conversation with Inspectional Services Department. Staff welcomes discussion of the proposed design.

Original Application, with original photos (prior to violation) can be found here: <https://newtonma.viewpointcloud.com/records/772435>

#### 2. 89-93 Wyman Rd (Waban Hall)

Local Landmark Nomination – Vote to Accept Nomination  
See Supplementary Materials

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. Initial research by staff suggests that, while the 1890 structure is the oldest, the 1923 addition likely has the greatest historic and architectural significance. This vote would determine whether or not to accept the nomination, which would allow the staff to produce a landmark report with further research on the building.

To accept a nomination, the property would need to meet one of the following criteria:

- 1) the property significantly represents an architectural type, style or design distinguished by innovation, rarity, uniqueness, or overall quality of design, detailing, materials or craftsmanship;
- 2) the property is meaningfully associated with a person or persons who significantly contributed to the cultural, historic, architectural or archeological aspect of the development of the City of Newton, Commonwealth of Massachusetts, or the United States of America;
- 3) the property's identification as a notable work of an architect, designer, engineer or builder whose work is significant in the history or development of the City of Newton, Commonwealth of Massachusetts or the United States of America; or
- 4) historic events or activities occurred at the property that have made an outstanding contribution to, or which best represent some important aspect of, the history of the City of Newton, Commonwealth of Massachusetts or the United States of America.

### **3. 145 Warren St**

Local Landmark Review – Update on materials for roof shingles and chimney brick

[View Application Here](#)

The applicant previously attended the March 23, 2023 meeting for review of the following changes to the Certificate of Appropriateness:

- replacement of roof tiles where necessary, rather than repair
- replacement of cedar shingle siding
- changes to the side entry door, replacing with a window
- partial demolition of the chimney and replacement of bricks

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

On April 14, 2023, both the staff and Chair received word that the chimney had been partially demolished. Planning staff and NHC Chair met with the applicant on-site to discuss the issue. After a review of the site and materials, staff requested ISD issue a stop work order for the landmarked structure, pending the determination of violation.

The applicant has submitted the following samples to City Hall for Staff review:

- The existing and proposed roof tile – a near exact match for the manufacturer (Chicago Imperial)

- Cedar shingles - which are proposed as replacements. While the commission typically doesn't review color on siding, the proposed shingles are stained rather than painted. The stain can be seen on the sample.
- A sample of the proposed brick (Michigan Brick Roman Red) and a sample from the demolished portion of the chimney. These are a close match in color and finish to the original chimney. However, no information has been provided on the thickness of the proposed veneer.

Staff recommends further discussion on the nature of the chimney reconstruction, with particular attention to the thickness of the proposed veneer and detail on the corners.

**4. 1286-1294 Washington St**

Total Demolition

[View Application Here](#)

See Item #6

**5. 1298-1308 Washington St**

Total Demolition

[View Application Here](#)

See Item # 6

**6. 1296 Washington**

Total Demolition

[View Application Here](#)

These three buildings form a commercial block on Washington Street in West Newton. All three buildings were designed by architects Krokyn and Bourne, who had offices on Milk Street in Boston.

The buildings at 1286-1294 Washington St were constructed in 1927 out of cast stone block, with a concrete foundation and a tar roof. They were built by originally built by E. H. Carly and designed by Wm M Haines of Waltham. It was owned by W Waldo Trowbridge, and was later purchased by the Kenmore Realty Corp. The Platt Contract Co. built 1296 and 1298-1308 in 1937 for the Kenmore Realty Corp, as were developing the lot next door.

All of these buildings are included in the West Newton Village Center National Register District, which recognizes the West Newton as Newton's fifth village and the former seat of municipal government until the 1930s, when the village center was undergoing rapid commercial development. These one-story block structures replaced the 19<sup>th</sup> century buildings in West Newton, and have become characteristic of the historic commercial center as we know it today. 1296 Washington Street has particular fame as the West Newton Cinema. It has served as a movie theater since it was built in 1937. Staff recommends finding all three buildings preferably preserved.

**7. 60 Highland St (Second Church in Newton)**

Request for Letter of Support for MPPF Application

See Supplementary Materials

The Second Church in Newton was designed by the architect Allen & Collens in 1915, with a Tudor Revival addition built 1938. The church is listed on the National Register a very prominent part of the West Newton streetscape. The church has requested a letter of support for the Massachusetts Preservation Project Fund application. Their proposed project would allow for the repairs to the masonry, gutter, and an original copper roof. Additional details can be found in the supplemental materials provided. Staff enthusiastically recommends the commission vote to sign the letter in support of this important preservation project.

**8. 254 Spiers Rd**

Partial Demolition – second story addition over garage and change in the roof line.

[View Application Here](#)

This postwar ranch-style home was originally built in 1953 by owner and builder Alfred W Halper. The architect was Alberto Rugo. The screen porch was added in 1955, and then removed in 1966 to add a family room and sun deck. The proposed design would add a second story addition, and change the remaining roofline from a front gable to a side gabled construction. While the change from the original roofline would set it apart from the neighbors (all of which were constructed in an identical style), the second-story addition, leaving the first floor intact, would involve minimal demolition of historically significant features.

**9. ~~11 Thornton St~~ – Administratively Approved**

Partial Demolition – removal of entry and canopy

[View Application Here](#)

**10. 254-256 Webster St**

Total Demolition

[View Application Here](#)

This 1928, shingle style two-family home was originally built for owner James A. MacDonald and designed by architect Garfield Burgess. While not high example of its style, the building is very much an intact example, with no alteration permits on record for the property. While the city's GIS data does list this building as being built in 1940, further research from staff shows an original permit to build from 1928. The house has not been inventoried as part of a historic survey. Staff welcomes the discussion of the property's historic significance.

**11. 1828 Washington**

Waiver of Demolition Delay

[View Application Here](#)

[View Original Application Here](#)

This farmhouse was likely constructed c. 1750, though the many alterations leave few of its character-defining features intact. The Old Shepherd Farm, originally built by Alexander Shepherd c. 1750 and purchased by carpenter Jeremiah Allen in 1778, stayed in the Allen family until it was purchased by bank president Joseph Bacon. Today much of the former farmland is owned by the Brae Burn Country Club. The Old Shepherd Farmhouse has had many alterations, including the removal of the rear ell in 1952, one story addition of the bay window in the 1960s and the rear one story addition in the early 1990s. The vinyl siding was added in 2004. Staff welcomes discussion of the proposed design, which is a new construction combining elements of both colonial revival and Cape styles. Staff recommends particular attention be paid to the window sizes in the dormers, the height of the garage wing of the house, and the projected stone element on the front façade.

**Administratively Approved**

- 54 Redwood Rd – TD House
- 24 Wyoming Rd – PD House
- 25 Braemore Rd – PD House
- 51 Waldorf Rd – TD Garage
- 12 Cochituate Rd – PD House
- 44 Carver Rd – TD Garage