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STAFF MEMORANDUM

Meeting Date: May 11, 2023
DATE: May 4, 2023
TO: Newton Upper Falls Historic District Commission
FROM: Barbara Kurze, Senior Preservation Planner
SUBJECT: **Additional Review Information**

The purpose of this memorandum is to provide the members of the Newton Upper Falls Historic District Commission (Newton Upper Falls HDC) with information about the significance of the properties being reviewed and the application process, which may be useful in the review and decision-making process of the Newton Upper Falls HDC. Additional information may be presented at the meeting that the Newton Upper Falls HDC can take into consideration when discussing a Local Historic District Review application.

Dear Newton Upper Falls HDC Members,

The following is additional information for the Local Historic District Review applications that you should have received in your meeting packet.

Applications

14 Summer Street – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The circa 1840 Greek Revival/Gothic Revival house may have been built at the same time as 6 Summer Street which has some of the same Gothic Revival details. The house is unique because of the Gothic Revival details and because of the incorporated recessed porch. Whipple Freeman, a farmer, lived in the house in the mid- to late 1800s, and probably owned the house during that period.

APPLICATION PROCESS: This review of a scaled-down option to renovate and enlarge the existing house by expanding the back of the right-side addition and building an attached garage on the right-hand side is continued from previous meetings.

Note: The commission requested accurate, consistent, and complete drawings and materials for the May meeting. We have not received any updated materials. Staff will forward new materials if they are submitted but if there is not enough time to review them prior to the

meeting, the commission can request that the review be continued to a future meeting or deny the application because there is not enough information for a full review. If the application is denied for that reason, the applicant can come back for review of the project if they provide the required materials and information.

Notes re the issues with the drawings and materials identified at the April meeting:

- Drawings were not accurate and not consistent. For example, the proposed left side elevation drawing did not match the floor plan.
- Drawings needed to make it clear what was existing and what was new so that commissioners could understand what was proposed to change.
- Drawings needed to show the proposed details. For example, what will the garage doors look like?
- The site plan was not up to date and needed to show the existing and proposed site plan with the dimensions
- All exterior work, products and materials needed to be called out on the drawings
- All product and material cut sheets and details need to be submitted.

MATERIALS PROVIDED – NOTE THESE HAVE NOT BEEN UPDATED FROM WHAT WAS SUBMITTED FOR THE APRIL 2023 MEETING:

APPLICATION LINK: <https://newtonma.viewpointcloud.com/records/787864>

PDF File: Compiled materials_14 Summer addition renovation

Assessors database map

Aerial views

Photos

Existing site plan

Existing and proposed floor plans, FAR calculations, and elevations

Proposed roof plan and section

Product and material call outs

Section and detail drawings

Project scope

Products and materials

MHC Form B

Additional submitted documents which appear to be duplicates

1036-1038 Chestnut Street – Certificate of Appropriateness

Note: Sullivan Avenue is a private way; the sides of the house are visible from Chestnut Street

HISTORIC SIGNIFICANCE: The circa 1830 Greek Revival house was built as workers' housing by the Elliot Manufacturing Company. It is one of the best remaining examples of these workers cottages.

APPLICATION PROCESS: This review is continued from a previous meeting. The owners want to add a second story to the rear ell; the new rear ell ridge would meet up with the ridge of the roof on the main house block. They also want to demolish the existing shed.

It was noted in the April 2023 meeting that the proposed second story on the rear ell was consistent with the neighboring property and would not be visible from the front. Commissioners asked for product and material cut sheets, and more information about the shed to be able to determine its age and significance.

Note: The drawings and materials submitted for the April meeting were not sufficient for a full review. The applicant needed to provide the following:

- Existing and proposed drawings on the same page – provided for May review.
- Product and material call outs on the drawings – not provided
- Architectural detail and section drawings. For example, detail and section drawings for the railing system – provided for May review.
- Product and material cut sheets – provided for May review.
- Interior photos and more details about the shed so that commissioners could understand the age and condition – provided for May review.
- It was recommended the drawings showing proposed work should bubble or shade areas that were being changed. This would make it easier to understand the proposed changes. Not provided.

MATERIALS PROVIDED:

APPLICATION LINK: <https://newtonma.viewpointcloud.com/records/786961>

PDF File: Compiled 1036-1038 Chestnut.pdf Version 2

Assessors database map

Aerial view

Photos

Mortgage Inspection Plan

Elevations

Plans

Detail drawings

Product and material specs

MHC Form B

Administrative discussion:

Meeting minutes: The November 2022 and April 2023 draft minutes are ready for review.