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STAFF MEMORANDUM

Meeting Date: June 1, 2023
 DATE: May 25, 2023
 TO: Newtonville 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 Newtonville Historic District Commission (Newtonville 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 Newtonville HDC. Additional information may be presented at the meeting that the Newtonville HDC can take into consideration when discussing a Local Historic District Review application.

Dear Newtonville HDC Members,

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

Applications

218 Walnut Street – Certificate of Appropriateness

Note: the back of the church is visible from Chesley Avenue which is a public way.

HISTORIC SIGNIFICANCE: The 1895 Romanesque Revival dressed granite church was designed by Hartwell and Richardson for the Congregational Society in Newtonville and is a testament to the importance and prosperity of that community in the 19th century. The church is the only example of this type of building in Newton and is individually listed on the National Register of Historic Places under Criterion C as a major example of the American late 19th-century Romanesque Revival style of architecture designed by a prominent Boston architectural firm.

The Congregational Society in Newtonville was organized in 1868 at a time when many ecclesiastical groups and civic organizations were organizing to meet the needs of the growing Newton suburban population. The Society replaced an existing wooden church at the cost of more than \$100,000 which would be around \$3.5 million today. William C. Richardson (1845-1935), one of the principals of Hartwell and Richardson, lived in Newtonville and may have been a church member. His firm designed over 75 buildings in Massachusetts, and 21 of those are individually listed on the National Register of Historic Places. The firm also designed additions for some significant earlier homes, such as a bowed extension to the west side of the Charles Bulfinch designed Second Harrison Gray Otis House (circa 1802) on Beacon Hill in Boston. Hartwell and Richardson designed at least four other institutional buildings in Newton: the 1895 Hyde Grammar

School (68-76 Lincoln St), 1896 Masonic Building (456-460 Newtonville Ave), 1922 Davis School (492 Waltham St), and the 1894 Pratt-Converse Nurses Home (2014 Washington St).

APPLICATION PROCESS: This review is continued from a previous meeting. The Boston Chinese Evangelical Church is renovating the kitchen to bring it up to code; the renovation includes a commercial hood which requires a makeup air unit on the exterior. The project includes venting the hood through an existing opening to the makeup air unit.

The applicants were asked to come back with a design for the structure that fit in better with the historic church and the rear entry. The proposed design is meant to fit in with the rear entry structure and has textured concrete masonry piers, wood posts with curved brackets, painted clapboard, and a matching cornice. There is hardware cloth on the right side.

MATERIALS PROVIDED:

APPLICATION LINK fence: <https://newtonma.viewpointcloud.com/records/788106>

PDF File: Compiled 218 Walnut

Assessors database map

Aerial view and Aerial view showing project area

Photos of the back of the church

Rendering

Drawings

Textured concrete masonry block specs

In-line fan technical specs

MHC Form B

Notes: Staff asked for samples or close-up photos of the concrete masonry block and hardware cloth.

Administrative discussion:

Minutes: The May draft meeting minutes are included for review.

Rules & Regulations: The Law Department determined that we could combine the Rules & Regulations for all four local historic districts in one document with call outs for any items that are specific to one of the districts. After the Law Department reviews the final draft, each commission will vote to adopt the Rules & Regulations, and the motion and Rules & Regulations will be filed with the City Clerk. Once they are filed, we can post them on the website.