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STAFF MEMORANDUM

Meeting Date: July 6, 2023
DATE: June 28, 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

- 1. Violation of the Historic District Ordinance at 34 Prescott Street, Main House***
- 2. Request for Certificate of Appropriateness to Remediate Violation at 34 Prescott Street, Main House***

HISTORIC SIGNIFICANCE: The circa 1890 Colonial Revival house was built on the site of an earlier house. The carriage house appears to pre-date the house and was part of an 1880s estate. Levi Cooley, who worked as a china decorator in Boston, owned the property. The 1910 U.S. Federal Census lists him as the owner of a china factory and living in the house with his wife Agnes S., son Richard L., and servants Elizabeth S. and Margaret Miller.

APPLICATION PROCESS: The owners did work on the main house that exceeded the scope of the previously granted Certificates of Appropriateness which were issued only for the carriage house and the hardscaping. Work done includes the front entry, railing systems and lattice on the front entry porch and the porch behind the sleeper porch, new front left and back entries, and the right-side chimney (facing Central Avenue.)

Notes:

1. Violation of Historic District Ordinance

- The commission must discuss the changes and then vote to confirm that there is a violation.
- If the commission votes to confirm that there is a violation, Staff will file the vote with ISD. the commission will review the request for Certificate of Appropriateness to remediate the violation.
- Then the commission can review and discuss the request for a Certificate of Appropriateness to remediate the violation.

2. Request for Certificate of Appropriateness to Remediate Violation

- The commission can review and discuss the request for a Certificate of Appropriateness for the work that was done.
- If there is enough information to understand the work that was done, the commission should put forward a motion to approve the request for a Certificate of Appropriateness; the motion should state that the violation is remediated.
- If the motion is approved (at least four votes to approve), then the violation is considered remediated and the Stop Work Order will be lifted.
- If the motion is denied (less than four vote to approve), commissioners must provide clear direction on what the applicants need to address to submit a new request for a Certificate of Appropriateness to remediate the violation.
- If there is not enough information to understand the work that was done, commissioners need to provide direction on what gaps need to be addressed and the applicants need to agree in writing to continue the review. The applicants would need to provide the required information and come to a commission meeting.

MATERIALS PROVIDED:

APPLICATION LINK fence: <https://newtonma.viewpointcloud.com/records/795597>

PDF File: Compiled 34 Prescott

Photos of house before and after work was done

Assessors database map

Aerial view and Aerial view showing project area

Product specs for chimney brick and cap

MHC Form B

Administrative discussion:

Annual Commission elections: Commissioners need to vote to elect a Chair, Vice Chair and Secretary. Currently, Jim Gross is Chair and Dave Morton is Vice Chair. The commission does not currently have a Secretary. Note: Staff functions as the Secretary, but the ordinance requires that a commissioner be elected to that position.

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