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STAFF MEMORANDUM

Meeting Date: July 13, 2023
DATE: July 6, 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

1010 Chestnut Street, Garage – Certificate of Appropriateness

The application to change the signage was withdrawn. The applicants may come back with a new submission.

75 High Street, Unit 2 – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The circa 1835 is probably the oldest house on High Street and one of the earliest dwellings in the Upper Falls village. Early deeds suggest that the property may have been built as a two-family. Deed records show that Abigail Cheney purchased one-eighth of an acre with half of a “dwelling house” in 1836 and “one-half dwelling house” was conveyed to different owners until 1867 when John Durgin purchased and re-sold both halves to farmer Lewis Hurd. The property may then have been leased to farm hands. According to the MHC Form B, the wide depth, large roof mass sloping to a lower front wall and the large twin chimneys are features of an early Federal/Greek

Revival plan. The major alterations are the synthetic siding, one-over-one vinyl windows and the shed roof dormers. Building permit records show that the three-window shed dormer was installed in 1913, the rear addition was expanded in 1933 and additional dormers were installed in 1983.

APPLICATION PROCESS: The owners removed a tree along the right-side historic wall. They want to pave the 3-foot-wide by 15-foot-long dirt area where the tree was with asphalt and repair the wall. A 1-foot-high by 15-foot-long by 8-inches-wide wall of local stone would be build between the historic wall and the newly paved area.

They also want to install a U-shaped masonry block structure to the right of the garage with a paved area to keep trash cans. The wall would be one-foot-high and five-feet across with a three-foot section going back along each side.

MATERIALS PROVIDED:

APPLICATION LINK: <https://newtonma.viewpointcloud.com/records/795163>

PDF File: Compiled 75 High

Assessors database map

Photos

Photo of masonry blocks on page 9

Site plan marked up to show areas of proposed work

Sketch of border wall section

MHC Form B

Violation of the Historic District Ordinance at 1268 Boylston Street, Unit B

Request for Certificate of Appropriateness to Remediate Violation at 1268 Boylston Street, Unit B

HISTORIC SIGNIFICANCE: The 1910 Colonial Revival house was owned by Martin Luther Cunningham who lived at 1272 Boylston Street and owned 1276-1278 Boylston Street. The land where 1268 was built and the other two properties were first owned by his father, Luther T. Cunningham, who lived at 1272 Boylston Street and had a grocery store at 1276-1278 Boylston Street. The 1910 U.S. Federal Census lists 11 people living at 1268 Boylston: John and Julia Herlity and Patrick and Mary Leary with their six daughters and a boarder. Several of the Leary daughters worked in the local hosiery and paper box factories.

APPLICATION PROCESS: The owners installed a closed-board wood fence and a shed on the left side of the property and the house; these projects were not reviewed or approved by the commission.

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 LINKS and files:

Fence: <https://newtonma.viewpointcloud.com/records/794768>

Compiled 1268 Boylston B fence.pdf

Assessors database map

Violation letter

Photos

MHC Form B

Shed: <https://newtonma.viewpointcloud.com/records/795717>

Compiled 1268 Boylston B shed.pdf

Assessors database map

Violation letter

Photos

Shed product information

MHC Form B

Administrative discussion:

Annual Commission elections: Commissioners need to vote to elect a Chair, Vice Chair and Secretary.

Currently, Jeff Riklin is Chair, Laurie Malcom is Vice Chair, and Judy Neville is Secretary. Note: Staff functions as the Secretary, but the ordinance requires that a commissioner be elected to that position.

Meeting minutes: The June 2023 draft minutes are included for review.