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STAFF MEMORANDUM

Meeting Date: August 10, 2023
DATE: August 1, 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

48 Pettee Street – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: Builder R.S. Sanderson built 48 and 50 Pettee Street in 1900 at a time when some of the larger lots in Upper Falls were being subdivided. The cost to build each house was \$1,450. The first known occupants were Harry D. Kitchen and Guy H. Ackerman who worked as machinists in the local mills. Based on the 1907 map, the owner of the property was Percy E. Alexander.

APPLICATION PROCESS: The owners want to replace the vinyl siding with HardiePlank and replace existing trim. They also want to replace the front entry porch decking and railings with composite TimberTech products.

MATERIALS PROVIDED:

APPLICATION LINK: <https://newtonma.viewpointcloud.com/records/767107>

PDF File: Compiled 48 Pettee siding etc

Assessors database map
Photos
Product and material specs
MHC Form B

7 Lucille Place – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The Post-War house was built in 1948.

APPLICATION PROCESS: The owners want to build a glass and metal sunroom at the back of the house.

MATERIALS PROVIDED:

APPLICATION LINK: <https://newtonma.viewpointcloud.com/records/796355>

PDF File: Compiled 7 Lucille sunroom

Assessors database map
Photos
Site plan
Elevations
Plans
MHC Form B

Notes: The back of the property is visible from Boylston Street with fences and vegetation removed, so part of the sunroom would be visible.

Staff requested that the applicants submit the following and will forward if we get these materials before the meeting:

1. Photo(s) of similar installed structures
2. Photos of the exterior materials (glass, metal framing, etc.) to show what those would look like.
3. Address of an existing structure in Newton, if there is one visible from a public way.

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: This review is continued from the previous meeting. The installed fence and shed were confirmed to be in violation and commissioners did not approve the work. The owner was asked to come back to the commission with proposals to address the issues with the fence and shed.

Notes: The owners submitted a proposal to paint the shed to match the house or some other sheds in the neighborhood. They submitted another request to keep the installed fence because of the issues with traffic, trash, and noise at that location on Boylston Street; they also noted that neighbors have similar fences. The owners did meet with the chair to discuss possible remediation options for the shed and the fence.

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 of neighboring fences

Photos

MHC Form B

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

Compiled 1268 Boylston B shed.pdf

Assessors database map

Violation letter

Shed remediation proposal with photos of some sheds in the neighborhood

Photos

Shed product information

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

APPLICATION PROCESS: The owners installed mini-splits and conduits on both sides of 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 LINK: <https://newtonma.viewpointcloud.com/records/798131>

PDF file: Compiled 1268 Boylston Unit B mini splits

Assessors database map

Photos

MHC Form B

1268 Boylston Street, Unit B – Certificate of Appropriateness

APPLICATION PROCESS: The owners want to install a 12-inch x 12-inch (17-inch x 17-inch frame size) arch top PVC gable vent with 1-inch x 4-inch flat trim frame at the front of the house and replace the rear gable vent; this is part of an insulation project.

MATERIALS PROVIDED:

APPLICATION LINK: <https://newtonma.viewpointcloud.com/records/798172>

PDF File: Compiled 1268 Boylston Unit B vents

Assessors database map

Photos

Plan

Photo with location of vent

Schematic of gable vent location

Product information

Contractor work information

MHC Form B

Administrative discussion:

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