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STAFF MEMORANDUM

Meeting Date: May 9, 2024
DATE: May 2, 2024
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 review of the Local Historic District Review applications.

Applications

Violation of the Historic District Ordinance at 7 Lucille Place

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

APPLICATION PROCESS: The owner installed a greenhouse and a shed that were not granted any Certificates of Appropriateness. These are visible from Boylston Street.

Staff notes:

- **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, the commission can then review and discuss any applications for the work that was done**
- **Staff will file the vote with ISD.**

MATERIALS PROVIDED:

Violation letter
Photos

1036-1038 Chestnut Street – Certificates of Appropriateness

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: The owners submitted two applications: 1) to replace the bulkheads; and 2) to make changes to the front steps and patio.

Staff notes:

- **At this time, we don't have the materials that the applicants agreed to provide for a full review. Staff will forward any new materials that are submitted before the meeting.**
- **Missing information for replacement of the two bulkheads: site plan and elevations showing existing and proposed bulkheads, details for the brick "veneer" including a photo of the proposed brick, and photos of the proposed bulkhead.**
- **There is no information on the proposed changes to the front steps and patio.**

MATERIALS PROVIDED:

Bulkhead Application: <https://newtonma.viewpointcloud.com/records/823401>

File: Compiled 1036-1038 Chestnut bulkheads

Assessors database map

Photos

Line drawing of bulkhead insert

MHC Form B

Front steps and patio application: <https://newtonma.viewpointcloud.com/records/824949>

File: Compiled 1036-1038 Chestnut chimneys

Assessors database map

Photos

MHC Form B

1036-1038 Chestnut Street - Update

APPLICATION PROCESS: The owners want to provide an update on the chimney rebuild and get agreement on the dimensions required to rebuild the chimneys to the historic dimensions and details.

Staff notes:

- **At this time, we don't have the materials that the applicants agreed to provide for the review of the chimney dimensions. Staff will forward any new materials that are submitted before the meeting.**
- **The applicants agreed to provide the dimensions for the historic and currently built chimneys, and the dimensions for the openings.**
- **They confirmed that they will build to the required height and add the required details - chimney pots and courses - once there is agreement on the dimensions.**
- **Staff confirmed with ISD that the chimneys can be built taller than the current height.**

MATERIALS PROVIDED:

Application: <https://newtonma.viewpointcloud.com/records/824949>

File: Compiled 1036-1038 Chestnut chimneys

Assessors database map

Photos

MHC Form B

16-20 Winter Street – Working Session

HISTORIC SIGNIFICANCE: The circa 1845 house may have been first occupied by patternmaker Nathaniel W. Everett. He married Deborah Winslow in 1849, and family members owned the house until about 1876, when Nathaniel moved his family into the Italianate house that he built at 68 High Street.

APPLICATION PROCESS: The owners want feedback on project to renovate the existing house, build an addition on the right side, and make changes to the driveways and hardscaping.

MATERIALS PROVIDED:

Application: <https://newtonma.viewpointcloud.com/records/818866>

File: Compiled 16-20 Winter_red

Assessors database map

Site plans

Landscape plan

Photos

Views

Existing elevations and roof plan

Historic photos

Proposed elevations and roof plan

Material callouts

Window and door information

Photos of architectural details

Demolition plan

Renderings

MHC Form B

Administrative discussion:

Meeting minutes: There are no minutes for review.