



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
(617) 796-1120
Telefax
(617) 796-1142
TDD/TTY
(617) 796-1089
www.newtonma.gov

Barney Heath
Director

STAFF MEMORANDUM

Meeting Date: June 13, 2024
DATE: June 6, 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 Local Historic District Review applications that you should have received in your meeting packet.

Applications

99 High Street, Garage on Chilton Place – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The Colonial Revival Four-Square house was built in 1898, but the garage on Chilton Place appears to be more recent structure. The house was one of four built in the subdivision of the former Jewett estate.

APPLICATION PROCESS: The owners want to demolish the garage which is located on Chilton Place. The garage appears to be a more recent metal garage which was clad in wood and fitted with older wood windows and doors.

Staff notes: The owners may want to build a new garage and were advised to check with Inspectional Services to find out what the requirements would be to build a new garage before demolishing the existing non-conforming garage.

MATERIALS PROVIDED:

Application: <https://newtonma.viewpointcloud.com/records/822811>

Pdf: Compiled 99 High

Assessors database map

Photos

1036-1038 Chestnut Street – Certificate of Appropriateness

Staff notes: The application was removed from the agenda as Staff approved the application administratively after the owner submitted additional information about the bulkhead dimensions and confirmed that the bulkheads would be sided with brick to match the chimney brick.

Request for Certificate of Appropriateness to Remediate Violation at 7 Lucille Place

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

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

MATERIALS PROVIDED:

Application: <https://newtonma.viewpointcloud.com/records/828150>

Pdf: Compiled 7 Lucille greenhouse shed

Mortgage Inspection Plan marked up to show structures and dimensions

Photos

Product information

MHC Form B

Violation of the Historic District Ordinance at 1225 Chestnut Street, Pettee Square

Staff notes: This was removed from the agenda as the traffic box that was installed without being reviewed and approved by the Commission will be removed and installed at the southwest corner of the intersection which is not in the local historic district.

298-304 Elliot Street – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The original house was built circa 1840 and owned by Charles Winslow. Charles Winslow may have been related to Samuel Winslow who lived at 23 High Street in the mid-1800s. A later owner was David L. Jewell who was an agent at the Newton Mills on the corner of Elliot and Chestnut Streets. In 1882, it was remodeled in the Stick Style for Richard T. Sullivan. Sullivan owned wool extract mills in Lower Falls and owned the property between Oak Street and the house lot, and a large lot behind the property.

APPLICATION PROCESS: The owners want to build retaining walls behind the former carriage house; these were not detailed in the plans submitted and approved by the commission in 2021.

Staff notes: The plans approved in 2021 did not show all the retaining walls on the proposed site plan and the materials and construction details were not called out.

If the trees, vegetation and fence along the property line were removed, this would be minimally visible from Elliot and somewhat visible from Ohio Avenue.

MATERIALS PROVIDED:

Application: <https://newtonma.viewpointcloud.com/records/829261>

Pdf: Compiled 298-304 Elliot

Assessors database map

Street views

Elevations

Photos

Section drawing

Approved site plan

Survey of conditions before project started

Stamped proposed site plan

Original conditions
Proposed plans
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: This working session is continued from a previous meeting. want feedback on project to renovate the existing house, build an addition on the back, and make changes to the driveways and hardscaping.

MATERIALS PROVIDED:

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

Pdf: Compiled 16-20 Winter June 2024 Working Session

Assessors database map

Historic images

Existing site plan

Street views

Photos

Existing and proposed footprint; proposed site plan

Front and back renderings

Existing and proposed elevations

Existing elevations and roof plan

Proposed demolition

Proposed elevations and roof plan

Product and material information

MHC Form B

Administrative discussion:

Meeting minutes: There are no draft meeting minutes ready for review.

July Commission Elections: Review process for commission elections.