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STAFF MEMORANDUM

Meeting Date: August 8, 2024
DATE: July 31, 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

1036-1038 Chestnut Street – Certificate of Appropriateness

Note: Sullivan Avenue is a private way; the front and left and right sides of the house are visible from Chestnut Street

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 want to amend the previously approved plans to include large metal vents installed on each side of the main house.

Staff notes: The approved plans showed smaller vents which have been installed but need to be painted to match the siding. The large metal vents were not shown.

MATERIALS PROVIDED:

Application: <https://newtonma.viewpointcloud.com/records/836817>

Compiled 1036-1038 Chestnut

Assessors database map

Photos of as-built vents
Approved plans
Photos of house before work was started
MHC Form B

53 Linden Street – Certificate of Appropriateness

Note: The back of the house is visible from Ossipee Road and Shawmut Park.

HISTORIC SIGNIFICANCE: The Colonial Revival house was built in 1910.

APPLICATION PROCESS: The owners want to replace the front and back doors, and to repair and change the back entry stairs, railing system, and landing.

Staff notes: The owners do not want to go with the proposed doors and proposed changes to the back entry that were submitted with the application. They had planned to submit a revised proposal for more appropriate replacement doors, keypads, and door hardware, and a revised proposal to renovate the back entry stairs, railing system, and landing before the meeting. But they will probably present the revised proposal at the meeting. Staff will forward any additional materials that are submitted before the meeting.

MATERIALS PROVIDED:

Application: <https://newtonma.viewpointcloud.com/records/835566>
Compiled 53 Linden
Assessors database map
Aerial view
Photos
MHC Form B

103 High Street – Working Session

HISTORIC SIGNIFICANCE: The 1899 Queen Anne house was one of four houses built as part of an 1898 subdivision planned by Lewis P. Everett. The subdivision included 99 and 103 High Street, and the two properties on Chilton Place. Everett lived at 68 High Street, worked at the Broadway National Bank in Boston, and invested in real estate. Policeman John A. McKenzie was the first owner.

APPLICATION PROCESS: The owners want feedback on a proposed project to renovate the house and rebuild the front entry porch. The owners also want to raise the height of the roof by two-feet and nine-inches, and demolish the chimney, rear addition and garage, to build a rear addition with an attached garage.

Staff notes: The owners plan to stake out the property lines and the addition footprint; Staff will let commissioners know when that is done.

We have a sample of the proposed Marvin Elevate composite window in Room 201, City Hall

The owners are getting a sample of the proposed Hardie shingle; the commission reviewed a Hardie shingle product 3-4 years ago and did not approve it because it did not look like a wood shingle product

First-time working sessions should typically not run longer than 30 minutes.

MATERIALS PROVIDED:

Application: <https://newtonma.viewpointcloud.com/records/832840>
Compiled 103 High
Assessors database map
Existing survey
Existing elevations and proposed demolition
Photos
Photos of architectural details
Historical photo
Proposed site plan

Proposed plans and elevations
Detail drawings
Renderings
Material list
Photo of proposed window
Product and material specifications
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 review is continued from previous meetings. The owners want feedback on a proposed project to renovate the existing house, enlarge the dormer, build an addition on the back, and make changes to the side elevations, driveways and hardscaping.

Staff notes: The owners plan to stake out the revised addition footprint; Staff will let commissioners know when that is done.

Working session continuations should typically run 20 minutes, and no longer than 30 minutes.

MATERIALS PROVIDED:

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

Compiled 16-20 Winter Aug working session

Historic photos

Existing site plan

Assessors database map

Neighborhood photos

Photos of house and architectural details

Existing plans and elevations and proposed demolition

Proposed site plan

Proposed elevations

Photos of architectural features in the district

Window details

MHC Form B

981 Chestnut Street – Working Session

HISTORIC SIGNIFICANCE: The Federal style building was built circa 1825. An 1883 newspaper article describes a fire on August 1, 1843 and that the house was “then occupied as a Tavern kept by one Capt Harding, which building was saved from being also burnt by the young boys who then worked the abandoned engine formerly used here; and for this successful effort Capt. Harding presented them with a bell which is now in the possession of Hose Company No. 9.”

APPLICATION PROCESS: This review is continued from previous meetings. The owners want feedback on a proposed project to renovate and add on to the existing building. They also want to build a new multi-unit building and expand the driveway and hardscaping.

Staff notes: The owners plan to stake out the revised addition footprint; Staff will let commissioners know when that is done.

Working session continuations should typically run 20 minutes, and no longer than 30 minutes.

MATERIALS PROVIDED:

Application: <https://newtonma.viewpointcloud.com/records/829158>

Compiled 981 Chestnut Aug working session

Site plan marked to show staked out additions and new structures
Assessors database map
Historic photos
Brief description of existing house
Existing site plan
Aerial view
Neighborhood photos
Photos of house and architectural details
Existing plans and elevations and proposed demolition
Proposed site plan
Proposed square footage
Proposed plans
Proposed elevations
Renderings
Proposed architectural details
Window details
Renderings
Existing conditions
Proposed landscaping
MHC Form B

Administrative discussion:

Meeting minutes: The July 2024 draft minutes are ready for review.