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STAFF MEMORANDUM

Meeting Date: September 12, 2024
DATE: September 5, 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

16-20 Winter Street – Certificate of Appropriateness

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 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: I reviewed the submission and noted a lot of items that need more details or information. This is information that the commission has typically required for this scope project. This may need to be a working session.

Site and hardscaping:

- Brick and paver and patio areas are not called out
- If mechanicals are planned – HVAC, heat pumps, etc. – those need to be shown
- Need detail/section drawings for the retaining walls, as well as TOW and BOW

- Need materials and detail/section drawings for the window wells
- Need details for walkways

House:

- Need details and materials for exposed foundation finishes
- Detail/section drawings for eaves, fascia, rakes and soffits
- Detail/section drawings for eave detail where the eaves join
- Detail/section drawings for stairs with material call outs
- Product spec for vinyl lattice (vinyl lattice usually is not approved; composite may be appropriate if it has the look (depth) and design of traditional wood lattice.)
- Need proposed grille width (needs to be 5/8" or 7/8") and muntin profile (putty) for the window; black spacer bar is required (cannot be silver)
- Identify the proposed window options on HD9.03
- Can we get a sample of the proposed fiberglass window?
- Identify proposed finish option for garage doors
- Need product cut sheets for any proposed exterior light fixtures

MATERIALS PROVIDED:

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

Compiled 16-20 Winter Sept review

Historic photos

Assessors database map

Neighborhood photos

Aerial views

Photos of house and architectural details

Existing and proposed site plans

Existing and proposed elevations

Rendering with product and material call outs

Photos of architectural features in the district

Window and door details

Proposed demolition

Rendering of front and right side

Pella Impervia Fiberglass window information

Product and material information

103 High Street – Certificate of Appropriateness

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 to renovate the house and rebuild the front entry porch. The owners to demolish the chimney, the rear addition and garage, and raise the roof of the house by two-feet and nine-inches and build a rear addition with an attached garage.

Staff notes: I asked for a close-up photo of a sample of the proposed Hardie staggered shingle, as well as a sample.

MATERIALS PROVIDED:

Application: <https://newtonma.viewpointcloud.com/records/832840>

Compiled 103 High Sept

Summary of changes from working session

Assessors database map

Existing survey

- Photos
- Existing roof plan
- Proposed demolition
- Photos of architectural details
- Historical photo
- Proposed site plan
- Proposed roof plan
- Proposed elevations with material and product call outs
- Section and detail drawings
- 3-D renderings
- Product and material call outs
- Product and material specifications
- Photos of sample window
- MHC Form B

44 Oak Street – Working Session

HISTORIC SIGNIFICANCE: The circa 1840 fieldstone building was built for Otis Pettee and functioned as a warehouse, and later as a location for a short-lived effort to raise silkworms for the silk mills on Elliot Street. The structure was also used for a woodworking plant and a stable.

APPLICATION PROCESS: This review The owners want feedback on a project to renovate the building, add dormers, a carport, and hardscaping.

Staff notes: Working sessions should typically not run longer than 20 to 30 minutes.

MATERIALS PROVIDED:

Application: <https://newtonma.viewpointcloud.com/records/832693>

Compiled 44 Oak Sept working session

Assessors database map

Plot plan

Photos

Street views

Existing elevations and roof plan

Proposed elevations and roof plan

Existing and proposed details

Proposed demolition

Proposed site plan and landscaping

Window and door information

3-D perspectives

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: Working sessions should typically not run longer than 20 to 30 minutes.

MATERIALS PROVIDED:

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

Compiled 981 Chestnut Sept working session

Summary of changes from previous working session
Density and financial analyses
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 and landscape plan
Proposed driveway
Proposed roof plan
Proposed elevations
Renderings with product and material call outs
Photos of proposed doors, windows, and foundation stone veneer
Window and door information
Renderings
Aerial view with project rendering
Renderings
Existing conditions
Landscape concept
Precedent images

Administrative discussion:

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