

Newton Community Preservation Program Grant Proposal
Newton Cultural Alliance – Nathaniel Allen Homestead
November 2013

History of the Nathaniel Allen Homestead

The Nathaniel T. Allen Homestead at 35 Webster St., West Newton is listed on the National Register of Historic Places and has Newton Landmark status. The house is an excellent example of Greek Revival architecture. From 1854 it was the home of Nathaniel Topliff Allen (1823-1903) and has rich associations with the West Newton community, past and present. Allen was a colleague of Horace Mann, pioneer educator, politician and first Massachusetts Secretary of the Board of Education. Allen was widely known in the second half of the nineteenth century as an educator and abolitionist; his home is a documented site on the Underground Railroad. Allen's West Newton English and Classical School, was a progressive institution in its time and was both co-educational and racially mixed. It pioneered one of the earliest kindergartens in the country and stressed physical education as an important part of the educational program.

Allen's home was an integral part of his school, as he and his wife boarded some of the students, some who came from such far-away places as Cuba, South America and Japan. The adjacent barn housed a gymnasium, bowling alley, and later a school room for the Misses Allen School, operated by Allen's daughters Fanny and Lucy in the first half of the twentieth-century. In 1978, the last heir left the property to Smith and Radcliffe Colleges, the First Unitarian Society in Newton and Trinity Church. A community based, nonprofit corporation formed to care for the property. Beginning in the 1980's this group maintained this property as housing and community space. Despite strong community interest, the foundation was unable to establish a viable model for its preservation. In 2012, the Nathaniel Allen house was put up for sale, and in November 2012 it was acquired by the Newton Cultural Alliance, for intended use by community arts organizations for cultural and educational programs including teaching, rehearsal, performances and gatherings.

Newton Community Preservation Program Grant Proposal
Newton Cultural Alliance – Nathaniel Allen Homestead
November 2013

1. Historical Significance

The 13,500 SF Nathaniel Allen House (NAH), constructed in the 1840s, is situated on a 54,316 SF corner lot at the edge of the West Newton village center. Nathaniel Allen was an abolitionist and a friend of Horace Mann who pioneered many innovations in public education during the 19th century. He provided an educational opportunity to girls and to black children in his school which was located in the barn attached to his residence. The NAH property is listed on the National Register of Historic Places, has Newton Landmark status and both the house exterior and grounds are protected by a Preservation Restriction held by the city of Newton Historical Commission (NHC) under which any changes to the exterior of the building or the property require NHC approval.

2. Historically Significant Features

The original topography of the site and location of the buildings remain unchanged. Many other original site features also remain including the large lawn area at the west and south sides of the property, low stone retaining wall along the Webster and Cherry Street sidewalks, the horseshoe shaped driveway from Webster Street, the Cherry Street driveway to access the rear of the property and the driveway from Columbus Place to access the lower level of the barn. An original fieldstone retaining wall remains at the southeast corner of the barn adjacent to stone steps in the landscape connecting the Webster Street and Columbus Place driveways. Many mature trees remain on the property.

The existing L shaped building was constructed over a period of approximately seventy years and comprises the original 7,000 SF 1840's Greek Revival house plus basement, the attached 2,000 SF servants quarters to the north and a large 4,500 SF attached barn plus basement to the east. The most recent occupancy of the building has been seven apartments and two publically accessed spaces for the NAH archives on the first floor of the house.

The defining feature of the Greek Revival house is the two story portico facing Webster Street composed of four fluted columns and Ionic style capitals. The two main parlors facing Webster behind the portico retain their almost floor to ceiling triple hung windows, each with three 6 light sash. The original entrance porch facing the Webster Street driveway with pediment roof and columns remains. The original siding, trim, cornice and many original wood shutters also remain on the house. The original slate roof remains on the gable roof plane facing Webster Street and all of the original chimneys also

remain. At the interior of the house, many of the original interior details, stairways, railings, doors and casings as well as fireplaces with surrounds remain.

The barn retains much of its original siding, windows and trim although extensive repairs are required on the west and a portion of the south side. An existing fan detail remains above the second floor windows in the facade facing Webster Street. At the interior, Nathaniel Allen's original classroom, with fireplace and chimney remain on the south side of the ground floor with a gymnasium space located behind it to the north. A bowling alley with two lanes, ball return and original chalkboard for scoring remains largely intact on the second floor east side.

Summary and Justification of Proposed Treatments

1. Preservation

Much of the original exterior historic fabric of the house and barn remains and will be "preserved".

Additional historic fabric will remain and be "repaired in place" according to the Secretary of the Interior's Standard for Rehabilitation (SISR). Original features to be repaired in place will include window and door sills, exterior wood trim, monumental columns, cornice work and masonry features. The existing wood windows will be repaired in place, by replacing individual missing or deteriorated components such as glazing, sash cords, pulleys or wood stops. Existing aluminum combination storm windows will be retained throughout the project. The existing house main entrance door and leaded sidelights will also be repaired in place. At the east side of the barn basement level, an original solid barn door into a cellar space will be preserved.

2. Rehabilitation

Existing wood cornices, gutters, fascia, siding and trim will be "rehabilitated" by retaining historic fabric that is sound and "replacing in kind" with new materials any missing or completely deteriorated portions of these elements following the best practices in SISR.

Two deteriorated entrance door units with sidelights facing Webster Street will be replaced in kind with wood entrances. At one entrance the original porch is also collapsing and will be replaced in kind with a new painted wood porch to provide egress. On the west side of the house, a small deteriorated porch landing will be replaced to provide a temporary accessible entrance and then a new permanent staff

entrance. Four entrance door units at the west side and rear of the building will be replaced in kind with similar wood doors.

New wood 6/6 true divided light, double hung window sash and new true divided light casement window sash manufactured by Brockway Smith will be installed replicating windows that have failed in existing window openings at the ground and second floor levels of the barn. These windows will match the existing historic window profiles and include an unobtrusive energy panel inset into the sash. Two deteriorated window sash on the west side of the house that have failed will be replaced in kind. The existing aluminum storm windows will remain.

3. Restoration

A two story side porch was constructed with a metal spiral stair and an existing double hung window was converted to a door to provide egress for a 20th century apartment on the west side of the house. The porch and stairway will be removed. The double hung window, siding and wood trim will be restored according to historic photos to return the opening to its original configuration. Two architectural porch columns will be salvaged and reinstalled elsewhere.

At some point during the 20th century, the decking at the base of the Webster Street south portico was widened about six feet into the yard beyond its original configuration and wrapped around the east side of the house where it attached to the front entrance porch, creating an open farmer's porch. These features will be removed and the original portico configuration, decking, trim and siding restored.

4. Reconstruction

The servants' quarters and about one half of the existing barn structure are suffering from significant water damage. These areas are in need of considerable structural restoration including shoring, excavation, new foundations and reconstructing the wood frame. Much of this work is below grade and thus not highly visible.

At the south entrance to the barn from the Webster Street driveway, a covered portico with two columns was constructed during the 19th century to protect the entrance from the weather but was either lost from deterioration or removed. This feature will be reconstructed according to historic photos and re-use two architectural columns from the west side porch.

At the west side of the barn, an aluminum sliding glass patio door unit installed in the original barn door opening will be replaced with a paired wood French door unit. A new painted wood entrance door from the parking area into the barn basement will match the other wood entrance doors.

New Construction

As part of the repairs to the barn roof, a new dormer will be installed on the west side to bring natural light into the new program space below. At various locations around the project, the program calls for the installation of new windows. These units will be new wood true divided light 6/6 double hung windows manufactured by Brockway Smith that will match the existing historic window profiles and include an unobtrusive energy panel inset into the sash. All new construction was approved by NHC.

The existing main entrance porch will be altered to provide a required accessible area of emergency rescue for wheelchair users. The alterations will be unobtrusive and will include restoring the original painted wood stairway, baluster railings and handrails.

Access for Person with Disabilities

As the building changes from a residential use to a building open to the public, access for person with disabilities must be provided in ways that do not diminish the historic value of the property. The existing building presents extensive challenges for creating access for persons with disabilities because of its eight separate floor levels and eleven entrances, none of which are currently accessible. In addition, there are antique stairways, handrails, historic doors and residential bathrooms that do not comply with 521 CMR state access and ADA regulations.

For Phase One, one parking space will be converted to a fully compliant van accessible space and a new temporary wheelchair ramp will provide access to an expanded porch and accessible entrance on the west side of the building. Phase Two parking facilities will comprise 26 spaces of which three will be accessible adjacent to accessible entrances. In addition a drop off area will also be provided at the main accessible entrance from Webster Street.

During Phase Two accessible toilet rooms, four new accessible entrances and a new accessible public basement space under the barn will be created along with the installation of a full service passenger elevator providing access to five of the eight levels of the building on which most of the public spaces are located. When Phase Two is completed the temporary ramp on the west side of the building will be

removed and that entrance will become a staff entrance. The completed project will seamlessly provide a very high degree of accessibility for a significant historic structure that has never been accessible.

All of the proposed Phase One and Two improvements to the property have been approved by the Newton Historical Commission (NHC). Variances have been applied for from the Massachusetts Architectural Board to allow use of the temporary ramp in Phase One and for allowing certain existing inaccessible features to remain such as the Webster Street historic entrance, interior door units, toilet rooms and stairways to remain when the Phase Two construction has been completed.

Massachusetts Historic Commission (MHC) Tax Credit Application

For detailed information about the proposed renovation work, please refer to the specifications that have been submitted to as part of a recent MHC tax credit funding application that follow.

**MASSACHUSETTS HISTORICAL COMMISSION
STATE HISTORIC REHABILITATION TAX CREDIT PROGRAM
HISTORIC PRESERVATION CERTIFICATION APPLICATION**

PART 2 – DESCRIPTION OF REHABILITATION

Nathaniel Allen House _____

Property Name

35 Webster Street, Newton MA 02465 _____

Property Address

Project Number: _____

13.DETAILED DESCRIPTION OF REHABILITATION/PRESERVATION WORK – Includes site work, new construction, alterations, etc.
Complete below (please attach additional sheets when necessary).

<p>Number 1. Architectural feature <u>Wood board fencing</u> Approximate date of feature <u>1890</u> Describe existing feature and its condition: There is stained wood board fencing at several locations on the site.</p> <p>Photo no. <u>1A-1B</u> Drawing no. <u>EL1.0</u></p>	<p>Describe work and impact on existing feature: The existing wood fences will be repaired in place with the same materials wherever possible. Where the fence has collapsed or is rotted out, we will replicate the fence with the same materials. Where new fencing is proposed to be installed along the rear property line, we will replicate the existing board fencing.</p>
<p>Number 2. Architectural feature <u>Sun deck on east and south sides of house.</u> Approximate date of feature <u>circa 1945</u> Describe existing feature and its condition: The existing wood decking at the base of the monumental columns at the south portico area was extended approximately 6' beyond the roof line above and then carried around the corner of the house to connect with the original east entrance porch to create a sundeck.</p> <p>Photo no. <u>2A-2C</u> Drawing no. <u>EL2.0, 2.1, 2.2, 2.3</u></p>	<p>Describe work and impact on existing feature: The added portion of the sundeck, not original to the house, will be removed. This work was reviewed with the Newton Historical Commission staff and included investigating early photographs of the original building in which this feature did not exist.</p>
<p>Number 3. Architectural feature <u>Covered side porch on west side of house.</u> Approximate date of feature <u>circa 1920</u> Describe existing feature and its condition: A one story porch was added to the west side of the house to provide egress from a second floor apartment not original to the house. It is badly deteriorated and literally collapsing into the side yard.</p> <p>Photo no. <u>3A-3B, H1</u> Drawing no. <u>EX2.0, 2.1, 2.2, 2.3</u></p>	<p>Describe work and impact on existing feature: The added porch, not original to the house, will be removed and the existing siding and trim restored. This work was reviewed with the Newton Historical Commission staff and included investigating early photographs of the original building in which this feature did not exist. Two ornamental columns will be salvaged and installed as part of a replicated portico at the south barn entrance. The portico, although no longer in existence, is indicated in historic photographs of the barn in several configurations.</p>
<p>Number 4. Architectural feature <u>French style window accessing west egress porch</u> Approximate date of feature <u>circa 1920</u> Describe existing feature and its condition: One of the existing double hung windows was removed and a paired French casement window was installed in the existing framed opening to allow access to the roof of the porch for purposes of egress.</p> <p>Photo no. <u>4A-4B, H1</u> Drawing no. <u>EX2.3</u></p>	<p>Describe work and impact on existing feature: The French casement, not original to the house, will be removed and a new painted wood double hung window matching the original wood double hung window will be installed. This work was reviewed with the Newton Historical Commission staff and included investigating early photographs of the original building in which this feature did not exist.</p>

**MASSACHUSETTS HISTORICAL COMMISSION
STATE HISTORIC REHABILITATION TAX CREDIT PROGRAM
HISTORIC PRESERVATION CERTIFICATION APPLICATION**

PART 2 – DESCRIPTION OF REHABILITATION

Nathaniel Allen House

Property Name

35 Webster Street, Newton MA 02465

Property Address

Project Number: _____

<p>Number 5. Architectural feature <u>Iron spiral stairway on west side of house.</u> Approximate date of feature <u>circa 1920</u> Describe existing feature and its condition: An iron spiral stairway was installed next to the west porch and adjacent to the modified French window to complete the egress path from the second floor apartment.</p> <p>Photo no. <u>5A-5B, HI</u> Drawing no. <u>EX1.1, 1.2, 2.1</u></p>	<p>Describe work and impact on existing feature: The spiral stairway, not original to the house, will be removed. This work was reviewed with the Newton Historical Commission staff and included investigating early photographs of the original building in which this feature did not exist.</p>
<p>Number 6. Architectural feature <u>Brick chimneys (4 total) without chimney pots</u> Approximate date of feature <u>circa 1845</u> Describe existing feature and its condition: There are three chimneys on the house and one at the barn, all of which vented original fireplaces that remain in the building.</p> <p>Photo no. <u>6A-6D</u> Drawing no. <u>EX2.0, 2.1, 2.2, 2.3</u></p>	<p>Describe work and impact on existing feature: The fireplaces are not scheduled to be recommissioned to burn wood, so the work on the chimneys will be limited to repointing and repairs above the roof surface. There are no chimney pots or missing bricks. The existing masonry will be repointed and repaired with the existing bricks and with matching limestone and sand mortar. No Portland cement products will be used. Existing lead flashings will be re-used or replaced in kind if failed.</p>
<p>Number 7. Architectural feature <u>Asphalt shingle roofing</u> Approximate date of feature <u>circa 1980</u> Describe existing feature and its condition: All sloped gable roofs are covered with common three tab black asphalt shingles. The roofing has failed in many locations exposing the sheathing boards below. One existing skylight above a house stairway with very limited visibility, if any, will be reinstalled.</p> <p>Photo no. <u>7A-7D</u> Drawing no. <u>EX2.0, 2.1, 2.2, 2.3</u></p>	<p>Describe work and impact on existing feature: The existing three tab shingles will be replaced with architectural grade black asphalt shingle roofing. The existing roof boards will be inspected and replaced in kind where necessary. Existing lead flashings will be re-used or replaced in kind if failed.</p>
<p>Number 8. Architectural feature <u>EPDM membrane roofing</u> Approximate date of feature <u>circa 1980</u> Describe existing feature and its condition: All upper flat roofs are covered with black EPDM membrane roofing. The roofing seams have failed in many locations. None of the flat roof surfaces are visible from the ground or public ways.</p> <p>Photo no. <u>8A-8C</u> Drawing no. <u>EX2.0, 2.1, 2.2, 2.3</u></p>	<p>Describe work and impact on existing feature: The existing rubber membrane roofing will be replaced in kind with a complete new black membrane roofing system. A low elevator penthouse will be introduced into the roof with very limited visibility, if any, from the property and the public ways. It will be finished with simplified painted wood trim and clapboards to blend in with the other architectural elements of the roof top area.</p>

**MASSACHUSETTS HISTORICAL COMMISSION
STATE HISTORIC REHABILITATION TAX CREDIT PROGRAM
HISTORIC PRESERVATION CERTIFICATION APPLICATION**

PART 2 – DESCRIPTION OF REHABILITATION

Nathaniel Allen House

Property Name

35 Webster Street, Newton MA 02465

Property Address

Project Number: _____

<p>Number 9. Architectural feature <u>Metal Porch Roofing</u> Approximate date of feature <u>1845</u> Describe existing feature and its condition: The existing low slope hot mopped asphalt roof of the east house entrance porch, the asphalt shingle roofs of the north house entrance stoop and west barn entrance stoop are deteriorated.</p> <p>Photo no. <u>9A-9C</u> Drawing no. <u>EX1.2, EX2.1</u></p>	<p>Describe work and impact on existing feature: The east house entrance porch, north entrance stoop and west barn entrance stoop roofs will be replaced with soldered copper sheet roofing. The resplicated south barn portico roof will also be constructed out of soldered copper sheet.</p>
<p>Number 10. Architectural feature <u>House wood cornice, gutters and downspouts</u> Approximate date of feature <u>1845</u> Describe existing feature and its condition: The cornice of the house and the east entrance porch are suffering from varying degrees of disrepair, primarily from lack of maintenance and water damage.</p> <p>Photo no. <u>10A-10B</u> Drawing no. <u>EX2.1</u></p>	<p>Describe work and impact on existing feature: The existing painted gutter, fascia and soffits will be repaired in place with epoxy filler where possible. If deterioration is so extensive that epoxy filler cannot be used, then sections of the wood gutter and cornice components will be cut out and replaced with matching materials. Existing galvanized steel downspouts will remain but missing downspouts or fully depreciated downspouts will be replaced with appropriately sized round copper downspouts.</p>
<p>Number 11. Architectural feature <u>Barn wood soffits, gutters and downspouts</u> Approximate date of feature <u>1845 and later</u> Describe existing feature and its condition: A portion of the gutter and much of the soffit remains on the east side of the barn. Nothing remains on the badly deteriorated west side.</p> <p>Photo no. <u>11A-11C</u> Drawing no. <u>EX2.1</u></p>	<p>Describe work and impact on existing feature: The existing painted gutter, fascia and soffits will be repaired in place with epoxy filler where possible on the east side. If deterioration is so extensive that epoxy filler cannot be used, then sections of the wood gutter and cornice components will be cut out and replaced with matching materials. On the west side, the missing and rotted components will be replicated to match the similar elements that remain on the east side. Existing galvanized steel downspouts will remain but missing downspouts or fully depreciated downspouts will be replaced with appropriately sized round copper downspouts.</p>
<p>Number 12. Architectural feature <u>Wood trim on building sidewalls</u> Approximate date of feature <u>1845</u> Describe existing feature and its condition: Most of the painted wood rake and gable trim, window trim, door trim, water tables, plantia boards, frieze boards and fans are poorly maintained but intact. The four monumental ionic columns of the portico were restored by the previous owner of the property.</p> <p>Photo no. <u>12A-12D</u> Drawing no. <u>EX2.0, 2.1, 2.2, 2.3</u></p>	<p>Describe work and impact on existing feature: All wood trim will be repaired in place using epoxy filler wherever possible. The window sills and bottoms of the exterior casings will need the most attention but are able to be repaired.</p>

**MASSACHUSETTS HISTORICAL COMMISSION
STATE HISTORIC REHABILITATION TAX CREDIT PROGRAM
HISTORIC PRESERVATION CERTIFICATION APPLICATION**

PART 2 – DESCRIPTION OF REHABILITATION

Nathaniel Allen House

Property Name

35 Webster Street, Newton MA 02465

Property Address

Project Number: _____

<p>Number 13. Architectural feature <u>Painted wood clapboard siding</u> Approximate date of feature <u>1845</u> Describe existing feature and its condition: The existing siding is ½" x 6" painted cedar clapboards installed 4" to the weather. Much of the siding condition is adequate to be repainted. At a few locations where gutters have failed or other water problems have occurred, the siding is deteriorated. At the inside corner of the north side of the house and across the west side of the barn, the worst water problems exist and the siding has failed. Photo no. <u>13A-13D</u> Drawing no. <u>EX2.0, 2.1, 2.2, 2.3</u></p>	<p>Describe work and impact on existing feature: Cracked or split clapboards, missing and/or rotted clapboards and clapboards that require replacement due to underlying structural repairs will be replaced with matching cedar materials.</p>
<p>Number 14. Architectural feature <u>Wood windows</u> Approximate date of feature <u>circa 1845 to 1885</u> Describe existing feature and its condition: The majority of the wood windows are double hung windows with sash cords and counter weights and exterior painted aluminum combination storm windows. At the ground floor parlors facing Webster Street, there are triple hung windows. On the west and east sides of the barn and in the basements, there are painted wood, singled glazed fixed sash. There are leaded glass sidelights at the east entrance of the house. Photo no. <u>14A-14E</u> Drawing no. <u>EX2.0, 2.1, 2.2, 2.3</u></p>	<p>Describe work and impact on existing feature: The components of the wood windows (glazing, sash, weights, ropes, etc.) will be individually repaired as required in place. Sash will be repaired with epoxy filler where possible. Two bottom sash on the first floor, west side of the house are so deteriorated as to require replication. Where the French window was removed, a double hung window matching the others will be replicated. The deteriorated single glazed barn sash will also be replicated and include interior storm windows to minimize the impact on the historic fabric. Existing aluminum combination storm windows elsewhere on the building will remain and be repainted. The existing leaded glass sidelights will remain untouched.</p>
<p>Number 15. Architectural feature <u>Wood doors and entrances</u> Approximate date of feature <u>circa 1845 to 1885 and later</u> Describe existing feature and its condition: Existing egress door units and sidelights on east side of house and south side of the barn are completely rotted and failed. The north house and west barn entrance doors are failing. A double hung window on the first floor west side of the house was converted to a door. An existing solid wood panel door remains in the fieldstone lower level east barn façade. Photo no. <u>15A-15F</u> Drawing no. <u>EX2.0, 2.1, 2.2, 2.3</u></p>	<p>Describe work and impact on existing feature: The two deteriorate entrances with sidelights will be replicated. The north house and west barn entrances will be replaced in kind. These four doors will include ½" thresholds for HC access. The converted west entrance door will be replaced with a 36" wide door to provide HC access. The existing east entrance door threshold will be reduced to ½" for HC egress by adding an invisible extension to the bottom of the painted door. An existing wood door on the lower level east side of the barn will be both relocated and replaced in kind with a 36" accessible door unit to provide HC to the lower level of the barn. The solid panel door in the east fieldstone barn foundation will remain.</p>
<p>Number 16. Architectural feature <u>Wood porches and stairs</u> Approximate date of feature <u>circa 1840 and later</u> Describe existing feature and its condition: East side house entrance porch has been altered to include concrete stairs and wrought iron railings. A small wood porch and steps was added on west side of house where window was converted to a door. Two small roofed stoops at barn west side and house north side are badly deteriorated. Wood porch flooring exists around the four monumental columns on the house south façade which is in poor condition. Photo no. <u>16A-16E</u> Drawing no. <u>EX2.0, 2.1, 2.2, 2.3</u></p>	<p>Describe work and impact on existing feature: East side porch deck will be raised and extended to create a HC accessible place of rescue assistance. The two existing porch columns will be shortened. The concrete stairs will be replaced with a painted wood stairway with upper and lower 2x4 rails, 1 ¾" sq. balusters and interior HC complaint handrails. Two roofed stoops at rear of building will be replaced in kind but with copper roofs. The painted 1x 4 fir decking around the south portico will be replaced in kind with new material.</p>

**MASSACHUSETTS HISTORICAL COMMISSION
STATE HISTORIC REHABILITATION TAX CREDIT PROGRAM
HISTORIC PRESERVATION CERTIFICATION APPLICATION**

PART 2 – DESCRIPTION OF REHABILITATION

Nathaniel Allen House

Property Name

35 Webster Street, Newton MA 02465

Property Address

Project Number: _____

<p>Number 17. Architectural feature <u>South barn entrance portico</u> Approximate date of feature _____ Describe existing feature and its condition: An entrance portico which is seen in historic photos in various configurations was removed or collapsed at the south side barn entrance.</p> <p>Photo no. <u>17A</u> Drawing no. <u>EX2.0</u></p>	<p>Describe work and impact on existing feature: A new painted wood entrance portico roof and cornice with two painted wood columns will be replicated at the existing south barn entrance from historic photos. The two columns removed from the demolished west porch will be incorporated into the new portico. The walking surface will be new brick pavers installed to create the principal HC accessible entrance for the building which is only a few feet from the five stop, full sized passenger elevator that is included at the interior of the project.</p>
<p>Number 18. Architectural feature <u>West entrance porch</u> Approximate date of feature <u>circa 1845</u> Describe existing feature and its condition: A small entrance porch and stairway exists on the west side of the house where the window was converted to a door. It is in poor condition and of such limited area as to be unsafe.</p> <p>Photo no. <u>18A</u> Drawing no. <u>EX2.3</u></p>	<p>Describe work and impact on existing feature: The existing porch will be reconstructed to provide adequate door clearances for a temporary HC accessible entrance to be used with a rented, temporary ramp until the other four HC accessible entrances can be constructed. The porch will include a painted wood stairway and upper and lower 2x4 guard rails with 1 ¼" sq. balusters and interior HC complaint handrails at the stairs. When the accessible entrances are constructed, the temporary ramp will be removed but the porch and stairs will remain as an employee entrance to the building.</p>
<p>Number 19. Architectural feature <u>Window wells</u> Approximate date of feature <u>circa 1845</u> Describe existing feature and its condition: Brick and stone window wells exist around the house foundation and in the south side barn foundation. A depressed portion of patio grade exists at the intersection of the north house wall and west barn wall where the worst water damage to the structure exists.</p> <p>Photo no. <u>19A-19C</u> Drawing no. <u>EX2.0, 2.2</u></p>	<p>Describe work and impact on existing feature: The existing window wells will be repaired in place using the existing materials and lime and sand mortar matching the existing mortar. No portland cement products will be used. A new areaway will be constructed as a rain garden to collect and dispose of water at the depressed portion of the rear patio area and to provide new windows for light, ventilation and landscaped views for the new basement elevator lobby. The interior concrete faces of the areaway will be finished with cement stucco covered with vines. Low shade plantings will be provided. A painted wood balustrade will be installed at the top of the two walls for safety reasons.</p>
<p>Number 20. Architectural feature <u>Interior stairways, trim, moldings and doors</u> Approximate date of feature <u>circa 1845</u> Describe existing feature and its condition: Two original stairways, many original doors and casings, original window trim, mop boards, interior brackets, wall paneling, marble mantels, plaster details, wood parquet floors and stenciling are in reasonable condition throughout the house and will remain except as noted.</p> <p>Photo no. <u>20A-20F</u> Drawing no. <u>EX1.1, 1.2</u></p>	<p>Describe work and impact on existing feature: All existing stairways, trim and other interior details will be maintained, cleaned and lightly refinished. Stairway carpeting will be removed for safety and accessibility. Most doors will remain, but several will be replaced with 36" wide doors to provide HC access to key areas of the interior. Pocket doors will remain and be made operable. Passage door knobs will be replaced with HC lever handles. Interior thresholds will be reduced to ½" where possible. Our recent MAAB variance application is attached to this application. Ceilings and walls will be repaired after the installation of new electrical, mechanical and life safety systems. The interior will be painted, stenciling restored and floors screened and refinished.</p>

**MASSACHUSETTS HISTORICAL COMMISSION
STATE HISTORIC REHABILITATION TAX CREDIT PROGRAM
HISTORIC PRESERVATION CERTIFICATION APPLICATION**

PART 2 – DESCRIPTION OF REHABILITATION

Nathaniel Allen House

Property Name

35 Webster Street, Newton MA 02465

Property Address

Project Number: _____

Number 21.

Architectural feature Exterior alterations at house and barn

Approximate date of feature New construction- two items

Describe existing feature and its condition:

New dormer to illuminate interior barn space on west roof of barn.

New windows and HC accessible entrance on east side of barn lower level.

Photo no. 21A-21B Drawing no. EX2.1, 2.3

Describe work and impact on existing feature:

The drawings indicate a new dormer on the west roof of the barn and the elimination of 1980s skylight from the same roof plan. Several new windows and a new HC accessible entrance are proposed for the east side of the barn lower level at a location where three existing windows and a door will be removed. This is basically a reconfiguration of this area to provide a HC accessible entrance. Both of these items were recently approved by the Newton Historical Commission (NHC) under their jurisdiction over the building based on the Preservation Restriction that NHC holds for the property.



H1- Historical photographs of original building