Newton Community Preservation Program Grant Proposal

Newton Cultural Alliance – Nathaniel Allen Homestead

November 2018

November 16, 2018

Nathaniel Allen House
35 Webster Street
West Newton MA 02465

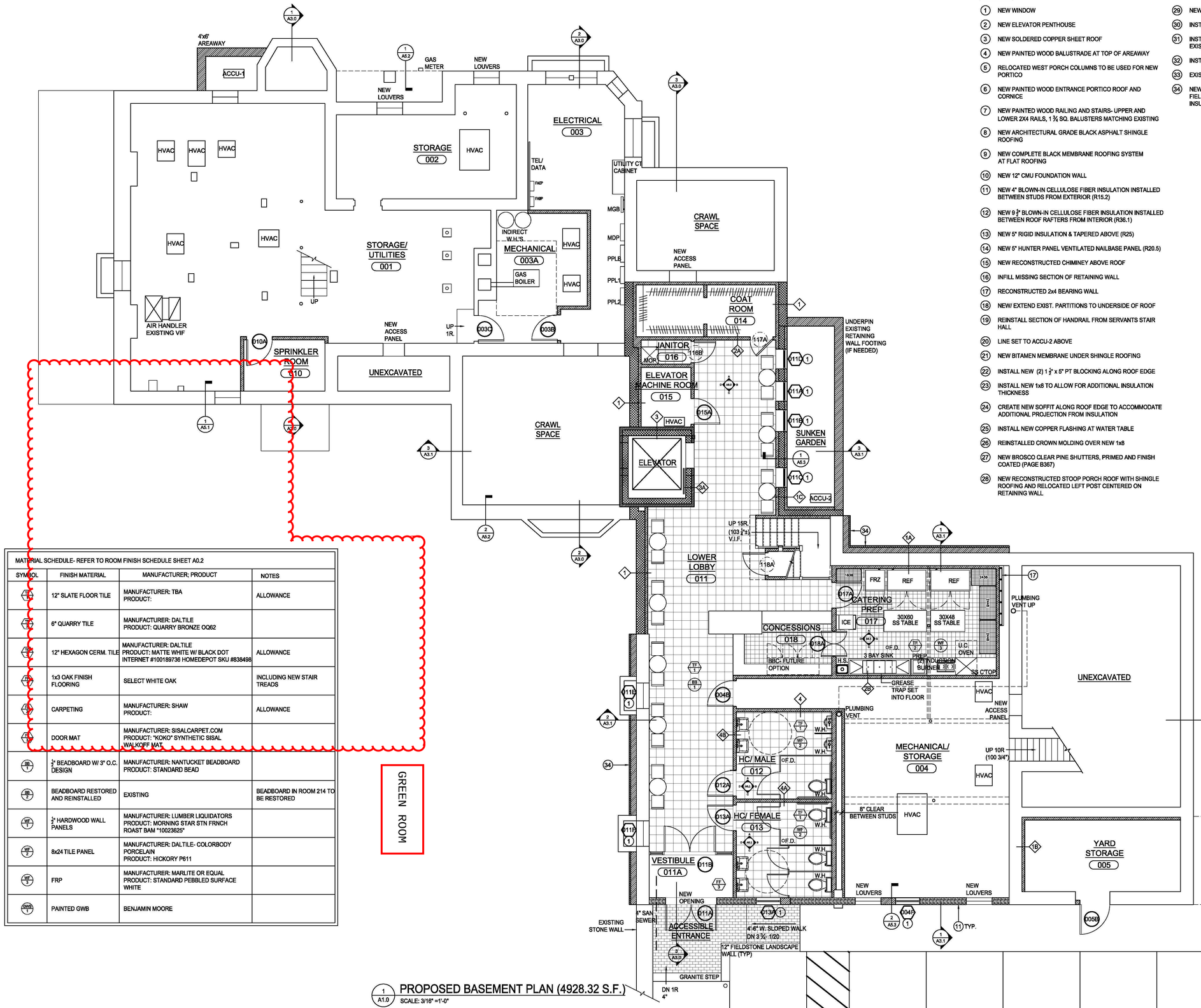
Summary of 2018 Changes to 2016 Plans

Building Exterior
The wooden arbor in front of the barn facing Webster Street will be restored to its original design.

House Interior
Program 9 removed to create legal headroom in Main Lobby.

Barn Interior
Barn floor lowered to be level for full Black Box Theatre space.
Green room in basement supplements the Black Box Theatre with separate entrance.
Mechanical loft created above Program 14 now designed as Lighting Production room for Theatre.

On the Newton CPC website, this summary is also included in a separate file with the proposal and all other attachments.



1 A1.0 PROPOSED BASEMENT PLAN (4928.32 S.F.)
SCALE: 3/16" =1'-0"

MATERIAL SCHEDULE- REFER TO ROOM FINISH SCHEDULE SHEET A0.2			
SYMBOL	FINISH MATERIAL	MANUFACTURER; PRODUCT	NOTES
TF 1	12" SLATE FLOOR TILE	MANUFACTURER: TBA PRODUCT:	ALLOWANCE
TF 2	6" QUARRY TILE	MANUFACTURER: DALTILE PRODUCT: QUARRY BRONZE OQ62	
TF 3	12" HEXAGON CERM. TILE	MANUFACTURER: DALTILE PRODUCT: MATTE WHITE W/ BLACK DOT INTERNET #100189736 HOMEDEPOT SKU #838498	ALLOWANCE
FF 1	1x3 OAK FINISH FLOORING	SELECT WHITE OAK	INCLUDING NEW STAIR TREADS
FF 2	CARPETING	MANUFACTURER: SHAW PRODUCT:	ALLOWANCE
FF 3	DOOR MAT	MANUFACTURER: SISALCARPET.COM PRODUCT: "KOKO" SYNTHETIC SISAL WALKOFF MAT	
BB 1	3/4" BEADBOARD W/ 3" O.C. DESIGN	MANUFACTURER: NANTUCKET BEADBOARD PRODUCT: STANDARD BEAD	
BB 2	BEADBOARD RESTORED AND REINSTALLED	EXISTING	BEADBOARD IN ROOM 214 TO BE RESTORED
WF 1	3/4" HARDWOOD WALL PANELS	MANUFACTURER: LUMBER LIQUIDATORS PRODUCT: MORNING STAR STN FRNCH ROAST BAM "10023625"	
WF 2	8x24 TILE PANEL	MANUFACTURER: DALTILE- COLORBODY PORCELAIN PRODUCT: HICKORY P611	
WF 3	FRP	MANUFACTURER: MARLITE OR EQUAL PRODUCT: STANDARD PEBBLED SURFACE WHITE	
GWB	PAINTED GWB	BENJAMIN MOORE	

KEYNOTES:

1. NEW WINDOW
2. NEW ELEVATOR PENTHOUSE
3. NEW SOLDERED COPPER SHEET ROOF
4. NEW PAINTED WOOD BALUSTRADE AT TOP OF AREAWAY
5. RELOCATED WEST PORCH COLUMNS TO BE USED FOR NEW PORTICO
6. NEW PAINTED WOOD ENTRANCE PORTICO ROOF AND CORNICE
7. NEW PAINTED WOOD RAILING AND STAIRS- UPPER AND LOWER 2X4 RAILS, 1 3/4 SQ. BALUSTERS MATCHING EXISTING
8. NEW ARCHITECTURAL GRADE BLACK ASPHALT SHINGLE ROOFING
9. NEW COMPLETE BLACK MEMBRANE ROOFING SYSTEM AT FLAT ROOFING
10. NEW 12" CMU FOUNDATION WALL
11. NEW 4" BLOWN-IN CELLULOSE FIBER INSULATION INSTALLED BETWEEN STUDS FROM EXTERIOR (R15.2)
12. NEW 9 1/2" BLOWN-IN CELLULOSE FIBER INSULATION INSTALLED BETWEEN ROOF RAFTERS FROM INTERIOR (R36.1)
13. NEW 5" RIGID INSULATION & TAPERED ABOVE (R25)
14. NEW 5" HUNTER PANEL VENTILATED NAILBASE PANEL (R20.5)
15. NEW RECONSTRUCTED CHIMINEY ABOVE ROOF
16. INFILL MISSING SECTION OF RETAINING WALL
17. RECONSTRUCTED 2x4 BEARING WALL
18. NEW/ EXTEND EXIST. PARTITIONS TO UNDERSIDE OF ROOF
19. REINSTALL SECTION OF HANDRAIL FROM SERVANTS STAIR HALL
20. LINE SET TO ACCU-2 ABOVE
21. NEW BITAMEN MEMBRANE UNDER SHINGLE ROOFING
22. INSTALL NEW (2) 1 1/2" x 5" PT BLOCKING ALONG ROOF EDGE
23. INSTALL NEW 1x8 TO ALLOW FOR ADDITIONAL INSULATION THICKNESS
24. CREATE NEW SOFFIT ALONG ROOF EDGE TO ACCOMMODATE ADDITIONAL PROJECTION FROM INSULATION
25. INSTALL NEW COPPER FLASHING AT WATER TABLE
26. REINSTALLED CROWN MOLDING OVER NEW 1x8
27. NEW BROSCO CLEAR PINE SHUTTERS, PRIMED AND FINISH COATED (PAGE B367)
28. NEW RECONSTRUCTED STOOP PORCH ROOF WITH SHINGLE ROOFING AND RELOCATED LEFT POST CENTERED ON RETAINING WALL
29. NEW ROUND COPPER DOWNSPOUT
30. INSTALL (3) BEAMS FOR STAGE LIGHTING (REFER TO S1.3)
31. INSTALL STAINED WOOD WALL SIDE HANDRAILS TO MATCH EXISTING
32. INSTALL NEW CARPETING ON STAIR FLIGHTS
33. EXISTING RAFTERS TO BE PUSHED UP AT NEW WALL
34. NEW ONE SIDED 8" CONCRETE POUR TO SEAL EXISTING FIELDSTONE WALL, DAMP PROOFING AND 2" RIGID INSULATION

CPC SUBMISSION 02-11-16

DLA ARCHITECTURE
RESIDENTIAL | FOOD SERVICE | HISTORIC RENOVATION

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PROPOSED BASEMENT PLAN

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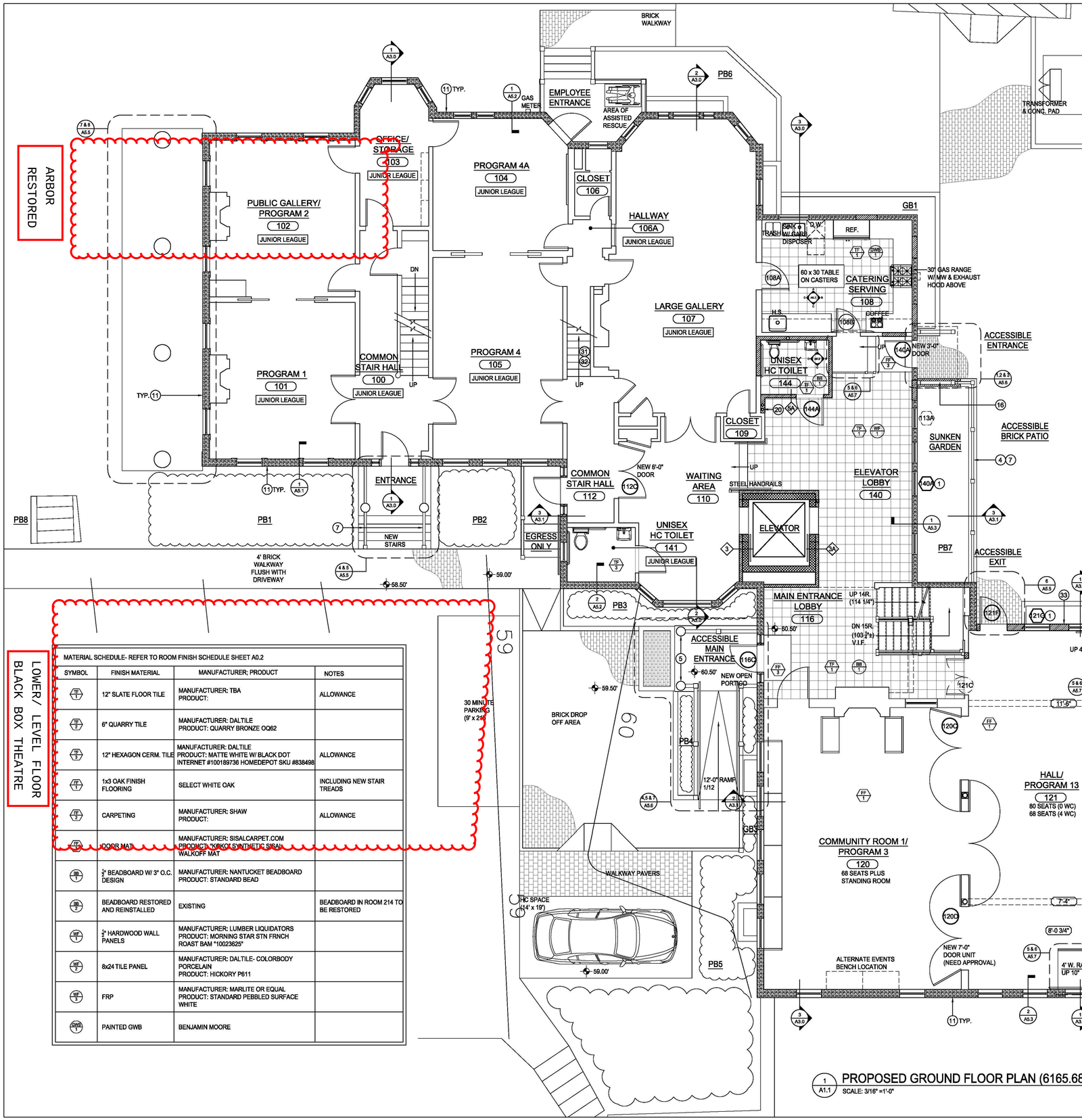

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BB 1	¾" BEADBOARD W/ 3" O.C. DESIGN	MANUFACTURER: NANTUCKET BEADBOARD PRODUCT: STANDARD BEAD	
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WF 2	8x24 TILE PANEL	MANUFACTURER: DALTILE- COLORBODY PORCELAIN PRODUCT: HICKORY P611	
WF 3	FRP	MANUFACTURER: MARLITE OR EQUAL PRODUCT: STANDARD PEBBLED SURFACE WHITE	
GWB 1	PAINTED GWB	BENJAMIN MOORE	

1 A1.1 PROPOSED GROUND FLOOR PLAN (6165.68 S.F.)
SCALE: 3/16" =1'-0"

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KEYNOTES:

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5. RELOCATED WEST PORCH COLUMNS TO BE USED FOR NEW PORTICO
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8. NEW ARCHITECTURAL GRADE BLACK ASPHALT SHINGLE ROOFING
9. NEW COMPLETE BLACK MEMBRANE ROOFING SYSTEM AT FLAT ROOFING
10. NEW 12" CMU FOUNDATION WALL
11. NEW 4" BLOWN-IN CELLULOSE FIBER INSULATION INSTALLED BETWEEN STUDS FROM EXTERIOR (R15.2)
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13. NEW 5" RIGID INSULATION & TAPERED ABOVE (R25)
14. NEW 5" HUNTER PANEL VENTILATED NAILBASE PANEL (R20.5)
15. NEW RECONSTRUCTED CHIMINEY ABOVE ROOF
16. INFILL MISSING SECTION OF RETAINING WALL
17. RECONSTRUCTED 2x4 BEARING WALL
18. NEW/ EXTEND EXIST. PARTITIONS TO UNDERSIDE OF ROOF
19. REINSTALL SECTION OF HANDRAIL FROM SERVANTS STAIR HALL
20. LINE SET TO ACCU-2 ABOVE
21. NEW BITAMEN MEMBRANE UNDER SHINGLE ROOFING
22. INSTALL NEW (2) 1 ½" x 5" PT BLOCKING ALONG ROOF EDGE
23. INSTALL NEW 1x8 TO ALLOW FOR ADDITIONAL INSULATION THICKNESS
24. CREATE NEW SOFFIT ALONG ROOF EDGE TO ACCOMMODATE ADDITIONAL PROJECTION FROM INSULATION
25. INSTALL NEW COPPER FLASHING AT WATER TABLE
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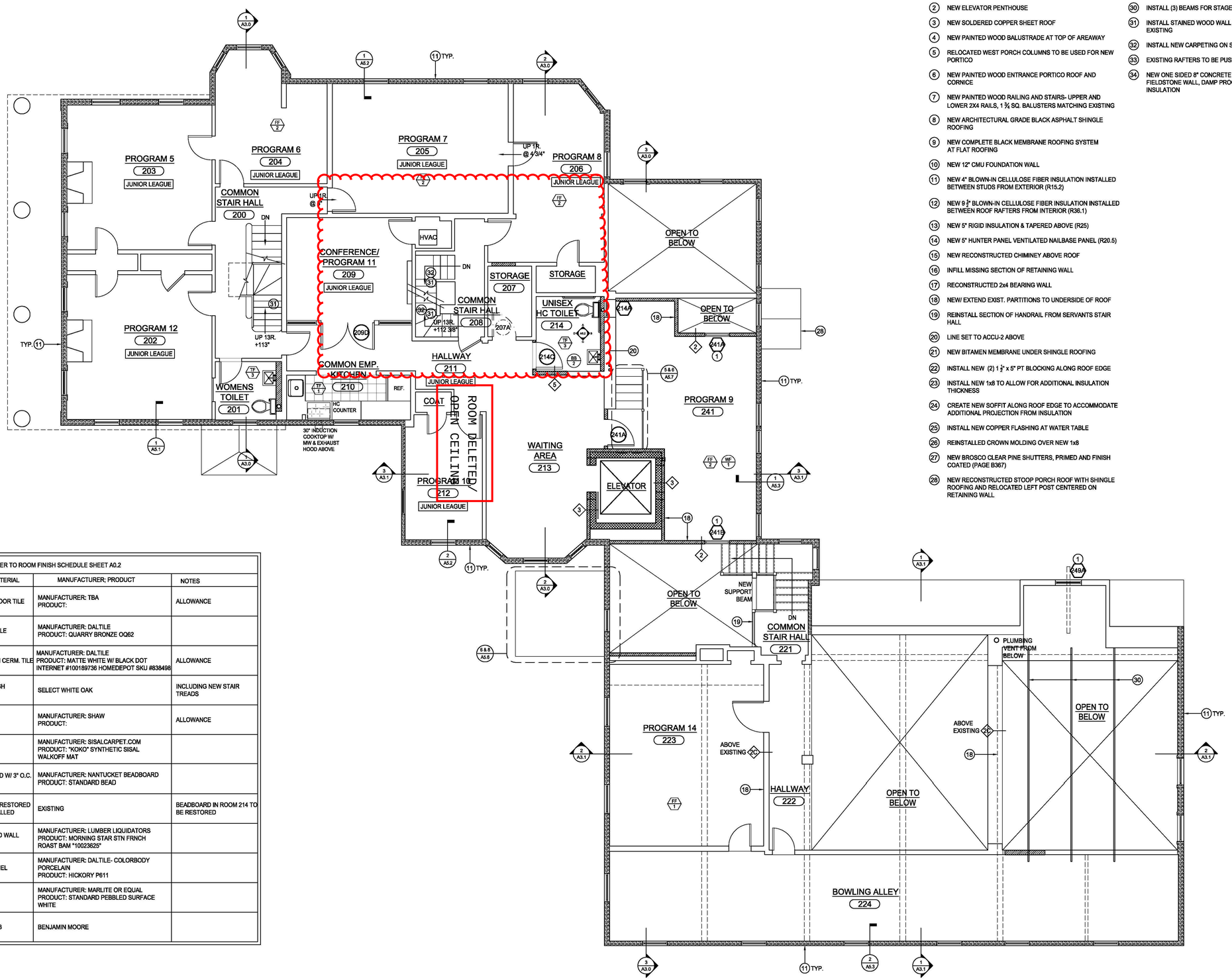
DRAWING TITLE
PROPOSED GROUND FLOOR PLAN

SHEET NUMBER:
A1.1



1 A1.2 PROPOSED SECOND FLOOR PLAN (4600.35 S.F.- EXCLUDING OPEN AREA)

SCALE: 3/16" =1'-0"

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TF 3	12" HEXAGON CERM. TILE	MANUFACTURER: DALTILE PRODUCT: MATTE WHITE W/ BLACK DOT INTERNET #100189736 HOMEDEPOT SKU #838498	ALLOWANCE
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FF 3	DOOR MAT	MANUFACTURER: SISALCARPET.COM PRODUCT: "KOKO" SYNTHETIC SISAL WALKOFF MAT	
BB 1	¾" BEADBOARD W/ 3" O.C. DESIGN	MANUFACTURER: NANTUCKET BEADBOARD PRODUCT: STANDARD BEAD	
BB 2	BEADBOARD RESTORED AND REINSTALLED	EXISTING	BEADBOARD IN ROOM 214 TO BE RESTORED
WF 1	¼" HARDWOOD WALL PANELS	MANUFACTURER: LUMBER LIQUIDATORS PRODUCT: MORNING STAR STN FRNCH ROAST BAM "10023625"	
WF 2	8x24 TILE PANEL	MANUFACTURER: DALTILE- COLORBODY PORCELAIN PRODUCT: HICKORY P611	
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GWB 1	PAINTED GWB	BENJAMIN MOORE	

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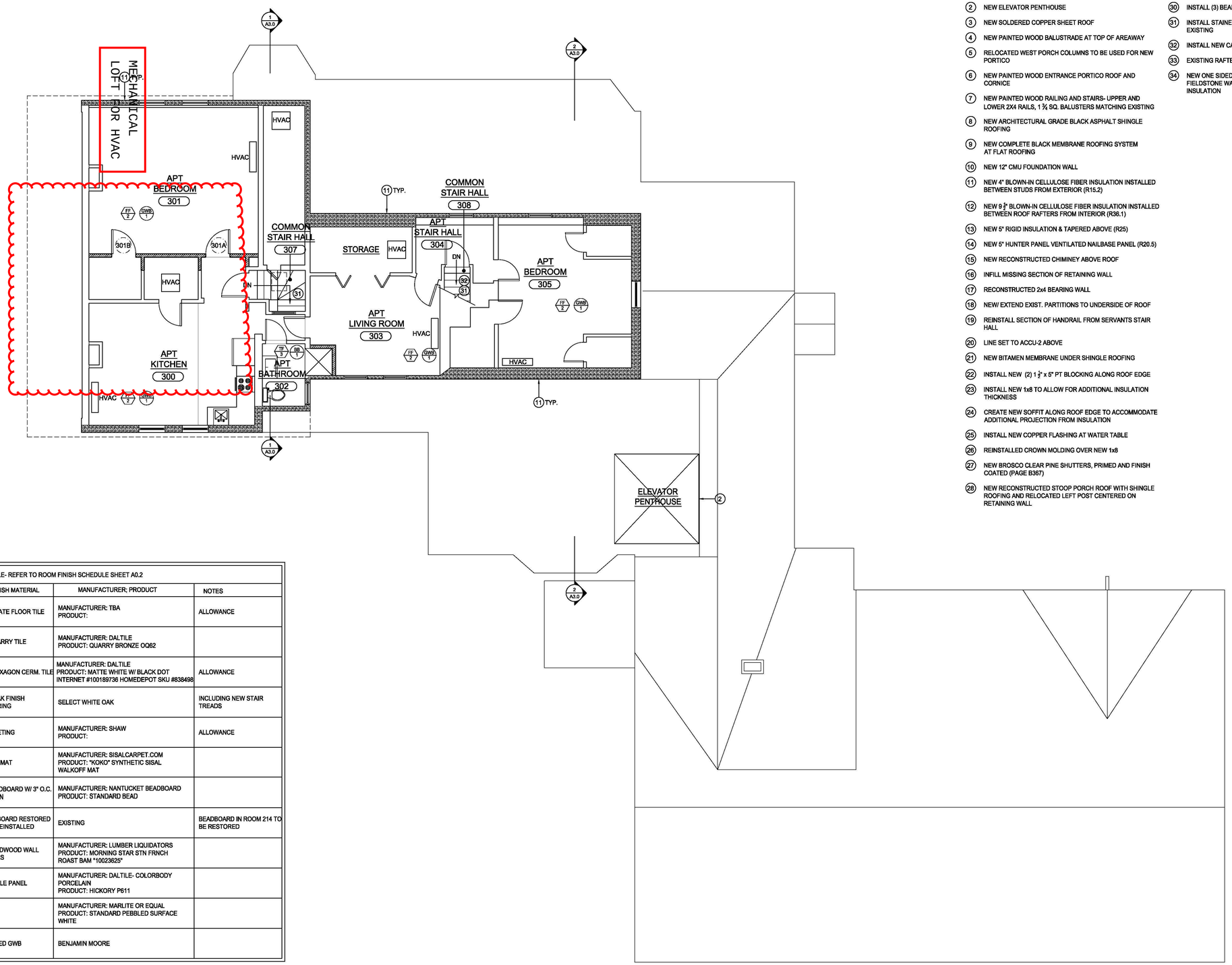
PROPOSED SECOND FLOOR PLAN

SHEET NUMBER:

A1.2



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WF 1	½" HARDWOOD WALL PANELS	MANUFACTURER: LUMBER LIQUIDATORS PRODUCT: MORNING STAR STN FRNCH ROAST BAM "10023625"	
WF 2	8x24 TILE PANEL	MANUFACTURER: DALTILE- COLORBODY PORCELAIN PRODUCT: HICKORY P611	
WF 3	FRP	MANUFACTURER: MARLITE OR EQUAL PRODUCT: STANDARD PEBBLED SURFACE WHITE	
GWB 1	PAINTED GWB	BENJAMIN MOORE	

1 A1.3 PROPOSED THIRD FLOOR PLAN (1582.37 S.F.)

SCALE: 3/16" =1'-0"

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16. INFILL MISSING SECTION OF RETAINING WALL
17. RECONSTRUCTED 2x4 BEARING WALL
18. NEW/ EXTEND EXIST. PARTITIONS TO UNDERSIDE OF ROOF
19. REINSTALL SECTION OF HANDRAIL FROM SERVANTS STAIR HALL
20. LINE SET TO ACCU-2 ABOVE
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22. INSTALL NEW (2) 1 ½" x 5" PT BLOCKING ALONG ROOF EDGE
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PROPOSED THIRD FLOOR PLAN

SHEET NUMBER:

A1.3