



Ruthanne Fuller
Mayor

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

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(617) 796-1120
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Barney S. Heath
Director

Newton Historical Commission Demolition Review Decision

Date: 4/3/19 Zoning & Dev. Review Project# 13080084

Address of structure: 35 Webster Street

Type of building : House and property

If partial demolition, feature to be demolished is _____

The building or structure:

- is _____ is not in a National Register or local historic district not visible from a public way.
- is is not _____ on the National Register or eligible for listing.
- is is not _____ importantly associated with historic person(s), events, or architectural or social history
- is is not _____ historically or architecturally important for period, style, architect, builder, or context.
- is _____ is not located within 150 feet of a historic district and contextually similar.

is _____ **NOT HISTORICALLY SIGNIFICANT** as defined by the Newton Demolition Delay Ordinance.

Demolition is not delayed and no further review is required.

is **HISTORICALLY SIGNIFICANT** as defined by the Newton Demolition Delay Ordinance (See below).

The Newton Historical Commission staff:

APPROVES the proposed project based upon materials submitted see below for conditions (if any).

Demolition is not delayed, further staff review may be required.

_____ **DOES NOT APPROVE** and the project requires
Newton Historical Commission review (See below).

Update of project approved. Final review of
construction plans required

The Newton Historical Commission finds the building or structure:

is _____ **NOT PREFERABLY PRESERVED**
Demolition is not delayed and no further review is required.

Owner of Record:

is _____ **PREFERABLY PRESERVED – (SEE BELOW).**

Delay of Demolition:

_____ is in effect until _____

_____ has been waived - see attached for conditions

Please Note: if demolition does not occur within two years of the date of expiration of the demolition delay, the demolition will require a resubmittal to the Historical Commission for review and may result in another demolition delay.

Determination made by:



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

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 www.newtonma.gov

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 Mayor

Barney Heath
 Director

**APPLICATION FOR LOCAL HISTORIC DISTRICT CERTIFICATE OF
 APPROPRIATENESS, NON-APPLICABILITY, OR HARDSHIP**

DATE RECEIVED: 3/13/19 PROJECT #: 13080084
 PROJECT ADDRESS: 35 Webster Street, Newton MA 02465

PROJECT INFORMATION

IS THE PROPERTY AND/OR STRUCTURE DESIGNATED (check all that apply):

- LOCAL HISTORIC DISTRICT LOCAL LANDMARK NATIONAL REGISTER SITE

(Depending on how a property is designated, different Newton City Ordinances may apply.)

NAME OF LOCAL HISTORIC DISTRICT: _____

TYPE OF STRUCTURE(S) AFFECTED (Check all that apply):

- HOUSE FENCE GARAGE NON-RESIDENTIAL BUILDING SHED
 SIGN WALL OTHER

IF OTHER, PLEASE DESCRIBE: _____

WHAT YEAR WAS THE STRUCTURE BUILT: _____

TYPE OF PROPOSED WORK (Check all that apply):

- ADDITION ALTERATION DEMOLITION NEW CONSTRUCTION REPAIR
 REPLACEMENT OTHER

IF OTHER, PLEASE DESCRIBE: _____

DESCRIBE SCOPE OF WORK:

Exterior alterations of the building and site based on 2013 NHC approval

IF KNOWN, BRIEFLY DESCRIBE THE HISTORY OF THE PROPERTY:

Nathaniel Allen House Homestead & School

THE APPLICATION SHOULD INCLUDE THE FOLLOWING INFORMATION:

REQUIRED SUBMITTAL CHECKLIST (Check all being submitted)					
<input checked="" type="checkbox"/>	Proposed Building / Elevation Plans	<input checked="" type="checkbox"/>	Photographs of Existing Façade and Street	<input checked="" type="checkbox"/>	Assessor's Map or Site Plan
<input type="checkbox"/>	Building Product / Material Information	<input type="checkbox"/>	Photographs of Neighborhood	<input type="checkbox"/>	Structural Assessment (For demolitions only)

(All plans **MUST** be dated, drawn to scale, and clearly labeled. An inaccurate or incomplete application will **NOT** be accepted. Please review the reverse of this form for additional information.)

NOTE: This Application MUST be accompanied by a General Permit Application.



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Director

GENERAL PERMIT APPLICATION

PROJECT #: _____ ZONING DISTRICT: _____ DATE RECEIVED: _____

PROJECT DESCRIPTION: _____

PROPERTY LOCATION INFORMATION

STREET ADDRESS: 35 Webster Street CITY/ZIP: Newton 02465

LEGAL DESCRIPTION (SECTION, BLOCK, LOT): 33025 0001

PROPERTY OWNER INFORMATION

NAME: Newton Cultural Alliance PHONE: 6173324300 ALT. PHONE: _____

MAILING ADDRESS: PO Box 610225 E-MAIL ADDRESS: adriennehartzell@gmail.com

PROPERTY OWNER CONSENT

I am (we are) the owner(s) of the property subject to this application and I (we) consent as follows:

- 1. This application for a land use permit or administrative approval for development on my (our) property is made with my permission.
- 2. I (we) grant permission for officials and employees of the City of Newton to access my property for the purposes of this application.

X Adrienne Hartzell Knudsen for NCA 03/13/19
(Property Owner Signature) (Date)

X _____ (Date)

NOTICE: The City of Newton staff may need access to the subject property during regular business hours and will attempt to contact the applicant/agent prior to any visit. Further, members of a regulatory authority of the city may visit the property as well.

APPLICANT / AGENT INFORMATION

NAME: Adrienne Hartzell PHONE: 6178283484 ALT. PHONE: _____

MAILING ADDRESS: PO Box 610225 E-MAIL ADDRESS: adriennehartzell@gmail.com

X Adrienne Hartzell Knudsen 03/13/19
(Applicant/Agent Signature) (Date)

NOTICE: The applicant/agent is the primary contact and may be any individual representing the establishment or property owner. The applicant/agent must also be legally authorized to make decisions on behalf of the Property Owner(s) in regards to the application.

OFFICE USE ONLY BELOW THIS LINE

CHECK APPROPRIATE PERMIT OR REVIEW PROCESS (CHECK ALL BEING SUBMITTED)

<input type="checkbox"/>	Zoning Review Application	<input type="checkbox"/>	Comprehensive Permit
<input type="checkbox"/>	Administrative Site Plan Review	<input type="checkbox"/>	Variance Application
<input type="checkbox"/>	Sign Permit	<input type="checkbox"/>	Historic Preservation Review
<input type="checkbox"/>	Special Permit/Site Plan Approval	<input type="checkbox"/>	Conservation Commission Review
<input type="checkbox"/>	Fence Appeal	<input type="checkbox"/>	Other, describe _____

Comments: _____

PERMIT INTAKE INITIALS
AND DATE STAMP

NOTE: This form **MUST** accompany all other Department of Planning and Development applications.

To Be Completed By Applicant

March 13, 2018

Ms. Nancy Grissom, Chair
Newton Historical Commission (NHC)
1000 Commonwealth Avenue
Newton Centre, MA 02459

Re: 2019 Updated Drawings for Nathaniel Allen House- 35 Webster Street, West Newton MA 02465

Madame Chair,

The final phase of the Newton Cultural Alliance (NCA) construction project is underway at the Nathaniel Allen House (NAH) based on plans reviewed and approved by NHC in 2013 including the proposed parking and site plan on 7/3/13 and proposed exterior alterations to the building on 8/30/13. The NHC approval was conditioned on final drawings being submitted to commission staff. In 2013, Suzuki School of Music (SSM) had been planned as the anchor tenant to occupy the entire building with their music school and day care center. Due to increasing costs for the renovation project, SSM subsequently withdrew from the project.

Between 2014 and 2017, NCA undertook two projects based on the 2013 drawings, the first to provide life safety and handicap accessibility improvements required for public occupancy and the second to rehabilitate the leaking and dilapidated exterior envelope of the building. In 2016, the Junior League of Boston donated a major interior finishes upgrade of the first and second floor spaces in the main house that enhanced NCA's utilization of the property. After SSM, NCA and DLA reimagined NAH as a fully accessible community arts center with a wider appeal. NCA raised additional funds necessary for the renovation.

The new project utilizes the restored first floor parlor spaces of the main house as meeting rooms, galleries and performance spaces, converts the second floor bedrooms to offices for NCA and other small arts organizations. The existing third floor apartment is retained for a resident caretaker. The historic classroom in the barn is preserved as a public assembly space. The former barn gymnasium and rear addition spaces are combined to create a 150 seat "black box" style performing facility. The second floor historic science classroom supports theatrical production and the bowling alley is preserved as a unique artifact of the original school. The barn basement space is being excavated and developed to provide public toilet rooms, coat room, performers green room, catering kitchen, elevator lobby, storage and mechanical spaces all of which will support the enhanced public access and programming of the repurposed barn space above. The new project also includes geothermal heating and cooling which eliminated the proposed cooling tower from the west yard that had been required for a conventional HVAC system.

Once the fund raising, project redesign and engineering were completed, a building permit for the remaining construction on the site was applied for and issued in early 2018. The work is now underway at the site and scheduled for completion in early 2020. As provided in the 2013 decision, the 2018 permit drawings were reviewed by staff for consistency. Enclosed please find a set of annotated drawings comparing the approved 2013 and final design drawings. A simple list of the changes referencing the drawings is also attached for the convenience of the commission.

Sincerely,



Donald Lang AIA, President
DLA Architecture

cc: Adrienne Hartzell, NCA Executive Director

March 13, 2019

Nathaniel Allen House
35 Webster Street
West Newton MA 02465

Summary of Relevant Changes

Site Plan

SP1- The approved number of 26 parking spaces remains unchanged.

SP2- Two Columbus Place parking spaces requiring a large excavation and retaining wall were shifted to align with adjacent spaces and preserve the existing topography north of the barn.

SP3- The new electrical service is now being installed underground below the driveway from a new pole next to Cherry Street, eliminating the long overhead line above the driveway.

SP4- (2) pole lights for the Cherry Street driveway and parking area will be installed for security.

SP5- (8) low landscape bollard lights will be installed to light walkways around the site.

SP6- (3) shallow areaways have been installed on the west and north sides of the barn and Servants Wing to lower the grade where the building touches the ground.

SP7- A public sitting area accessed from Cherry Street has been deleted as this was not an original feature of the NAH landscape.

SP8- A fenced 15 cu. yd. dumpster area at the end of the Cherry Street driveway was deleted in favor using rolling about six one cu. yd. rolling containers kept on the north side of the barn accessed from a new stone dust walkway.

SP9- A fenced play area for the day care center at the far northern portion of the property was eliminated. **SP10-** A concrete handicap ramp for accessing the play area from the barn day care was eliminated.

SP11- The bike rack location was moved closer to the house at the end of the Cherry Street driveway.

SP12- A drop off area for the Webster Street main entrance into the barn will be created with brick paving and granite curbs and include a brick HC 1/12 slope ramp to complete the accessible route to the entrance from the Webster Street HC parking space and driveway drop off.

SP13- Since 2012 trees in poor health have been falling onto and damaging the NAH property. In 2014 Mark Welch city tree warden visited the site to review the removal of the trees necessary to construct the approved driveway and parking. He concluded that the NAH trees are generally in poor condition and that many are ash which are subject to a disease and will not survive. At that time Mr. Welch recommended the removal of ten unsafe, damaged or blighted trees many of which have since been removed. In 2015 a falling tree limb seriously damaged the barn roof caving in structural members. In 2016 another tree fell onto and damaged a neighbor's house on Columbus Place. A few weeks ago another tree limb fell and crushed the Cherry Street temporary HC ramp. Fortunately in all of these instances no one was injured.

SP14- During the 2019 winter the 175 year old oak tree in the front yard near the driveway broke apart revealing a hollow interior cavity that had been filled with ancient boulders by someone probably hoping to stabilize it. The remaining portion of the tree was unsafe and removed. NCA has not removed healthy trees from the protected NAH landscape other than those that have been approved within the proposed driveways, parking or utility areas. If blight or wind damage necessitates any further NAH tree removal, NCA will contact NHC staff to review prior to acting unless there is an imminent threat to life safety or the property.

March 13, 2019

Nathaniel Allen House
35 Webster Street
West Newton MA 02465

Summary of Relevant Changes

Webster Street (south) House Elevation

S1- Delete reconstruction of existing main entrance porch, raised floor, modification of existing columns and new extension to provide area of assisted rescue for persons with disabilities. Existing porch configuration remains undisturbed. Alternate area of assisted rescue is available on west entrance porch. Install low slope soldered copper roof.

Webster Street (south) Barn Elevation

- S2-** Provide granite and brick platform at new accessible entrance porch to address existing grades. Add low slope copper roof to match house entrance porch.
- S3-** Provide 12' long ramp and handrails from driveway drop off area to new accessible main entrance porch
- S4-** Provide low landscape wall and baluster railing to screen view of ramp from Webster Street
- S5-** Adjust spacing of two lattice columns supporting the arbor to provide required HC ramp access

Cherry Street (west) House Elevation

- W1-** Replace failed modern bathroom window at second floor rear servants wing with relocated TDL 6/6 DH window and storm unit matching adjacent second floor windows.
- W2-** Install two pairs of shutters in the closed position at two existing first floor servants wing window units

Cherry Street (west) Barn Elevation

- W3-** Delete access ramp and handrails for HC access to day care play area that was removed from program
- W4-** Replace proposed large glass French Door with new painted solid wood swinging barn door
- W5-** Replace 1980's double hung window above barn door with same size new TDL 6/6 DH window matching other new windows
- W6-** Delete previously proposed skylights. Existing roof condition remains
- W7-** Delete small hood over egress door that traps water. Change door to six panel painted wood door matching similar barn doors on north and east sides.
- W8-** Delete wood board fence for previous day care play area that was removed from program

Rear (north) House Elevation

- N1-** Install two pairs of shutters in the closed position at two existing first floor servants wing window units
- N2-** Change 2'-6" entrance door to 3'-0" entrance door for HC access. Revise porch roof for wider door and adjust position of adjacent window

Rear (north) Barn Elevation

- N3-** Delete wood board fence for previous day care play area that was removed from program
- N4-** Replace (2) second floor 1980's double hung windows with same size new TDL 6/6 DH windows matching other new windows
- N5-** Replace (4) first floor 1980's double hung windows with new TDL 6/6 DH windows matching similar first floor grouped new windows on west and east elevations
- N6-** Replace glass paired French Door with new single leaf painted solid wood egress door
- N7-** Install painted 2" mahogany lattice below reconstructed rear porch

Columbus Place (east) House Elevation

- E1-** Delete reconstruction of existing main entrance porch, raised floor, modification of existing columns and new extension to provide area of assisted rescue for persons with disabilities. Existing porch configuration remains undisturbed. Alternate area of assisted rescue is available on west entrance porch. Install low slope soldered copper roof.
- E2-** Delete modern skylights

Columbus Place (east) Barn Elevation

- E3-** Relocate lower public entrance from parking lot
- E4-** Add a new public entrance for performers
- E5-** Install (3) painted aluminum louvers for HVAC fresh air
- E6-** Replace (2) 1980's double hung windows with same size new TDL 6/6 DH windows matching other new windows
- E7-** Replace existing board and batten infill at existing fieldstone opening with painted aluminum louver for HVAC fresh air
- E8-** Install painted 2" mahogany lattice below reconstructed rear porch on facing parking lot
- E9-** Add one TDL 6/6 DH window matching adjacent windows





Cherry St. driveway
pole fixture

Concord

Designed by Robert A.M. Stern Architects

Greater energy efficiency:
LEDs use less energy,
consume fewer resources

Better color:
Warm white light supports
ecology and human health

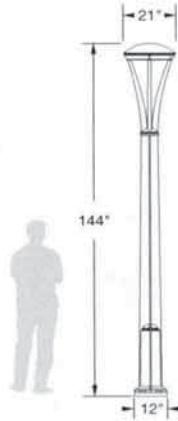
Better Light Control:
Engineered Awen™ optics
eliminate wasted light
and light pollution

Longer Life:
Exceptional thermal
management extends
useful life

landscapeforms®



Aicott
LED Pedestrian Light



General Description

Pedestrian light for outdoor walkways. Light is highly designed using state-of-the-art LED lamp technology. Durable cast aluminum LED lamp housing sealed with thermoformed lens works with the integrated pole to provide outstanding heat management. Sealed housing uses the latest LED technology and improves lamp life by using more LEDs driven with less current; may be removed for servicing. Diffused lens technology provides exceptional performance against glare. A warm white lamp color was chosen for its warm aesthetic and ecological benefits.

Electrical

100V-277V 50/60 Hz Dimmable, Class 2 LED driver and surge protection is standard; mounted within integrated cast aluminum base cabinet. Alcott ships prewired, fully assembled and ready for installation.

Finish

Pangard II®, offered exclusively by Landscape Forms, is a 19 step program of cleaning, priming, and powder-coating that produces the finest metal finish available for site furniture. In addition, Pangard II® contains no heavy metals and is free of Hazardous Air Pollutants.

Warranty

Six years (50,000hr) on LED cartridge and three years on finish and manufacturing defects.

To Order

Specify Alcott and powder coat color for frame. Specify with Type 3 or Type 5 distribution. Alcott is surface mounted and ships with installation template and hardware. Mounting hardware can be pre-ordered.

Other

UL Listed, RoHS
Patent #: US Pat D652,977



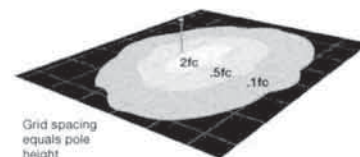
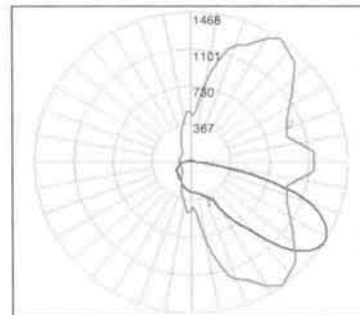
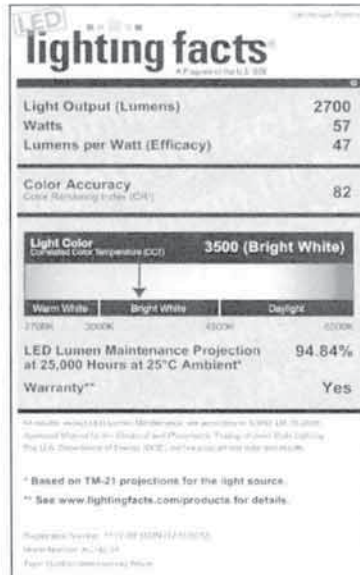
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800.521.2546 269.381.3455 fax
7800 E. Michigan Avenue, Kalamazoo, MI 49048
www.landscapeforms.com

Alcott Type 3

Structure: Housing, LED cartridge and cabinet are cast aluminum, pole is aluminum extrusion.
Lamp: 48 Cree XP-E2 LEDs
L90 = 50,000 hrs; L70 = 125,000 hrs
Drive Current: 350mA
Optic: Proprietary AWENTM Optic
Lens: Diffused Acrylite®
Power Supply: 100V-277V
LED Driver: Thomas Research PLED 75W
Dimmable: 0-10V
BUG Rating: B0 U0 G1
IP Rating: IP66 for sealed LED cartridge
Weight: 170lbs (complete assembly)

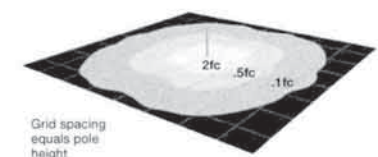
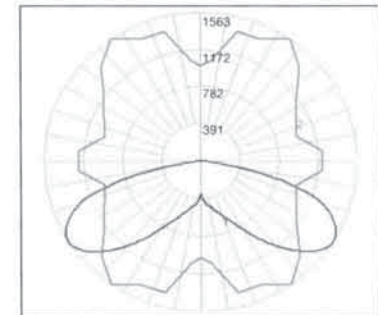
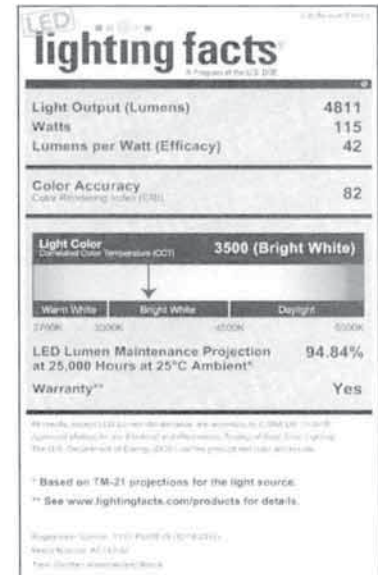


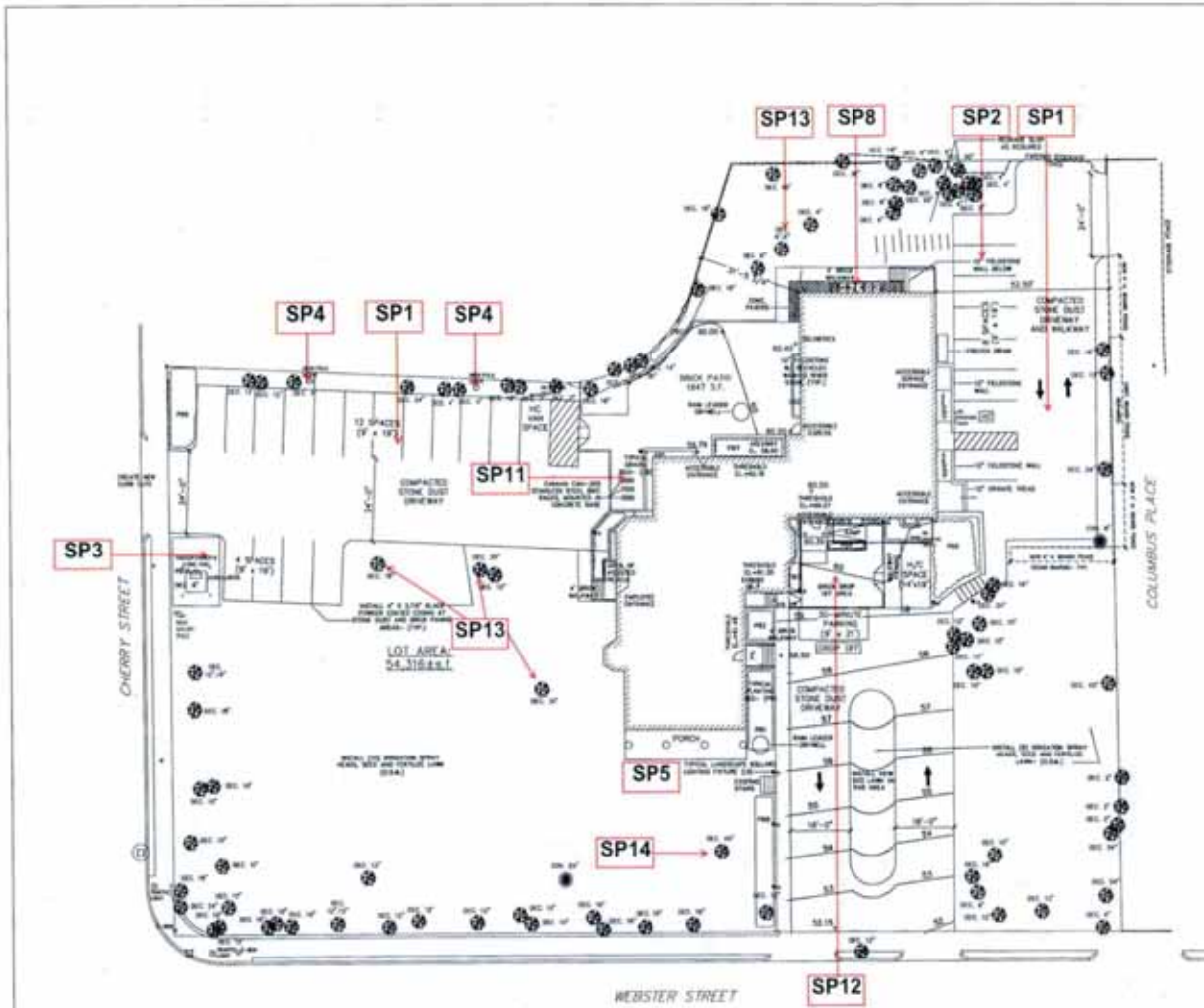
Alcott Light Distribution and Spacing

Alcott meets or exceeds the IESNA DG-5 standard for Park walkways, Class I bikeways, and Residential sidewalks at 80' pole spacing, Intermediate sidewalks at 60' pole spacing, and Commercial sidewalks at 50' pole spacing. Alcott, at 50' pole spacing, also meets the "Special Conditions" criteria where increased vertical illuminance levels are needed for safety by improving facial recognition.

Alcott Type 5

Structure: Housing, LED cartridge and cabinet are cast aluminum, pole is aluminum extrusion.
Lamp: 96 Cree XP-E2 LEDs
L90 = 50,000 hrs; L70 = 125,000 hrs
Drive Current: 350mA
Optic: Proprietary AWENTM Optic
Lens: Diffused Acrylite®
Power Supply: 100V-277V
LED Driver: Thomas Research PLED 75W
Dimmable: 0-10V
BUG Rating: B3 U0 G1
IP Rating: IP66 for sealed LED cartridge
Weight: 170lbs (complete assembly)





PROPOSED LANDSCAPING PLAN- 26 PARKING SPACES (3 HC SPACES)
 SCALE: 1/4" = 1'-0"

NOTES:
 1. REFER TO DRAWING ALL 24 ALL FOR ADDITIONAL INFORMATION
 2. COMPACTED STONE DUST AND BRICK PAVING TO BE RETAINED BY FURNISHED EXISTING CURBS WITHIN EXISTING DRIVEWAYS
 3. CORRECT NEW CONCRETE TO CORRECT CONSTRUCTION GROUP PERIODICALLY AS NOTED

Site Plan

- SP1-** The approved number of 26 parking spaces remains unchanged.
- SP2-** Two Columbus Place parking spaces requiring a large excavation and retaining wall were shifted to align with adjacent spaces and preserve the existing topography north of the barn.
- SP3-** The new electrical service is now being installed underground below the driveway from a new pole next to Cherry Street, eliminating the long overhead line above the driveway.
- SP4-** (2) pole lights for the Cherry Street driveway and parking area will be installed for security.
- SP5-** (8) low landscape bollard lights will be installed to light walkways around the site.
- SP6-** (3) shallow areaways have been installed on the west and north sides of the barn and Servants Wing to lower the grade where the building touches the ground.
- SP7-** A public sitting area accessed from Cherry Street has been deleted as this was not an original feature of the NAH landscape.
- SP8-** A fenced 15 cu. yd. dumpster area at the end of the Cherry Street driveway was deleted in favor using rolling about six one cu. yd. rolling containers kept on the north side of the barn accessed from a new stone dust walkway.
- SP9-** A fenced play area for the day care center at the far northern portion of the property was eliminated.
- SP10-** A concrete handicap ramp for accessing the play area from the barn day care was eliminated.
- SP11-** The bike rack location was moved closer to the house at the end of the Cherry Street driveway.
- SP12-** A drop off area for the Webster Street main entrance into the barn will be created with brick paving and granite curbs and include a brick HC 1/12 slope ramp to complete the accessible route to the entrance from the Webster Street HC parking space and driveway drop off.
- SP13-** Since 2012 trees in poor health have been falling onto and damaging the NAH property. In 2014 Mark Welch city tree warden visited the site to review the removal of the trees necessary to construct the approved driveway and parking. He concluded that the NAH trees are generally in poor condition and that many are ash which are subject to a disease and will not survive. At that time Mr. Welch recommended the removal of ten unsafe, damaged or blighted trees many of which have since been removed. In 2015 a falling tree limb seriously damaged the barn roof caving in structural members. In 2016 another tree fell onto and damaged a neighbor's house on Columbus Place. A few weeks ago another tree limb fell and crushed the Cherry Street temporary HC ramp. Fortunately in all of these instances no one was injured.
- SP14-** During the 2019 winter the 175 year old oak tree in the front yard near the driveway broke apart revealing a hollow interior cavity that had been filled with ancient boulders by someone probably hoping to stabilize it. The remaining portion of the tree was unsafe and removed. NCA has not removed healthy trees from the protected NAH landscape other than those that have been approved within the proposed driveways, parking or utility areas. If blight or wind damage necessitates any further NAH tree removal, NCA will contact NHC staff to review prior to acting unless there is an imminent threat to life safety or the property.

**2019 NHC SUBMISSION
 DATE: MARCH 13, 2019**



WEBSTER STREET (SOUTH) HOUSE ELEVATION
S1- DELETE RECONSTRUCTION OF EXISTING MAIN ENTRANCE PORCH, RAISED FLOOR, MODIFICATION OF EXISTING COLUMNS AND NEW EXTENSION TO PROVIDE AREA OF ASSISTED RESCUE FOR PERSONS WITH DISABILITIES. EXISTING PORCH CONFIGURATION REMAINS UNDISTURBED. ALTERNATE AREA OF ASSISTED RESCUE IS AVAILABLE ON WEST ENTRANCE PORCH. INSTALL LOW SLOPE SOLDERED COPPER ROOF.

DLA
 ARCHITECTURE
 1001 South Street Suite 20
 Portland, ME 04101
 Tel: 617.253.4447
 Fax: 617.253.4448
 www.dlaarch.com

PROPOSED SOUTH MAIN HOUSE ELEVATION (2013 NHC SUBMISSION)
SCALE: 1/8" = 1'-0"



PROPOSED SOUTH MAIN HOUSE ELEVATION (2019 NHC SUBMISSION)
SCALE: 1/8" = 1'-0"

Nathaniel Allen House
 31 Webster Street
 Portland, ME 04101

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 Nothing is to be construed or otherwise taken as an
 endorsement or approval without written authorization.
 Project No. 19010
 Title: 1901001/Prop Elev
 Author: [Redacted]
 Date Issued: 04/12/19
 Drawn By: [Redacted]
 Checked By: [Redacted]

SCALE: 1/8"
 PROPOSED SOUTH MAIN
 HOUSE ELEVATIONS-
 NHC SUBMISSION



1
100 PROPOSED WEST MAIN HOUSE ELEVATION (2013 NHC SUBMISSION)
SCALE: 1/8"=1'-0"



1
100 PROPOSED WEST MAIN HOUSE ELEVATION (2019 NHC SUBMISSION)
SCALE: 1/8"=1'-0"

CHERRY STREET (WEST) HOUSE ELEVATION
 W1- REPLACE FAILED MODERN BATHROOM WINDOW AT SECOND FLOOR
 REAR SERVANTS WING WITH RELOCATED TDL 68 DH WINDOW AND
 STORM UNIT MATCHING ADJACENT SECOND FLOOR WINDOWS
 W2- INSTALL TWO PAIRS OF SHUTTERS IN THE CLOSED POSITION AT
 ONE EXISTING FIRST FLOOR SERVANTS WING WINDOW UNIT

DLA
 ARCHITECTURE
 1411 Beacon Street Suite 21
 Boston, MA 02460
 Tel: 617.552.6800
 Fax: 617.552.6847
 www.dlaarch.com

Nathaniel Allen
 House
 33 Malabar Street
 Newton, MA 02459

Scale: 1/8"=1'-0"

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 reproduced or transmitted in any form or by
 any means, electronic or mechanical, including
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 storage and retrieval system, without the
 prior written permission of DLA.

Project No. 100
 Title: 40200000/Prop Elev
 Date Issued: 08/12/19
 Drawn By: JH
 Checked By: JH

10001701
 PROPOSED WEST MAIN
 HOUSE ELEVATIONS-
 NHC SUBMISSION

Name: _____
 Title: _____

Copyright © 2019 D.L.A. All Rights Reserved.
 Nothing contained or shall be construed as a contract or offer without a written agreement.
 Project No. 190
 Title: WEST BARN ELEVATION
 Date: 05/13/19
 Scale: 1/8" = 1'-0"
 Drawn By: [unintelligible]
 Checked By: [unintelligible]

Sheet No. 10
PROPOSED WEST BARN ELEVATIONS-NHC SUBMISSION

- CHERRY STREET (WEST) BARN ELEVATION**
- W3-** DELETE ACCESS RAMP AND HANDRAILS FOR HC ACCESS TO DAY CARE PLAY AREA THAT WAS REMOVED FROM PROGRAM
 - W4-** REPLACE PROPOSED LARGE GLASS FRENCH DOOR WITH NEW PAINTED SOLID WOOD SWINGING BARN DOOR
 - W5-** REPLACE 1980'S DOUBLE HUNG WINDOW ABOVE BARN DOOR WITH SAME SIZE NEW TDL 6/8 DH WINDOW MATCHING OTHER NEW WINDOWS
 - W6-** DELETE PREVIOUSLY PROPOSED DORMER AND SKYLIGHTS. EXISTING ROOF CONDITION REMAINS.
 - W7-** DELETE SMALL HOOD OVER EGRESS DOOR THAT TRAPS WATER. CHANGE DOOR TO SIX PANEL, PTD. WD. DOOR MATCHING SIMILAR BARN DOORS ON NORTH AND EAST SIDES.
 - W8-** DELETE WOOD BOARD FENCE FOR PREVIOUS DAY CARE PLAY AREA THAT WAS REMOVED FROM PROGRAM





PROPOSED NORTH MAIN HOUSE ELEVATION (2013 NHC SUBMISSION)
W&A 10/10/13

REAR (NORTH) HOUSE ELEVATION
N1- INSTALL TWO PAIRS OF SHUTTERS IN THE CLOSED POSITION AT TWO EXISTING FIRST FLOOR SERVANTS WING WINDOW UNITS
N2- CHANGE 2'-6" ENTRANCE DOOR TO 3'-0" ENTRANCE DOOR FOR HC ACCESS. REVISE PORCH ROOF FOR WIDER DOOR AND ADJUST POSITION OF ADJACENT WINDOW



PROPOSED NORTH MAIN HOUSE ELEVATION (2019 NHC SUBMISSION)
W&A 10/10/19

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Scale: _____
 Date: _____

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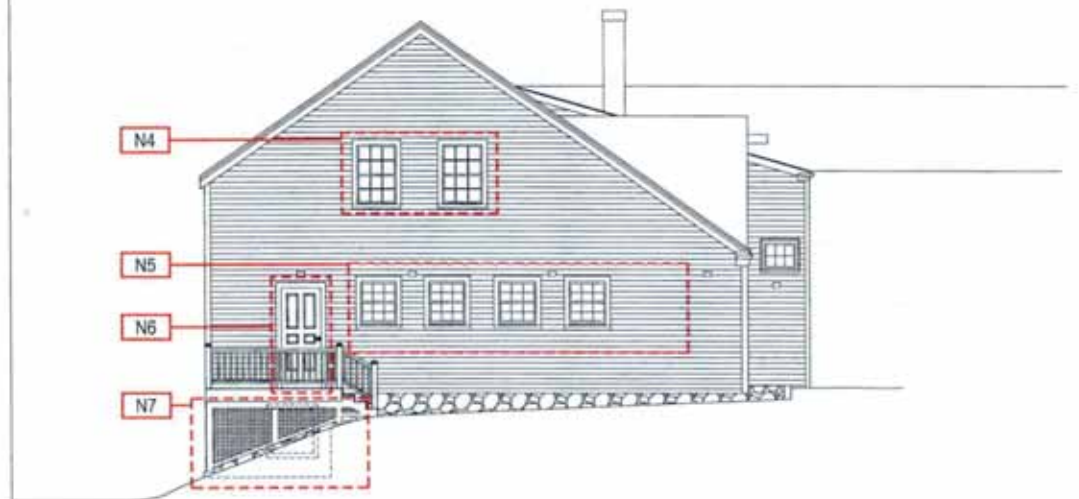
Project No.	402
File	0000000000.dwg
3-View	
Date Issued	10/13/19
Drawn By	PL
Checked By	DL

PROPOSED NORTH MAIN HOUSE ELEVATIONS- NHC SUBMISSION



- REAR (NORTH BARN ELEVATION)**
- N3-** DELETE WOOD BOARD FENCE FOR PREVIOUS DAY CARE PLAY AREA THAT WAS REMOVED FROM PROGRAM
 - N4-** REPLACE (2) SECOND FLOOR 1980'S DOUBLE HUNG WINDOWS WITH SAME SIZE NEW TDL 6/6 DH WINDOWS MATCHING OTHER NEW WINDOWS
 - N5-** REPLACE (4) FIRST FLOOR 1980'S DOUBLE HUNG WINDOWS WITH NEW TDL 6/6 DH WINDOWS MATCHING SIMILAR FIRST FLOOR GROUPED NEW WINDOWS ON WEST AND EAST ELEVATIONS
 - N6-** REPLACE GLASS PAIRED FRENCH DOOR WITH NEW SINGLE LEAF PAINTED SOLID WOOD EGRESS DOOR
 - N7-** INSTALL PAINTED 2" MAHOGANY LATTICE BELOW RECONSTRUCTED REAR PORCH

PROPOSED NORTH BARN ELEVATION (2013 NHC SUBMISSION)
SCALE: 1/4" = 1'-0"



PROPOSED NORTH BARN ELEVATION (2019 NHC SUBMISSION)
SCALE: 1/4" = 1'-0"

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Project No.	983
File	20190424.dwg
4 Days	
Start Date	04/24/19
Drawn By	dl
Checked By	dl

PROPOSED NORTH BARN ELEVATIONS- NHC SUBMISSION



COLUMBUS PLACE (EAST) HOUSE ELEVATION
E1- DELETE RECONSTRUCTION OF EXISTING MAIN ENTRANCE PORCH, RAISED FLOOR, MODIFICATION OF EXISTING COLUMNS AND NEW EXTENSION TO PROVIDE AREA OF ASSISTED RESCUE FOR PERSONS WITH DISABILITIES. EXISTING PORCH CONFIGURATION REMAINS UNDISTURBED. ALTERNATE AREA OF ASSISTED RESCUE IS AVAILABLE ON WEST ENTRANCE PORCH. INSTALL LOW SLOPE SOLDERED COPPER ROOF.
E2- DELETE MODERN SKYLIGHT



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 Revision: _____

PROPOSED EAST MAIN HOUSE ELEVATION (2013 NHC SUBMISSION)
 SCALE: 1/8" = 1'-0"



PROPOSED EAST MAIN HOUSE ELEVATION (2019 NHC SUBMISSION)
 SCALE: 1/8" = 1'-0"

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Author	
Date Issued	08-13-19
Drawn By	ML
Checked By	ML

Sheet No:
 PROPOSED EAST MAIN HOUSE ELEVATIONS- NHC SUBMISSION



PROPOSED EAST BARN ELEVATION (2013 NHC SUBMISSION)
SCALE: 1/4" = 1'-0"

- COLUMBUS PLACE (EAST) BARN ELEVATION**
- E3- RELOCATE LOWER PUBLIC ENTRANCE FROM PARKING LOT
 - E4- ADD A NEW PUBLIC ENTRANCE FOR PERFORMERS
 - E5- INSTALL (3) PAINTED ALUMINUM LOUVERS FOR HVAC FRESH AIR
 - E6- REPLACE (2) 1980'S DOUBLE HUNG WINDOWS WITH SAME SIZE NEW TDL 6/8 DH WINDOWS MATCHING OTHER NEW WINDOWS
 - E7- REPLACE EXISTING BOARD AND BATTEN INFILL AT EXISTING FIELDSTONE OPENING WITH PAINTED ALUMINUM LOUVER FOR HVAC FRESH AIR
 - E8- INSTALL PAINTED 2" MAHOGANY LATTICE BELOW RECONSTRUCTED REAR PORCH ON FACING PARKING LOT
 - E9- ADD ONE TDL 6/8 DH WINDOWS MATCHING ADJACENT WINDOWS

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Scale: 1/4" = 1'-0"



PROPOSED EAST BARN ELEVATION (2019 NHC SUBMISSION)
SCALE: 1/4" = 1'-0"

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Project No.	001
Title	PROPOSED EAST BARN
Client	
Date Issued	06/12/19
Drawn By	DLA
Checked By	DLA

TABLE 101
PROPOSED EAST BARN ELEVATIONS- NHC SUBMISSION