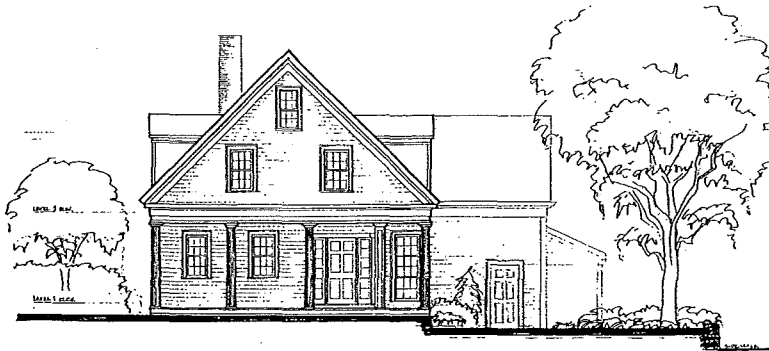
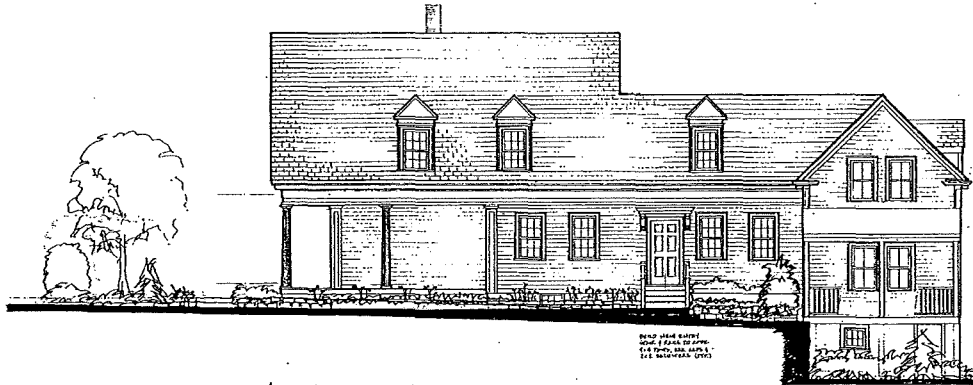


Linden Green

248 Elliot & Linden Streets
Newton Upper Falls, MA



NORTH - ELLIOT STREET - ELEVATION



LINDEN STREET ELEVATION

CAN-DO

Citizens for Affordable Housing in Newton Development Organization

1075 Washington Street Newton, MA 02465
Josephine McNeil, Executive Director 617/

Deborah Crossley

A R C H I T E C T

26 Circuit Avenue Newton, MA 617/2447597

LINDEN GREEN

248 Elliot & Linden Streets Newton Upper Falls, MA 02464

4/1/04

DWELLING UNIT DISTRIBUTION & SIZE CHART

Level 1 + Level 2 = TOTAL INTERIOR Areas - TOTAL* EXTERIOR Areas

Existing Building

| # | Bedrms / Baths | | | | | |
|---|----------------|--------|------------|---|--------------------|-------|
| 1 | 2 BR / 1.5 | 524 sf | + 659 sf** | = | <u>1,183 sf</u> // | 1,354 |
| 2 | 1 BR / 1.5 | 526 sf | + 397 sf** | = | <u>923 sf</u> // | 1,134 |
| 3 | 2 BR / 1.5 | 652 sf | + 612 sf | = | <u>1,264 sf</u> // | 1,346 |

* Excluding open porches

** includes existing finished area of less than 5' ceiling height, due to unusual spaces in historic structure.

- There is no potentially habitable attic area either adjacent to or above finished second level areas.
- The existing foundation has an accessible heated crawl space, and a ceiling height of six feet or less throughout all areas.

Duplex

| # | Bedrms/Baths | Level 1 | Level 2 | Level 3 (ATTIC) | TOTAL Interior Areas |
|-----|--------------|---------|---------|-----------------|----------------------|
| 4,5 | 3 BR / 2.5 | 681 | + 681 | 398* | <u>1,760 sf</u> |

* includes 72 sf stairwell

- The foundation will be accessible via a bulkhead for mechanical and storage purposes only, but will have no potentially habitable area, as no has a ceiling height of more than 7'-0" above the concrete slab.
- In addition to the finished third level attic area of each unit, an adjacent attic area has a 4' by 1' = 4 square feet area which could be finished at 7'-3" ceiling height.

TO: Community Preservation Committee
FR: Deborah Crossley, Architect

LINDEN GREEN

248 Elliot & Linden Streets Newton Upper Falls, MA 02464

4/1/04

The property at 248 Elliot Street, on the corner of Linden Street, is a lot of 17,905 s.f. in the Newton Upper Falls Historic District. An existing Greek Revival style residence was built c 1840. It faces Elliot Street, and has an ell facing the side street. A large wing added c 1900, repeats some of the wide trims, but incorporates some Victorian features. The approximately 2800 square foot building, listed on the MA State register of historic buildings, is in disrepair. Although structurally sound, years of neglect have resulted in water damage and some structural failure at the front columns.

Existing Building: Three Units

Although a legal two family today, in a multifamily zone, there is some evidence that the building once held three units. There are three chimneys, as well as a third, now abandoned, vintage stove in the center section. By restoring and renovating the building, and adding modestly to the rear (see East & South elevations), we are able to achieve three - two story units. Two will be two-bedroom, two-story units; the third unit in the center section (original ell) will be a one bedroom. All units will have a second egress to a terrace at grade.

We propose three parking spaces; one to serve each unit. There is easy access to public transportation.

New Building: Two Units

The large site has more street frontage along the side street, travelling downhill, and there is ample room in this lower section of the site to build a mirror image duplex, and provide two parking spaces for each unit. Both units will have two bedrooms and 1,5 baths in two stories; and a finished attic, to contain the third bedroom and second bath.

The two story building with a steep gable roof has a long east-west axis, with the south-facing long wall containing primary entrances on the side elevation. Since the land slopes toward the street, and there is ledge at 5ft to 8ft below grade, we are stepping the building, so that the rear unit is two feet higher than the street-facing unit. Each unit will have a rear egress to a grade level terrace.

April 1, 2004

TO: Community Preservation Committee
FR: Deborah Crossley, Architect

RE: **LINDEN GREEN**

248 Elliot & Linden Streets

Newton Upper Falls, MA

Please find in this package the following with respect to the property seeking your approval for funding:

- o **OUTLINE SPECIFICATION**
 - SITE MATERIALS
 - EXISTING BUILDING: EXTERIOR FINISHES
 - NEW DUPLEX: EXTERIOR FINISHES
- o **SITE PLAN**, showing proposed building location, drives, walks, outdoor areas, and conceptual landscaping.
- o **SITE/ UTILITIES PLAN**, showing surveyed existing and proposed buildings, walks, drives and drainage plan.
- o **SITE SECTION**, showing relative heights and spacing of buildings from Elliot Street down Linden Street
- o **EXISTING BUILDING: PROPOSED ELEVATIONS**
- o **EXISTING BUILDING: PROPOSED PLANS**
- o **PROPOSED LINDEN STREET DUPLEX: ELEVATIONS**
- o **PROPOSED LINDEN STREET DUPLEX: PLANS**

I look forward to meeting with the C.P.C. in late April; please do not hesitate to call me at my office if there are questions I might address in the interim.

OUTLINE SPECIFICATION

SITE MATERIALS

WALKWAYS & TERRACE FLOORS - Retain existing brushed concrete walkways in good condition from Elliot Street sidewalk; For new walks and terraces, use *Stabilizer Stone Dust* from *Accusoils*, a subsidiary of Boston Sand & Gravel, mix according to specification by use. See **Appendix A**.

LANDSCAPED RETAINING WALLS

FIELDSTONE/ PUDDINGSTONE - repair existing as needed; raise top of wall about 12" with like materials to provide clear edge and to reduce slope to drive and parking spaces above;

TERRACE WALLS - Interlocking Concrete for low walls

LANDSCAPE STEPS - interlocking concrete stone system at terraces, brushed concrete landings to rear entries, as noted on site plan.

DRIVES/ PARKING - Remove and dispose of (or recycle) existing bituminous drives; replace with *Stabilizer Stone Dust* from *Accusoils*, (See **Appendix A**) where slight pitch to level surface allows, provide concrete or bituminous aprons at drives per site plan, with catch basins at the downward end (per engineering department approval);

LAWNS & PLANTINGS - Protect and retain large Linden trees along west elevation at 248 Elliot, replace large healthy trees removed from building areas with similar specimens, provide evergreen underplanting at boundaries and according to site plan; Final planting plan subject to planning department review.

OUTLINE SPECIFICATION

BUILDING MATERIALS: 248 UNITS 1, 2, & 3, Existing Building

ROOF SHINGLES - GAF "Slateline" 40 year TAB asphalt shingles, charcoal color, OR alternate (for cost) GAF charcoal color 25 year TAB asphalt shingles, or approved equal brand.

Remove existing asphalt shingles and paper down to substrate; repair plank sheathing as necessary; install minimum 3 ft. width of ice & water shield at all eave, valley and sidewall conditions; install galvanized aluminum counterflashing at sidewall conditions; install WHITE aluminum drip edge at all eaves and rakes.

GUTTERS & DOWNSPOUTS - Retain existing white Al. gutters in good condition, and existing and new Al downspouts at existing locations; repair and /or replace sections as needed to match existing.

SIDING - Replace occasional damaged shingles with matching red cedar shingles; Scrape and prepare existing red cedar shingles in good condition for new paint; toothe in new red cedar shingles as needed at new windows and at rear additions to match coursing, size and color of existing. Apply primer plus two coats exterior white latex paint.

FLUTED GREEK REVIVAL COLUMNS - Restore existing fluted Greek Revival columns; Shore and brace second story prior to removal of damaged structural elements and trims. Rebuild structure using pressure treated 6x6 posts; wrap new structure with repaired columns, caps and bases to original profiles; Apply primer plus two coats exterior white latex paint.

EXTERIOR TRIMS - Repair existing trims to match original condition; Replace rotted boards with new of same dimension; Repair slightly damaged trims using epoxy based filler, sanded to match original trim profile; Scrape and prepare for new paint all existing trims in good condition; trims requiring replacement shall be new solid wood (No 1 pine or cedar) to match dimension and profile of existing. Apply primer plus two coats exterior white latex paint.

Lattice below Linden Street porch to be pressure treated, painted white.

CHIMNEY

Remove existing chimneys in poor condition down to basement. Build chimney frames to dimension of original on 1840 house, sheath and apply thin bricks in mastic to match color and coursing of original chimney. 1/2"-3/4" thick bricks available from Spaulding Co. (See **Appendix B**)

LINDEN GREEN

248 Elliot & Linden Streets Newton Upper Falls, MA

3/15/04

BUILDING MATERIALS: 248 UNITS 1, 2, & 3, Existing Building

(continued)

ENTRY DOORS

Existing doors in good condition to be sanded, reprimed and painted two coats exterior latex, weatherstripped.

New, four or six panel solid core fir door, Simpson or approved equal; prime plus two coats painted on 1910 wing. *See Elliot St. elevation.*

WINDOWS

Existing: In 1840 Greek Revival section, windows are generally six lites per sash double hung, with 9/16" muntins, 2-1/4" sills. In Victorian era (c 1910) addition, windows are usually two over two double hung, with 7/8" muntins, 2-1/4" sills. Unless a particular window can be restored in place, provide new all wood frame, wood sash, insulated glass replacement windows in existing openings to same dimensions and to mimic detailing of existing windows. Match existing banded exterior casings and 2-1/4" exterior wood sills.

*Both **Hurd** and **Boston Sash** provide insulated glass with a 5/8" or 7/8" muntin affixed to each side of the glass. The exterior wood muntin mimics a putty mold, and has been approved for restoration of similar vintage historic buildings in Boston. (See **Appendix C**). Samples can be brought to the next working session. Full or half screens available; white or beige jamb liners available.*

New: Provide new all wood frame and sash, insulated, Low E glass windows to match existing window size and detailing on all elevations on and visible from street facades, to meet at least the minimum required standard for Energy STAR rating (U = .44); and as per drawings.

OUTLINE SPECIFICATION

BUILDING MATERIALS: Linden Street UNITS 4 & 5, New Building

ROOF SHINGLES - GAF charcoal color 25 year TAB asphalt shingles, or approved equivalent brand. Install minimum 3 ft. width of ice & water shield at all eave, valley and sidewall conditions; install galvanized aluminum counterflashing at sidewall conditions; install bronze color aluminum drip edge at all eaves and rakes.

GUTTERS - Formed Aluminum gutters and downspouts

SIDING - Provide HARDISHINGLE™ (James Hardi siding products), a Portland cement and cellulose fiber based product, with a factory applied primer plus two coats exterior acrylic paint. (See **Appendix E**)

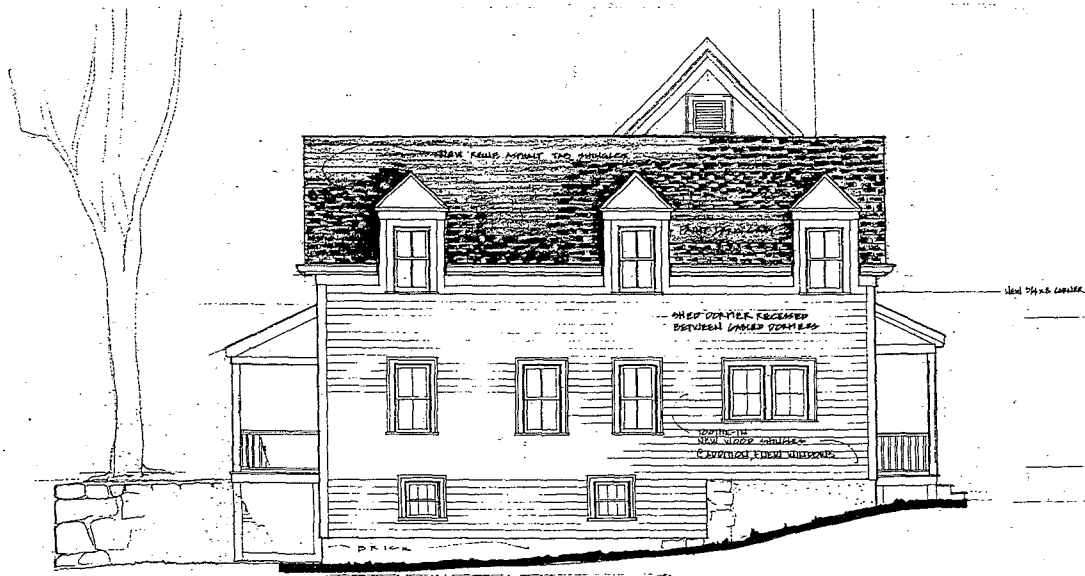
EXTERIOR TRIMS -

Windows to be factory cased with 5/4"x5" (1"x 4-1/2") clear pine, factory applied primer; Provide corner boards, rakes, fascias and special trims as noted from HARDITRIM XLD™ (See **Appendix E**) full 1" thick trim boards, cut to required dimension. Apply primer (may be factory applied) plus two coats exterior acrylic paint.

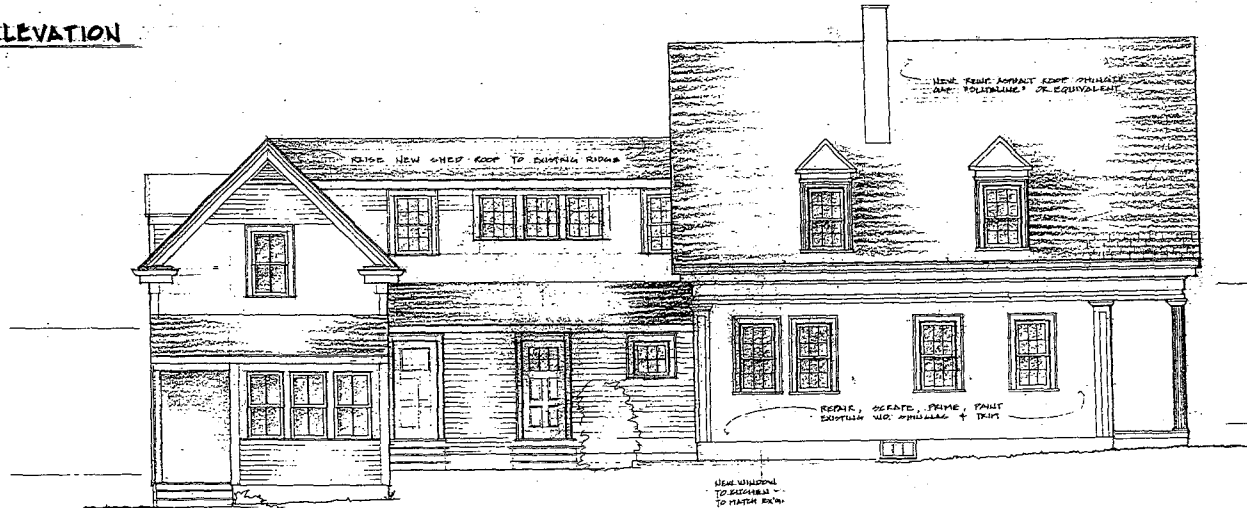
ENTRY DOORS - Provide prehung six panel solid core fir door, Simpson or approved equal; factory prime plus two coats latex satin or acrylic enamel paint. *Color to be selected.*

WINDOWS - Provide new all wood frame and sash, insulated, Low E glass windows with simulated divided lites (SDL), having permanently affixed 7/8" wood muntin bars interior and exterior, with 1-3/4" sills, to meet at least the minimum required standard for Energy STAR rating (U = .44); sizes and operation as per drawings.

*Hurd, Boston Sash and numerous other purveyors of all wood windows, can provide insulated glass with a 7/8" muntin. (See **Appendix C**)*



SOUTH ELEVATION

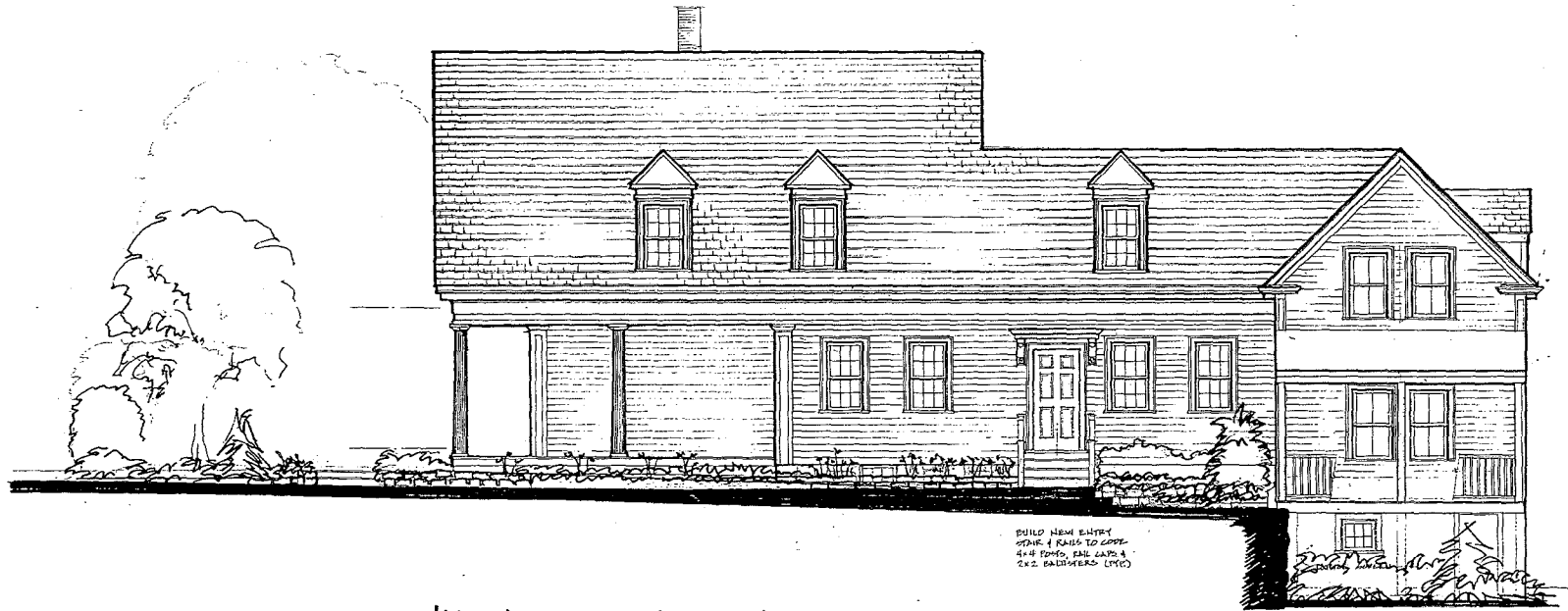


EAST ELEVATION

LINDEN GREEN @ 248 ELLIOT STREET

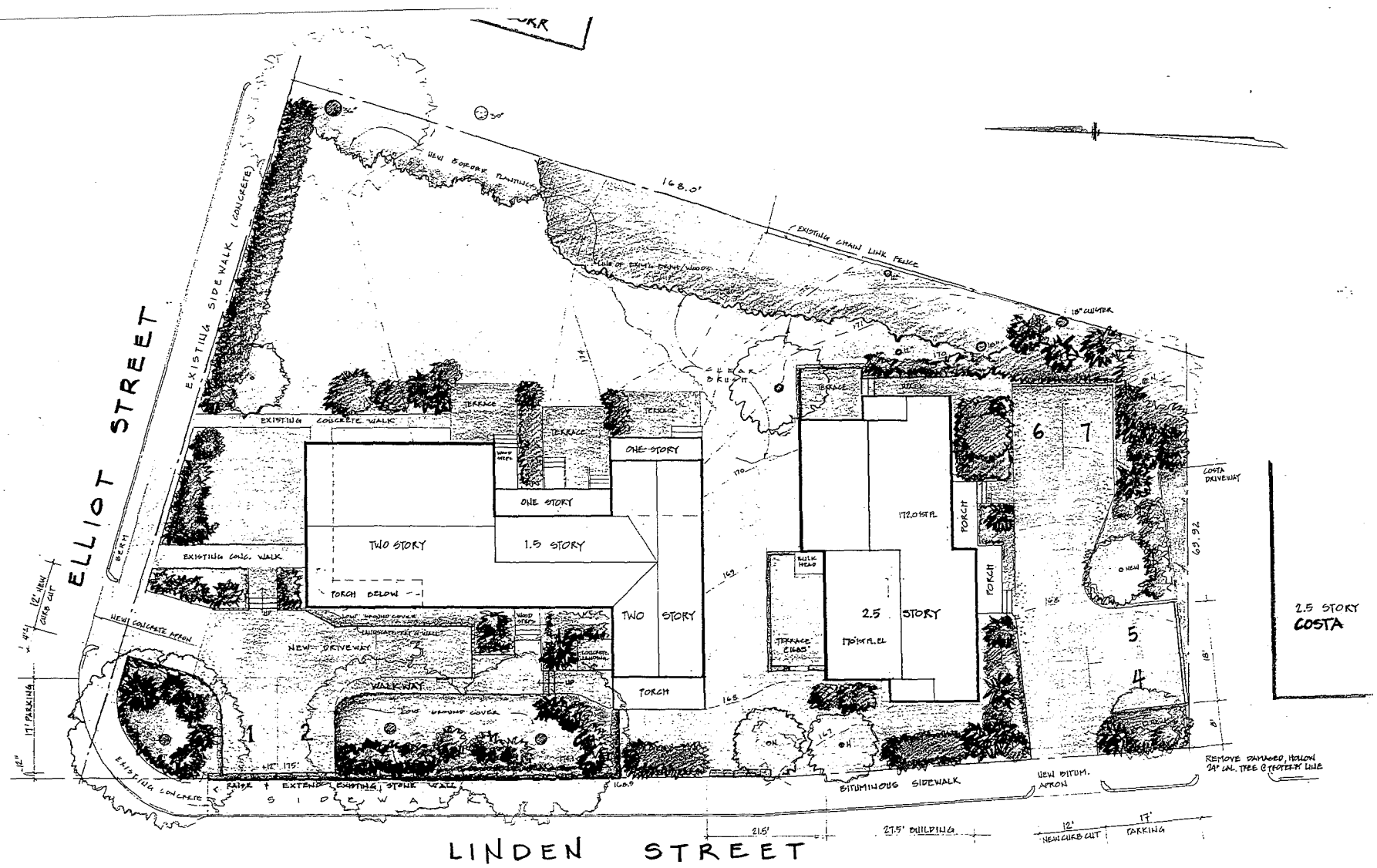


NORTH - ELLIOT STREET - ELEVATION



LINDEN STREET ELEVATION



LINDEN GREEN @ 248 ELLIOT STREET



LINDEN GREEN @ 248 ELLIOT STREET

| | |
|-----------------------|-------|
| EXISTING LOT COVERAGE | 15.2% |
| EXISTING OPEN SPACE | 75.8% |
| PROPOSED LOT COVERAGE | 21.2% |
| PROPOSED OPEN SPACE | 60.9% |

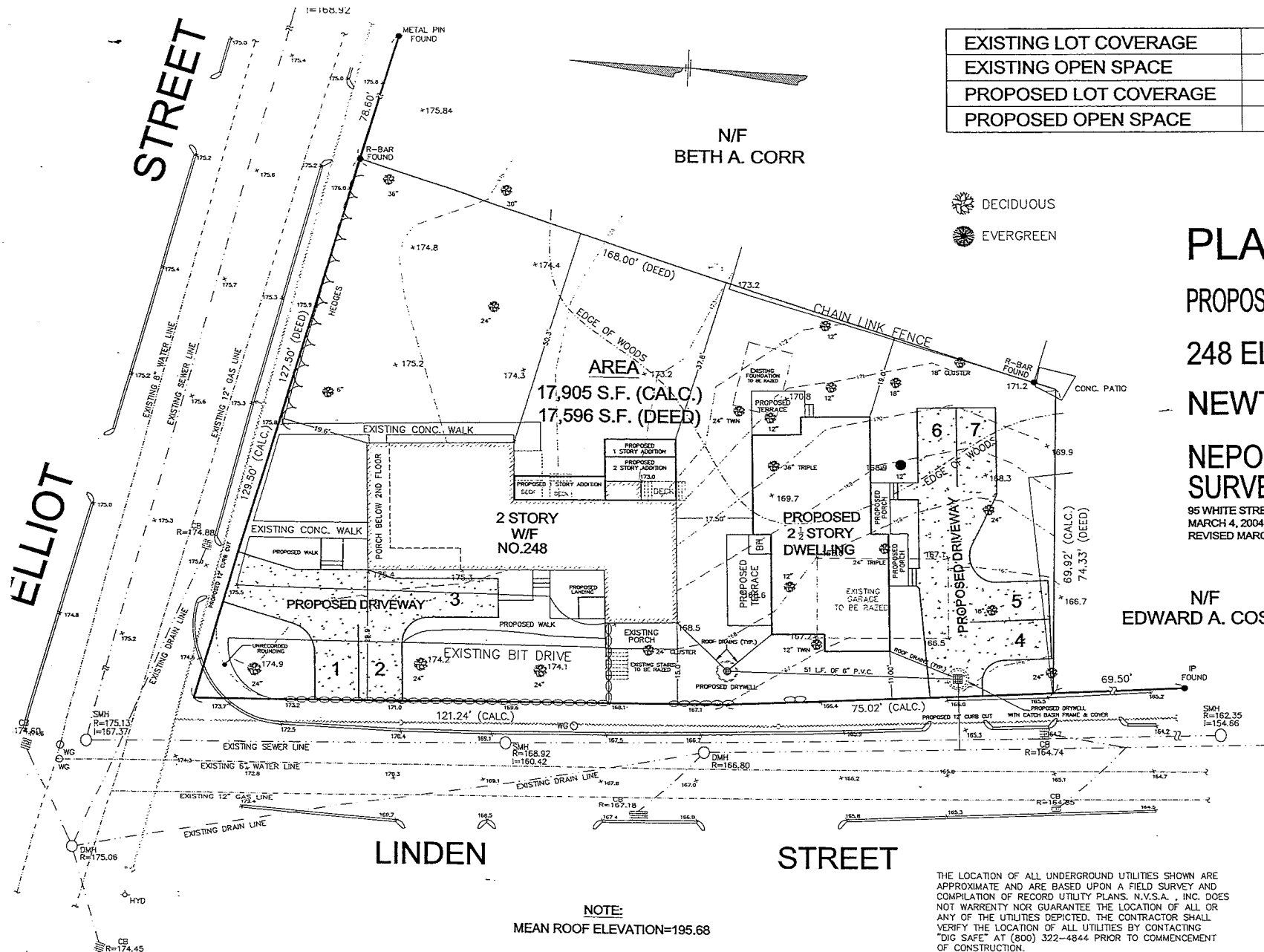
N/F
BETH A. CORR

-  DECIDUOUS
-  EVERGREEN

PLAN OF LAND
SHOWING
PROPOSED IMPROVEMENTS
AT
248 ELLIOT STREET
IN
NEWTON, MASS.


PREPARED BY:
NEPONSET VALLEY SURVEY ASSOC., INC.
95 WHITE STREET QUINCY, MASS. SCALE 1"= 10'
MARCH 4, 2004
REVISED MARCH 12, 2004

N/F
EDWARD A. COSTA

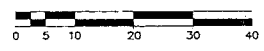


NOTE:
MEAN ROOF ELEVATION=195.68

THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A FIELD SURVEY AND COMPILATION OF RECORD UTILITY PLANS. N.V.S.A., INC. DOES NOT WARRANT NOR GUARANTEE THE LOCATION OF ALL OR ANY OF THE UTILITIES DEPICTED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES BY CONTACTING "DIG SAFE" AT (800) 322-4844 PRIOR TO COMMENCEMENT OF CONSTRUCTION.



STEPHEN P. DesROCHE PLS No. 27699





DATE: 11/15/2024
SCALE: 1/8" = 1'-0"

Dorset County
ARCHITECT
Landscape Architecture
Professional and Commercial
Registration No. 123456

**SITE PLAN
LANDSCAPE & PLANTING**

Linden Green
248 Elliot Street
CAN-DO, Inc.

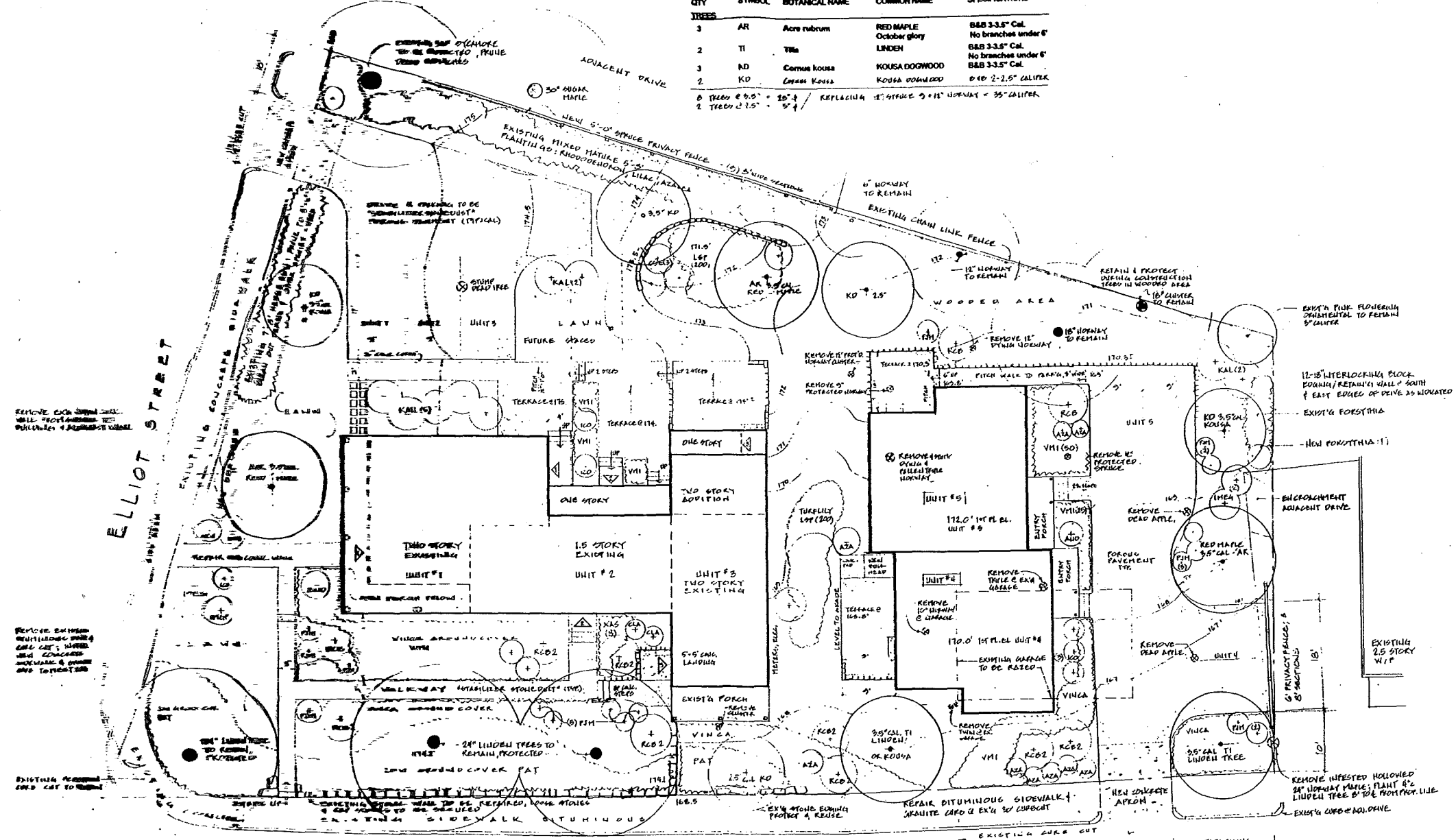
Citizens for Affordable Housing in Newton
Development Distribution

L1

| QTY | SYMBOL | BOTANICAL NAME | COMMON NAME | SPECIFICATIONS |
|-----|--------|----------------|---------------|---|
| 3 | AR | Acer rubrum | RED MAPLE | B&B 3-3.5" Cal. No branches under 6' |
| 2 | TI | Tilia | LINDEN | B&B 3-3.5" Cal. No branches under 6' |
| 3 | KD | Cornus kousa | KOUSA DOGWOOD | B&B 3-3.5" Cal. |
| 2 | KD | Cornus kousa | KOUSA DOGWOOD | D 10' 2-2.5" CALIBER |

0 TREES @ 9.0' = 20' ±
2 TREES @ 2.5' = 5' ±

REPLACEMENT: 12' HOPKIN 9' ± 11' HOPKIN = 35' CALIBER



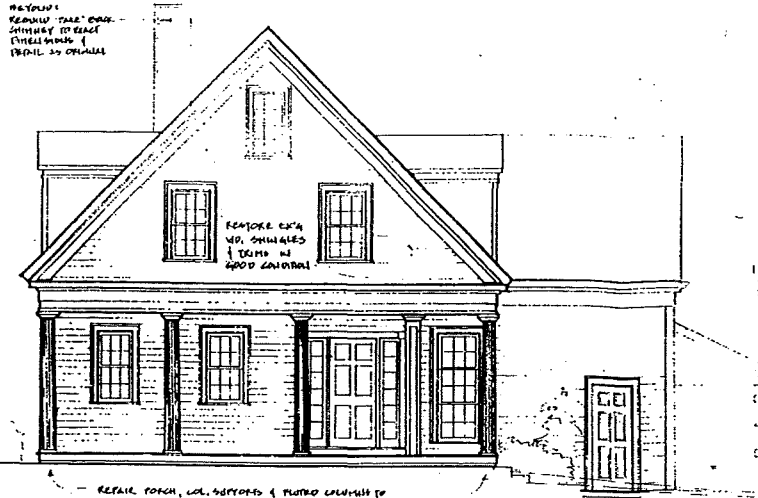
SITE MATERIALS & OPERATIONS

- REMOVE EXISTING SIDEWALKS, DRIVEWAYS, AND DRIVEWAYS. REMOVE EXISTING SIDEWALKS AND DRIVEWAYS. REMOVE EXISTING SIDEWALKS AND DRIVEWAYS.
- TREES IDENTIFIED BY THIS PLAN ARE TO BE REMOVED. TREE REMOVAL OPERATIONS SHALL BE CONDUCTED IN ACCORDANCE WITH THE CITY OF NEWTON TREE REMOVAL ORDINANCE.
- REMOVE EXISTING SIDEWALKS AND DRIVEWAYS. REMOVE EXISTING SIDEWALKS AND DRIVEWAYS. REMOVE EXISTING SIDEWALKS AND DRIVEWAYS.
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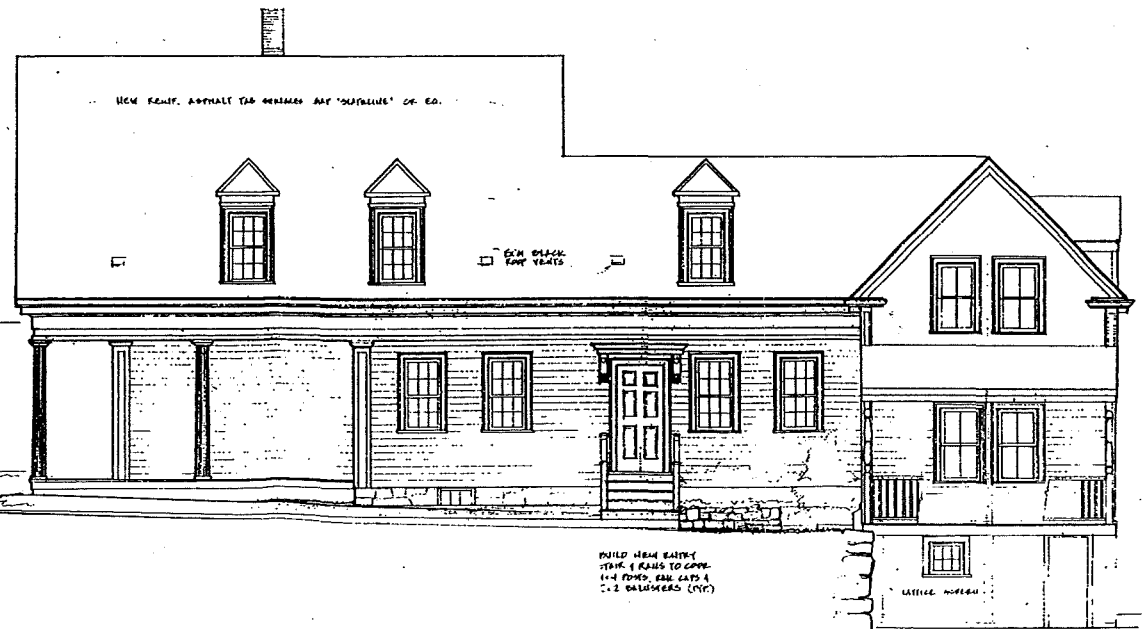
LINDEN STREET

- NEW STONE EDGING AND LOW RETAINING WALLS WHERE INDICATED TO BE INTERLOCKING CONCRETE BLOCK WITH COORDINATING CAPSTONES; UNBLOCK OR EQUAL, G.C. TO PROVIDE SAMPLES FOR APPROVAL AND COLOR SELECTION. PAVERS WHERE INDICATED TO BE 12x12" UNBLOCK SET IN CRUSHED STONE.
- GC TO COORDINATE FINAL PLANTING LOCATIONS WITH SITE UTILITIES PLAN DATED _____
- STORED TOPSOIL TO BE SPREAD FOR LAWN AND GARDEN AREAS AS INDICATED, AFTER ALL CONSTRUCTION OPERATIONS, WALKS AND DRIVES IN PLACE, ROUGH AND FINISH GRADING COMPLETED. SEED LAWN AREAS, WATER AND MAINTAIN NEW PLANTINGS UNTIL OCCUPANCY APPROVED.

1/31



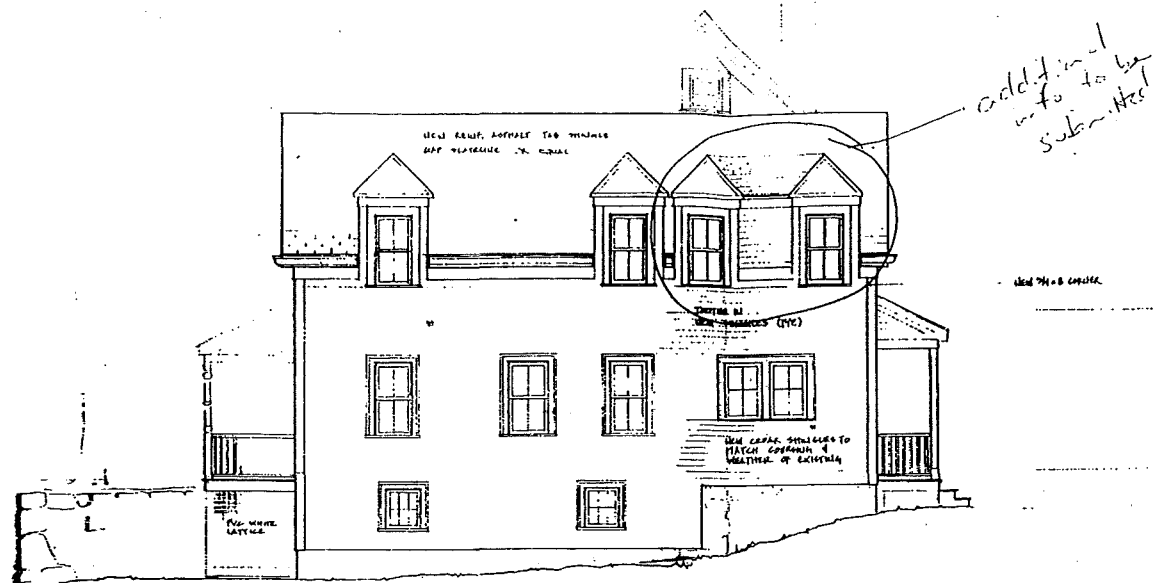
NORTH · ELLIOT STREET · ELEVATION



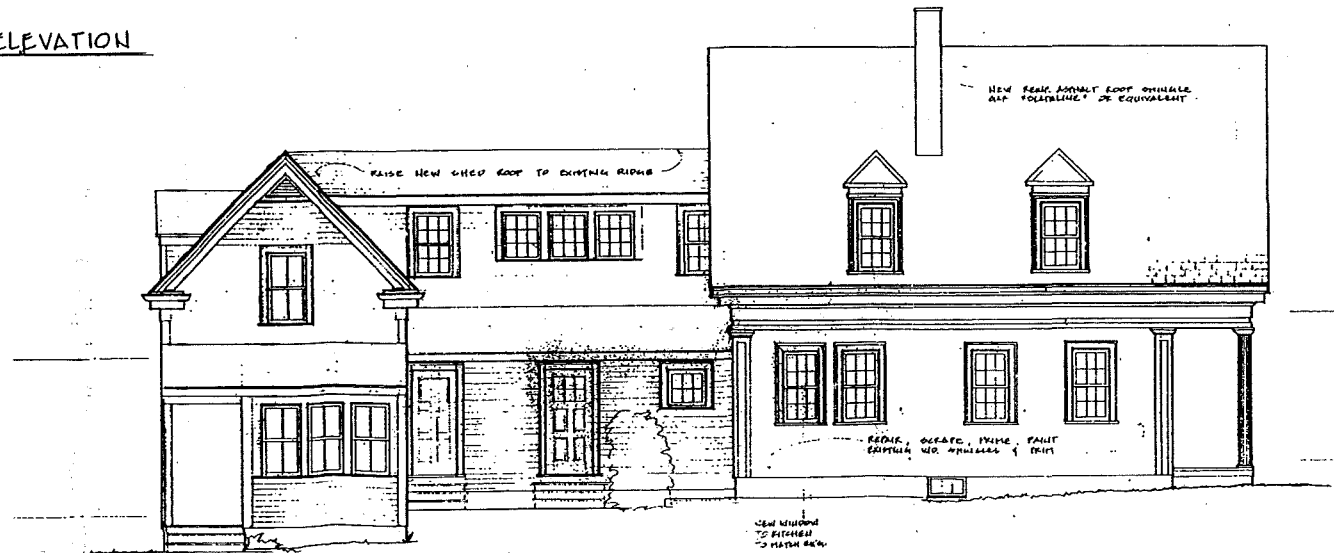
LINDEN STREET ELEVATION

248 ELLIOT STREET CONDOMINIUMS

2-2005



SOUTH ELEVATION



EAST ELEVATION

248 ELLIOT STREET CONDOMINIUMS

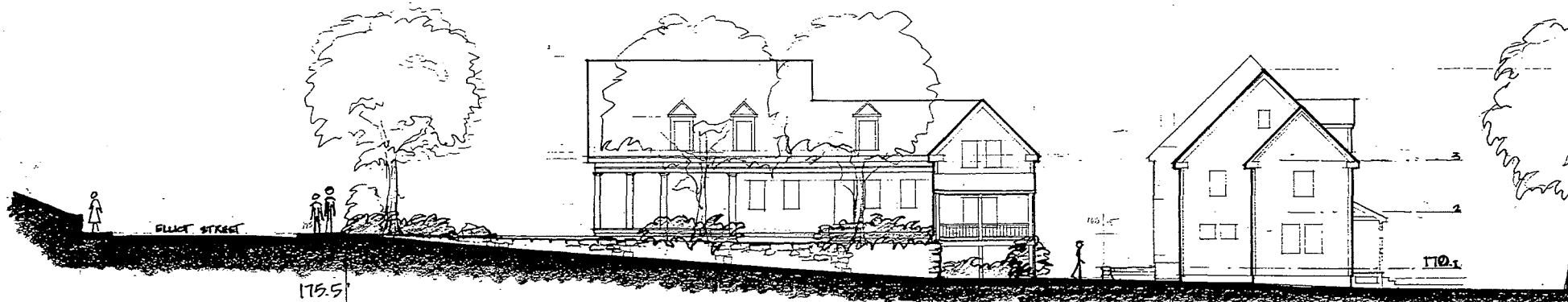
12-2009

Approved
 District / Historical Commission
 Department of Planning and Development
 City of Newton, Massachusetts

Date
 Signature

1/8/09

additional info to be submitted



EXISTING BUILDING @ 248 ELLIOT ST. 168.1'

PROPOSED BUILDING 170.5'

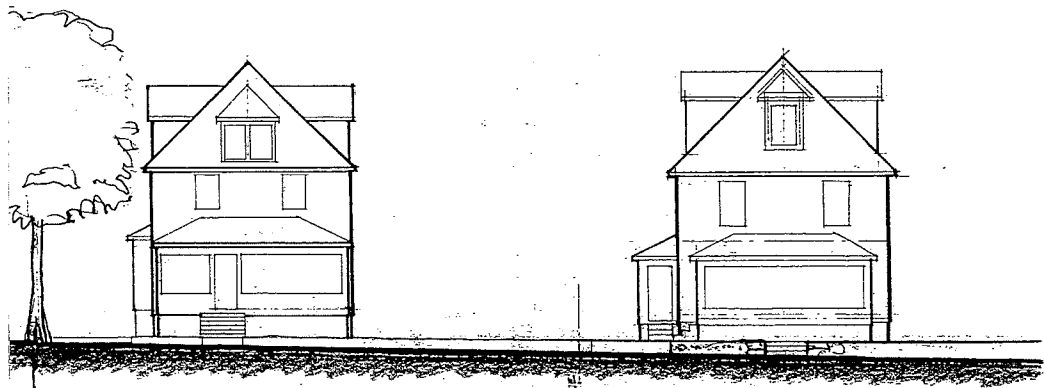
SITE SECTION @ 248 ELLIOT STREET & LINDEN STREET

CAN·DO, Inc.

DEBORAH CROSSLEY, ARCHITECT

1-28-04

PROPERTY LINE



PROPERTY LINE

165'

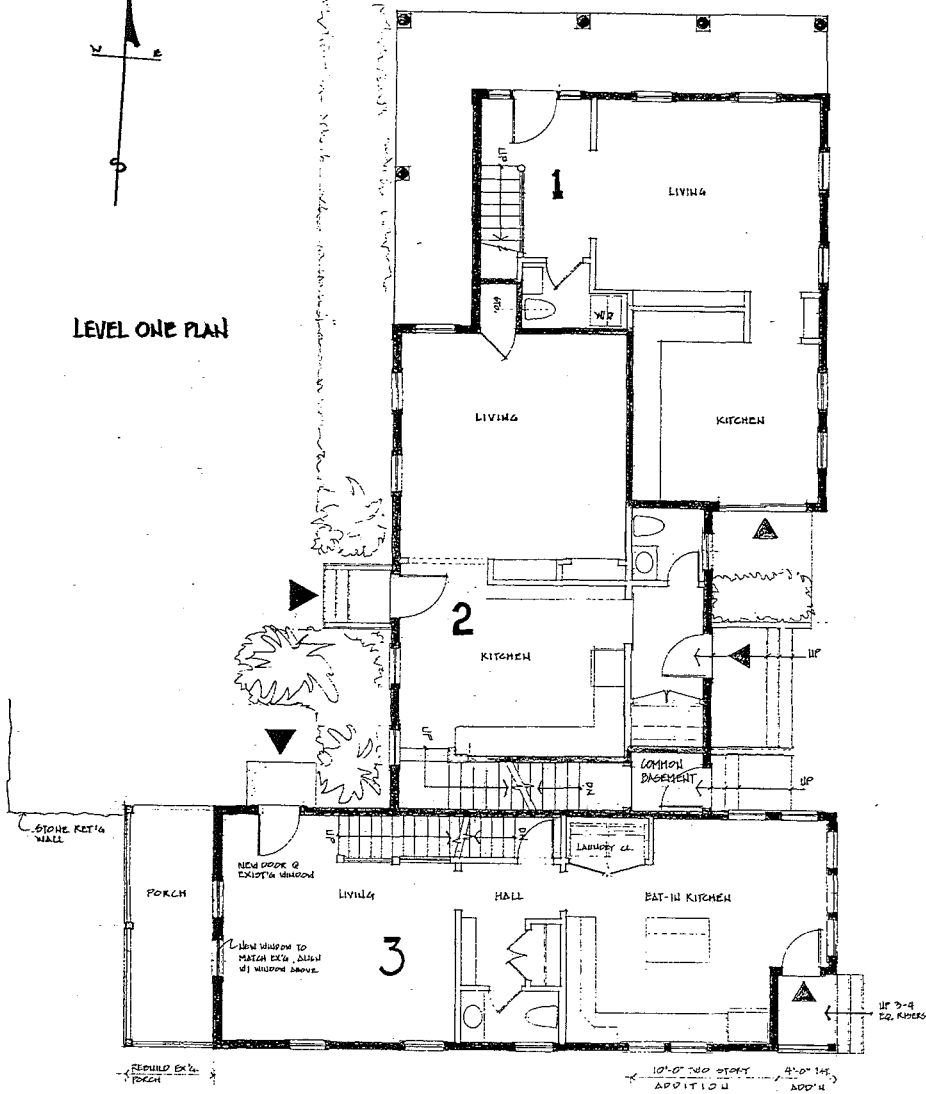
COSTA HOUSE

PROPERTY LINE

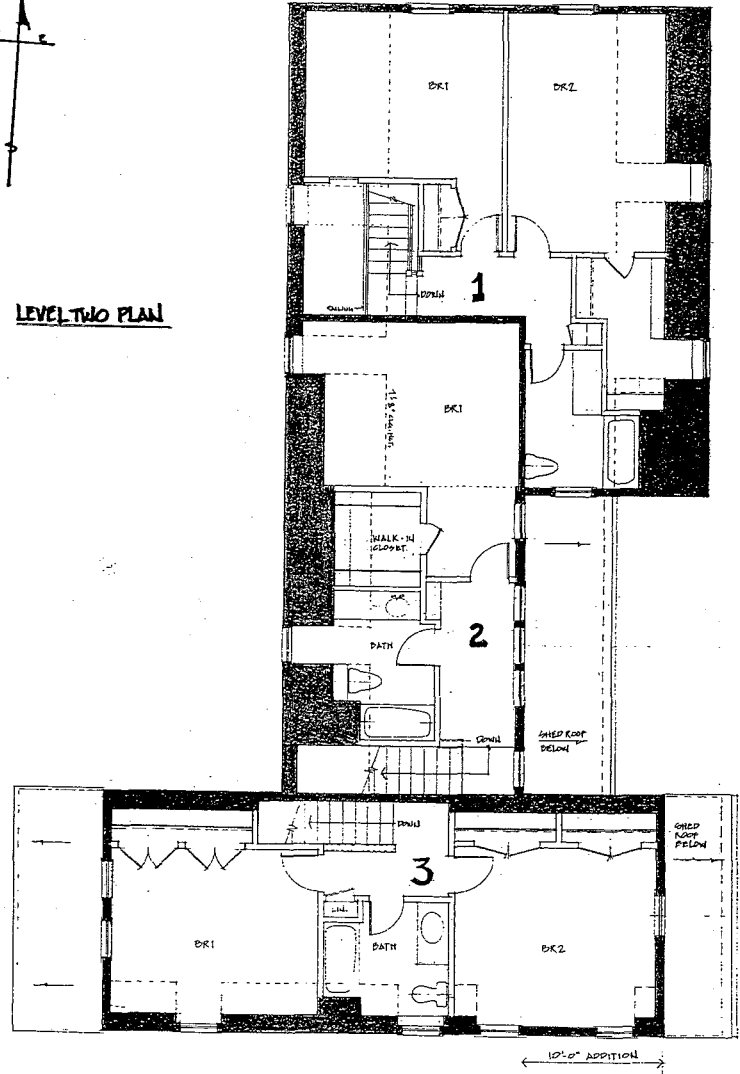




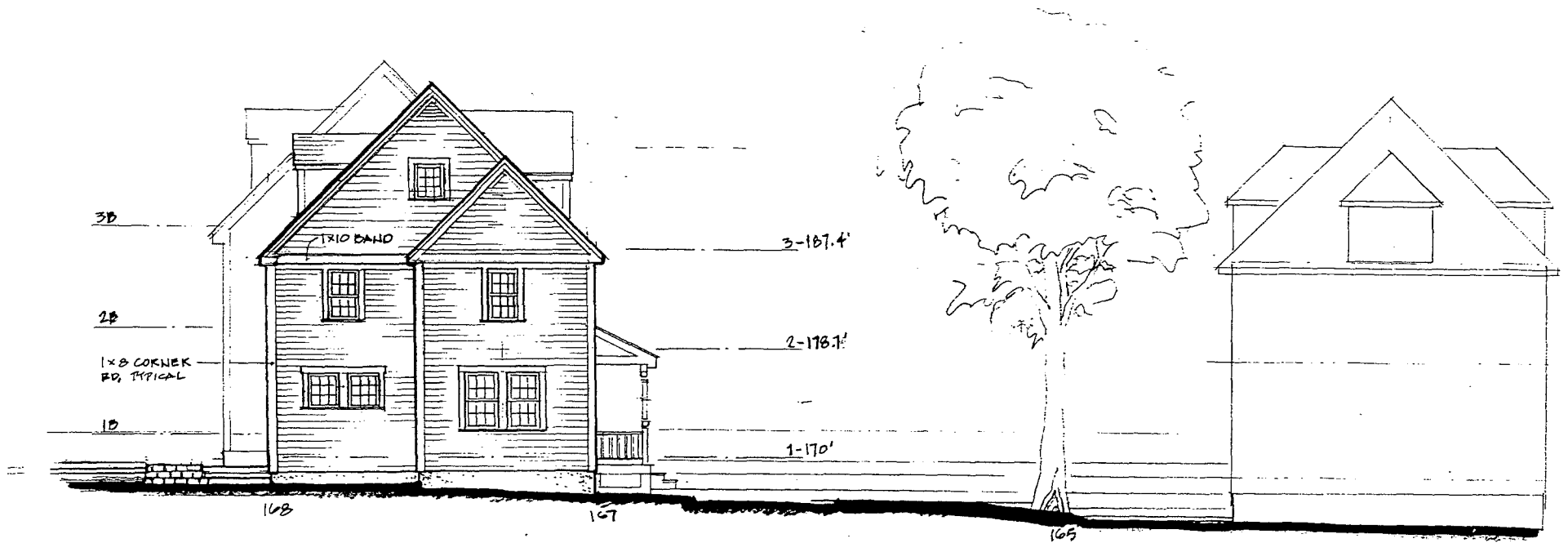
LEVEL ONE PLAN



LEVEL TWO PLAN



LINDEN GREEN @ 248 ELLIOT STREET



LINDEN STREET-WEST - ELEVATION

B

LINDEN GREEN . #4

DEBORAH CROSSLEY
ARCHITECT

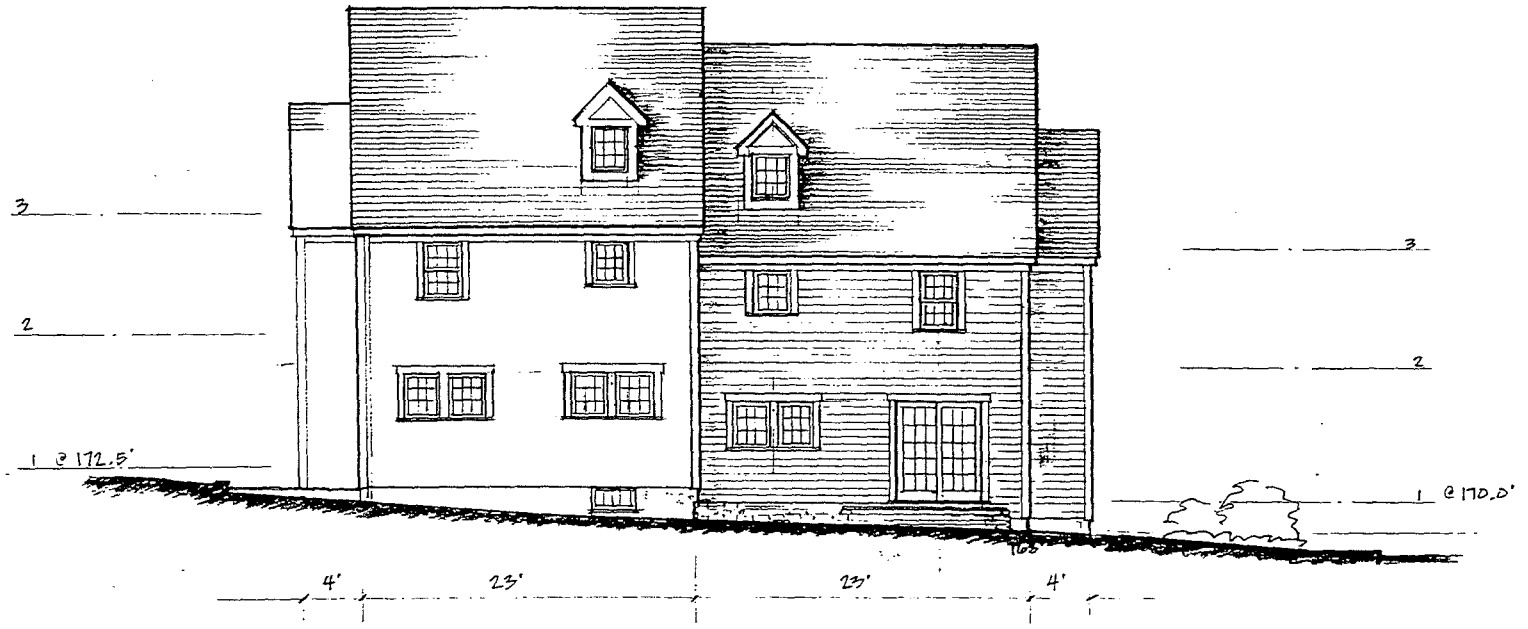


SOUTH ELEVATION

B

LINDEN GREEN - #4, #5

DEBORAH CROSSLEY
ARCHITECT

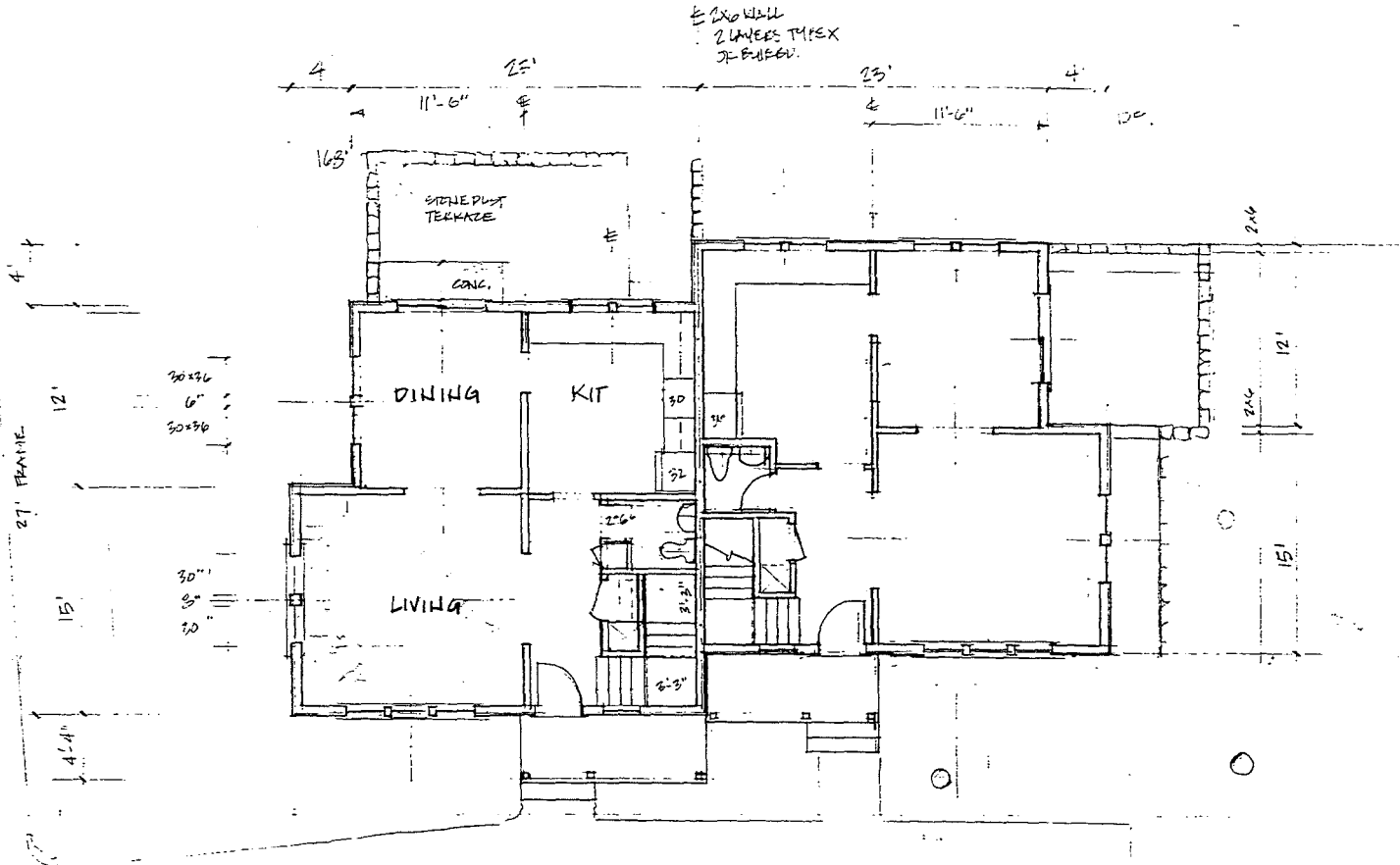


NORTH ELEVATION

LINDEN GREEN - #4, #5

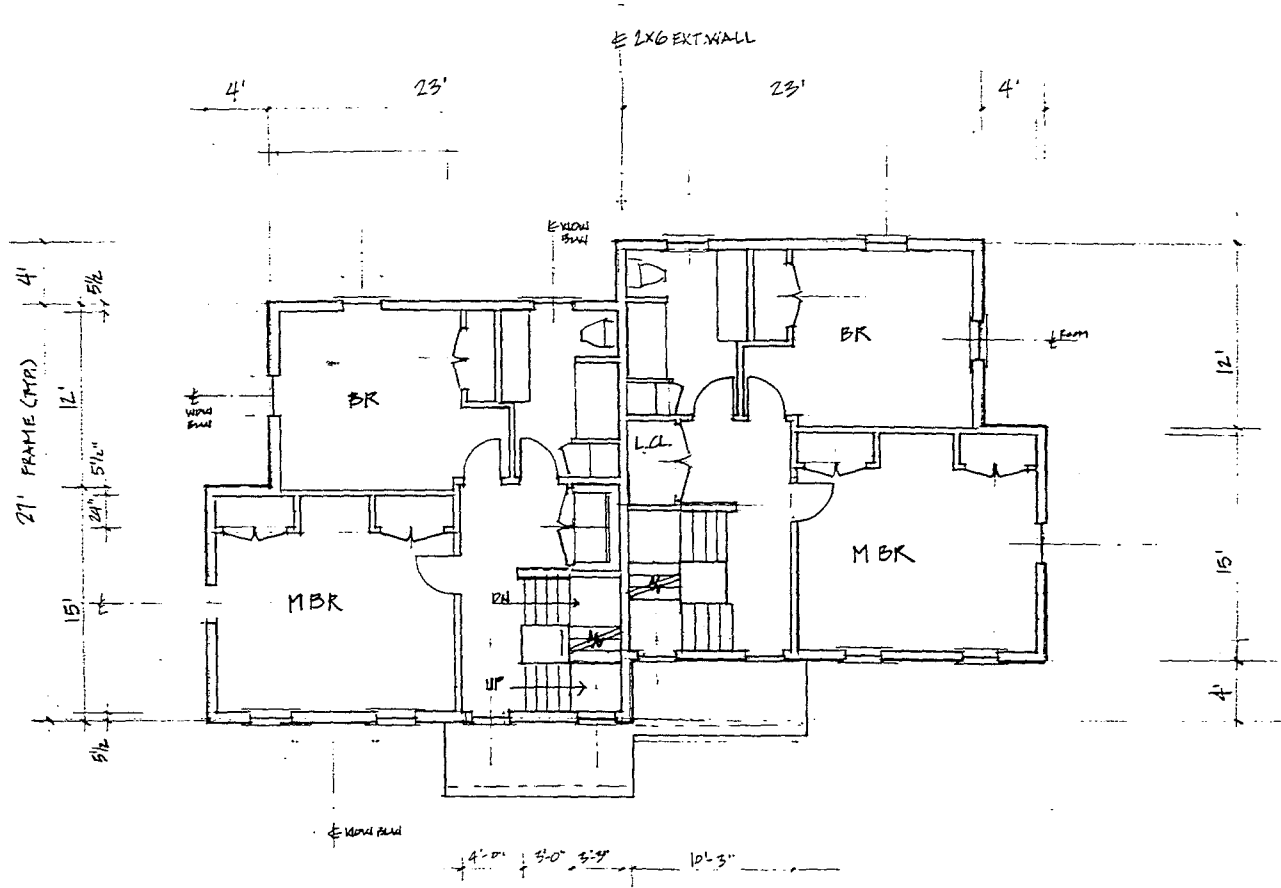
DEBORAH CROSSLEY
ARCHITECT

L I U D E U S T R E E T

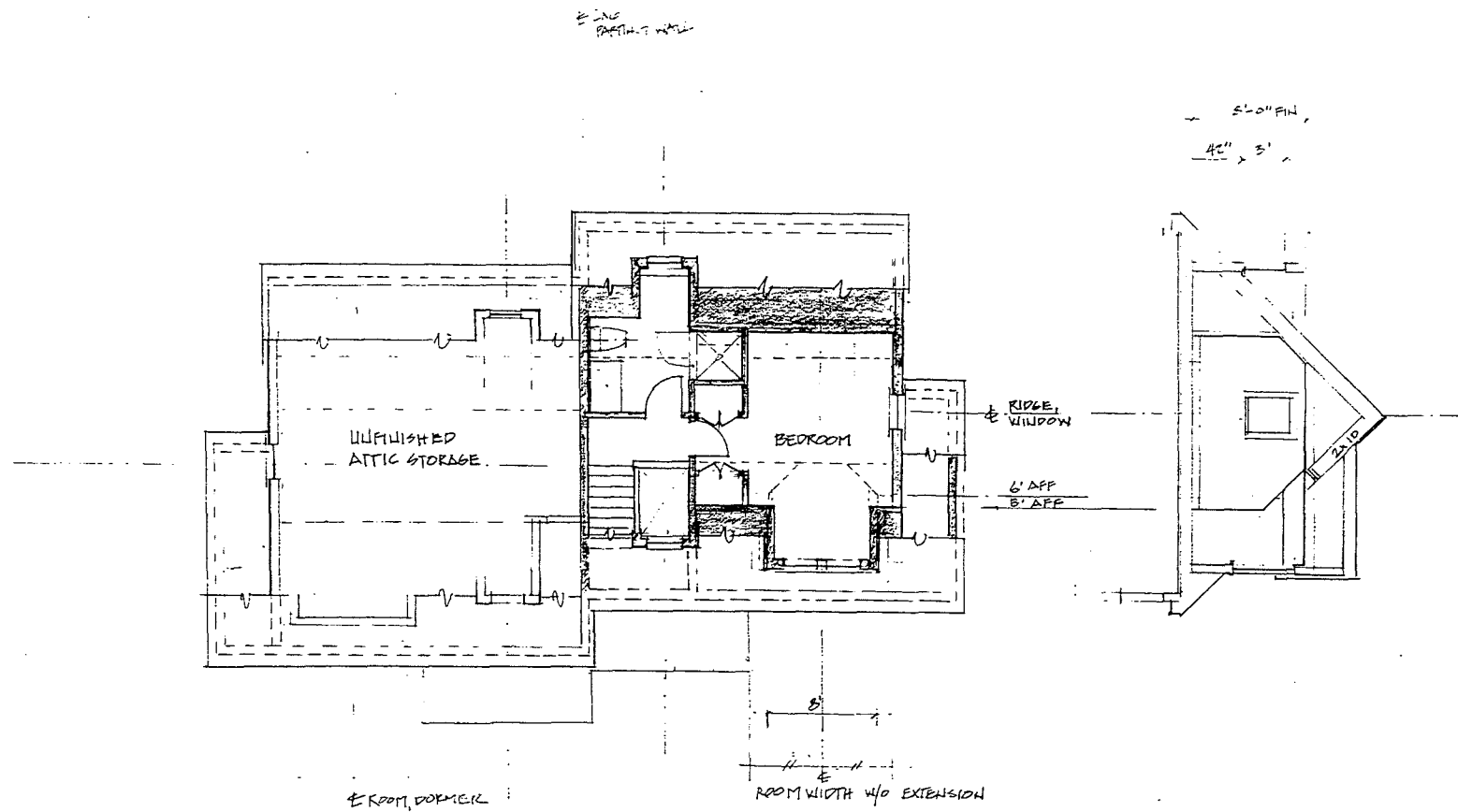


FIRST LEVEL PLAN

L I N D E N S T R E E T



SECOND LEVEL PLAN



ATTIC LEVEL PLAN