



CITY OF NEWTON, MASSACHUSETTS

Department of Planning and Development

Michael J. Kruse, Director

Telephone
(617)-796-1120

Telefax
(617) 796-1142

David B. Cohen
Mayor

RECORD OF ACTION

DATE: January 8, 2004


SUBJECT: 248 Elliot Street – Certificate of Appropriateness

At the public meeting and hearing on January 8, 2004, the Newton Upper Falls Historic District Commission, by a vote of 5-0, **passed** the following motion:

RESOLVED to approve a Certificate of Appropriateness for the proposed changes to the historic structure as presented in the plans dated December 2003, with more detail on the new south façade dormer to be submitted for review and approval. Windows shall be simulated true divided light wooden sash, with casings and trim to match the casings and trim on the historic property. Doors should be wooden painted doors.

NB: Prior to the issuance of a Certificate of Occupancy additional details (including but not limited to manufacturer cuts of doors, and windows) and a site plan shall be submitted for review and approval.

Voting in the Affirmative: Robert Silver, Chairman; Seta Der Hohannesian, Steven Flynn, Wendy Matthews, Laurie Malcom,



Alexandra Ananth, Recording Secretary

Newton Upper Falls Historic District Commission
1000 Commonwealth Avenue, Newton, Massachusetts 02459
Email: lkritzer@ci.newton.ma.us
www.ci.newton.ma.us



David B. Cohen
Mayor

Approved *NDADC*
Historic District / Historical Commission
Department of Planning and Development
City of Newton, Massachusetts
Date *1/8/04*
Signature *[Signature]*

City of Newton, Massachusetts
Department of Planning and Development
Michael J. Kruse, Director
E-mail mkruse@ci.newton.ma.us

2003 DEC 24 PM 1:40

Telephone
(617) 796-1120
Telefax
(617) 965-6620

Newton Upper Falls Historic District Commission
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
NON-APPLICABILITY OR HARDSHIP

You live in a local historic district. A Certificate is required before obtaining any building permit or before proceeding with construction projects affecting the exterior of the property. Fill in the following information where applicable and submit to the Preservation Planner in the Planning and Development Department, Newton City Hall. Commissions meetings are held the 2nd Thursday of each month (except August). A complete signed application is due by noon 2 weeks prior to the regularly scheduled meeting.

I. ADDRESS 248 Elliott

II. Applicant's Name CAN-DO

Address 1075 Washington St W. Newton ⁰²⁴⁶⁵ Phone # 617-964-3527

Property Owner _____

Address _____ Phone # _____

Architect Deborah Crossley

Address _____ Phone # 617-244-7597

Contractor Baker Construction By Design, LTD.

Address _____ Phone # 617-427-5352

III. TYPE OF STRUCTURE (Please Circle):

- House
- Garage
- Shed
- Wall
- Fence
- Sign
- Non-Residential Building
- Other

PROPOSED WORK (Please circle):

- New Construction
- Demolition
- Addition
- Alteration
- Replacement
- Repair
- Other

IV. DESCRIPTION OF WORK: (Statement of scope of work with specific information about materials, style, extent of work, etc. referencing plans and photographs if appropriate.)

*Changes to structure
see plans*



EXISTING BUILDING @ 248 ELLIOT ST.

PROPOSED BUILDING

SITE SECTION @ 248 ELLIOT STREET & LINDEN STREET

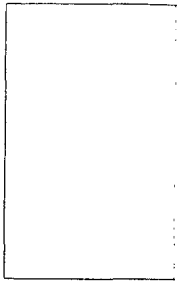
CAN·DO, Inc.

DEBORAH CROSSLEY, ARCHITECT

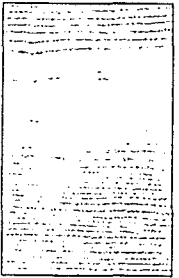
1-28-04

PROPERTY LINE

The ColorPlus™ Collection:



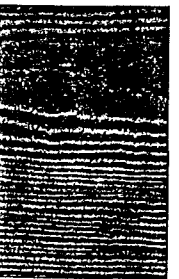
Arctic White



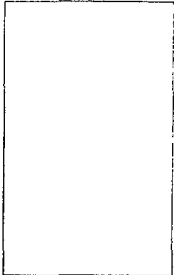
Monterey Gray



Sky Gray



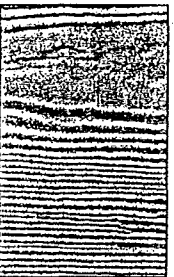
Redwood



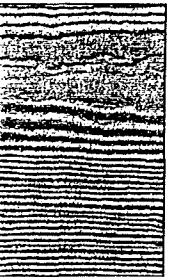
Navajo White



Khaki Brown



Colonial Gray



Slate Blue



SPECIFICATIONS

Basic Composition (fiber-cement substrate)

Portland cement, ground sand, cellulose fiber, select additives and water. Contains no asbestos, glass fibers or formaldehyde.

Non-Combustibility (fiber-cement substrate)

When tested in accordance with ASTM Test Method E-136, the product is recognized for use in non-combustible construction.

Warranties

The ColorPlus Collection is covered by a 15 year limited warranty not to peel, chip or crack (materials and labor included).

For individual fiber-cement product warranties, ask for a copy of the James Hardie Limited Transferable Product Warranty.

Accessories

The use of the following color coordinated accessories for the ColorPlus offerings consist of:

Corner Post

Exclusive base design provides additional strength and durability, matched to siding color.

Inside Corners

Continuous inside corners and individual outside corners.

J-Trim

Fits snugly around windows and doors, providing a uniform finished appearance.

Touch-Up Paint, Caulk, and Nails

Color matched to finish every job.

Product Availability

SIDING PRODUCTS	DIMENSIONS	FINISH
Hardiplank®: Select Cedarmill®	6 .25" and 8 .25" widths	All Colors Shown
Hardishingle®: Straight-Edge Notched Panel	48" width	All Colors Shown
Harditrim®: 7/16" Select Cedarmill XLD™ Smooth	7/16" actual thickness, 4", 6", 8" and 12" nominal widths 1" actual thickness, 4", 6", 8" and 12" nominal widths	Arctic White Arctic White
Hardisoffit®: Non-Vented Select Cedarmill Vented Select Cedarmill	12" and 16" widths 12" and 16" widths	Arctic White Arctic White

Accessories

ITEM	SIZE	PACKAGING (UNITS PER CARTON)	SHIPPING WEIGHT
Corner Post System	Base 10' Cap 10'	Base 10 Cap 10	23 Lbs. 17 Lbs.
Inside Corners (Continuous)	10' Length	10	12 Lbs.
J-Trim	12' Length	25	18 Lbs.
Touch-Up Paint	QT Cans	6	11 Lbs.
Caulk	Cartridge	12	12 Lbs.
Colored Nails (Galv.)	5 Lbs. Plus Cap	6	30 Lbs.

Please call 1-800-9HARDIE for installation instructions and safe handling information.



**James Hardie®
Building Products**

1-866-4HARDIE

(1-866-442-7343)

26300 La Alameda, Suite 250, Mission Viejo, CA 92691

www.jameshardie.com



CAULK & SEALANT MANUFACTURERS' RECOMMENDATION SHEET S-100B

June 2000

APPLICATION:

General: James Hardie® believes it is good building practice to seal the joints to prevent moisture such as wind driven rain and snow from penetrating the wall cavity. Caulking around windows, doors, eaves and trim edges gives added insurance that leaks will not occur. When James Hardie siding products butt into wood-based materials, a 1/8" gap will allow for expansion and contraction of the wood-based product.

Caulks and Sealants: James Hardie recommends the use of caulks & sealants that remain permanently flexible. Look for the words 'permanent flexibility' or 'permanently flexible' written on the label or in the accompanying literature. Allowing caulks to dry for the recommended time will help to prevent paint from flashing and/or cracking over the caulked joint.

RECOMMENDATIONS:

The caulks & sealants listed below are recommended by the caulk & sealant manufacturers that are presently co-branded by agreement with James Hardie. James Hardie does not warrant and will not accept liability for the appearance or performance of field applied caulks & sealants.

This list is not designed to be comprehensive, and equal alternatives can be used. Contact the sealant manufacturers for further recommendations, specifications, application instructions and updates.

Company Name	Recommended Caulk
OSI, Ohio Sealants 7405 Production Dr. Mentor, OH 44060	<p>BEST Solvent Based For Single and Multi-Family Housing, EXTEND HD Multi-Polymer Sealant is recommended. EXTEND HD meets the performance characteristics of Federal Spec. TT-S-00230C; TT-S-001657 Type I; ASTM C920-86 Type S, NS, NT; AAMA 1407.1-78; AAMA 803.3-92. EXTEND HD is mildew resistant, stays permanently flexible, adheres to wet or dry surfaces and is paintable. EXTEND HD is also recommended for areas of high moisture and has excellent resistance to sunlight.</p> <p>QUAD Advanced Formula Sealant is also recommended. QUAD meets the performance characteristics of Extend HD.</p>
(800) 999-8920 Technical # (800) 321-3578	<p>BEST Water Based For Single and Multi-Family Housing, EXTEND LO-VOC Urethane Acrylic Polymeric Sealant is recommended. EXTEND LO-VOC meets the performance characteristics of Federal spec. TTS-0230C, TT-S-001657 Type I; ASTM C9210-86 Type S, NS, NT; AAMA 1407.1-78; AAMA 803.3-92. EXTEND LO-VOC is mildew resistant, has excellent resistance to the sun's ultra violet rays which allows it to stay permanently flexible and is paintable.</p>



667 Spring Street
No. Dighton, MA
02764



Architect Information

Home	Architect Info.	Specifications	U-Value Rating	Warranty
Products	Dealers/Where To Buy	Installation		

Search:

Click on the chart for custom sizes and configurations

1/1	2/1	2/2	4/4	6/1	6/6	8/1	8/8	9/1
9/9	12/1	12/12	6/9	9/6	8/12	12/8	Garage Transoms	

All sizes @ a glance, (i.e., Glass, Sash Opening, U.D., R.O.)

**BOSTON SIZE D/H WOOD WINDOW UNITS & REPLACEMENT SASH
AUTHENTIC, SINGLE GLAZED, DIVIDED LITES**

- 1-3/8" Thick, Kiln-Dried, Clear, Preservative Treated, Pine Sash
- Weather Stripped Top, Bottom & Check Rails
- All Exterior Pine Wood Surfaces are Primed
- Exterior Casing Caulked to Top and Side Jambs

<p>GLASS</p> <ul style="list-style-type: none"> • Configuration Authentic Divided Light Custom Configurations Available • Type Clear Low "E" Insulated Tempered – Special Order Obscure – Special Order 	<p>SILLS</p> <ul style="list-style-type: none"> • One Piece Pine • Two Piece Pine (Optional 1-3/4" Sill Nose) • One Piece WR Cedar (1-1/2" Standard) • One Piece WR Cedar (1-1/2" Standard) • Custom Wood Species, Thickness & Widths Available
<p>BLOCK & TACKLE BALANCES</p> <ul style="list-style-type: none"> • Beige, Tilt, Jamb Liner • White, Tilt, Jamb Liner 	<p>PRIMING</p> <ul style="list-style-type: none"> • Available on interiors, casing etc. (imported Dutch oil base primer, marine quality)
<p>CASINGS</p> <ul style="list-style-type: none"> • BMC (908) – Standard • 5/4" x 4" (Pine) • 1" x 5" (D- Select Pine) • 5/4" x 4 (WR Cedar) • Custom Wood Species, Thickness & Widths Available 	<p>TRUTH SASH LOCKS</p> <ul style="list-style-type: none"> • Colors – White or Clay <p>FULL WHITE SCREENS Stock sizes only</p>



667 Spring Street
No. Dighton, MA
02764

Coming
Soon!

Products

<u>Home</u>	<u>Architect Info.</u>	<u>Specifications</u>	<u>U-Value Rating</u>	<u>Warranty</u>
Products	Dealers/Where To Buy	Installation		

Boston Sash and Millwork specializes in Double hungs, transoms and picture units as well as awnings, casements, half rounds and door slabs.

All with the New England style true divided lite look.

Boston Sash typically offers 4 types of window products or profiles;

SSB (*single strength, true divided lite*)

SSB w/EP (*single strength, true divided lite with exterior energy panel*)

INSULATED (*two panes of glass w/ 7/16 air space*)

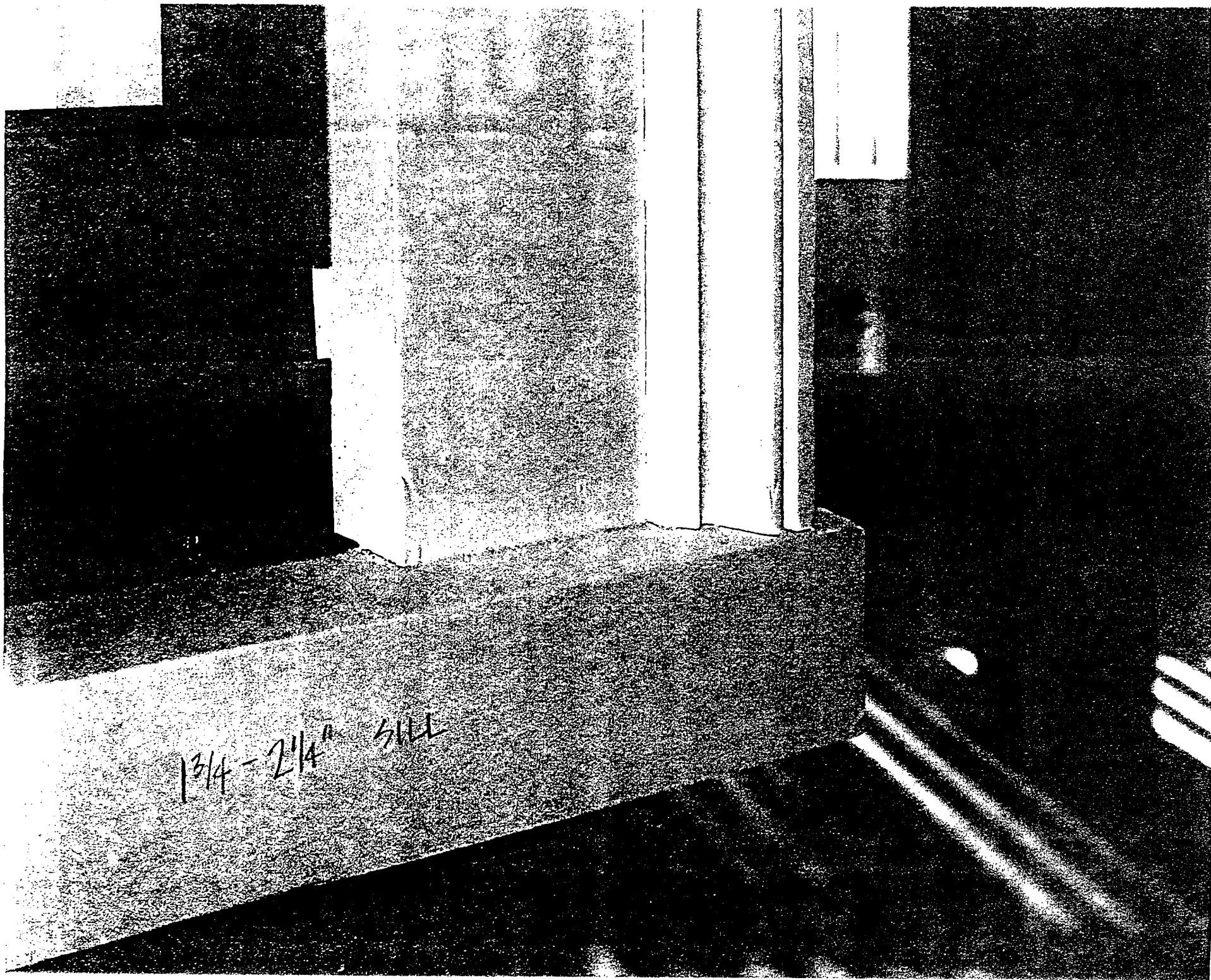
Offered with: **SDL**, *5/8" simulated divided lites applied int/ext.*

TDL, *1" true divided lite*



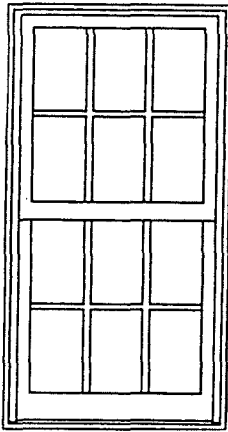
C

1 3/4 - 2 1/4" SILL



BOSTON SASH & MILLWORK

BASIC UNIT FEATURES:



- 4-9/16" jambs
- Primed exterior
- Standard 2-piece pine sill
- 1x5 or brickmold pine casing
- Block & tackle tilt jamb liner (white or beige)

GLAZING OPTIONS:

TDL— Single-thick True Divided Light w/ or w/o energy panel

IG— Double-paned, Insulated Glass:

- Simulated Divided Light w/ traditional putty glazed look
- Removable interior grills

GLASS OPTIONS:

- Tempered
- Low E
- Obscure
- Restoration glass (not avail. on insulated glass)

FRAME OPTIONS:

- 6-9/16" jambs
- 1-3/4" thick, one-piece mahogany sill
- Mahogany flat casing
- Primed interior

SASH LOCKS:

White or clay color

SCREENS:

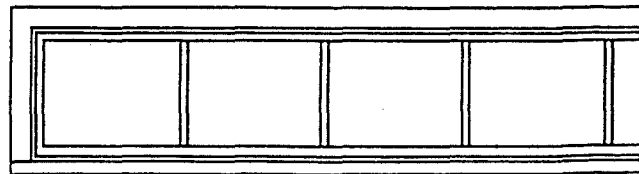
Full screen with white surround for new construction units only

AWNINGS & CASEMENTS:

- 4-9/16" or 6-9/16" jambs
- TDL with energy panel
- Pine sill and casing
- White hardware

GARAGE TRANSOMS:

Available in the same options as double hung windows



OUTLINE SPECIFICATION

248 ELLIOT & LINDEN STREET CONDOMINIUMS

Newton Upper Falls, MA 02461

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.

SOLAR ROOF SHINGLES - option to install reinforced rubberized photovoltaic roof shingles by Unisolar (See *Appendix D*) in place of approximately six squares (600sf) of roofing on the Southern exposure (side elevation) of this building only, located between the two dormers at the far ends of the roof.

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)

OUTLINE SPECIFICATION

248 ELLIOT & LINDEN STREET CONDOMINIUMS

Newton Upper Falls, MA 02461

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**)

January 2004

TO: **CAN-DO**,
Citizens for Affordable Housing in Newton Development Organization
1075 Washington Street
Newton, MA 02465
Josephine McNeil, Executive Director

RE: **248 ELLIOT STREET**
Newton Upper Falls, MA

EXISTING BUILDING UNIT SIZES

(Based on December, 2003 Layouts for three units)

INTERIOR: Level 1 + Level 2 = TOTAL - TOTAL
Dimensions INTERIOR - EXTERIOR
Dimensions - Dimensions

Existing Building

UNIT 1 524 sf + 659 sf* = 1,183 sf // 1,354

UNIT 2 526 sf** + 397 sf = 923 sf // 1,134

UNIT 3 652 sf + 612 sf = 1,264 sf // 1,346

Duplex

Level 3

UNIT 4 681 + 681 ---- 1,269 sf 1,362

UNIT 5 681 + 681 346 1,615 sf 1,656

February, 2004

FER - 4 2004

TO: Newton Upper Falls Historic District Commission
FR: Deborah Crossley, Architect



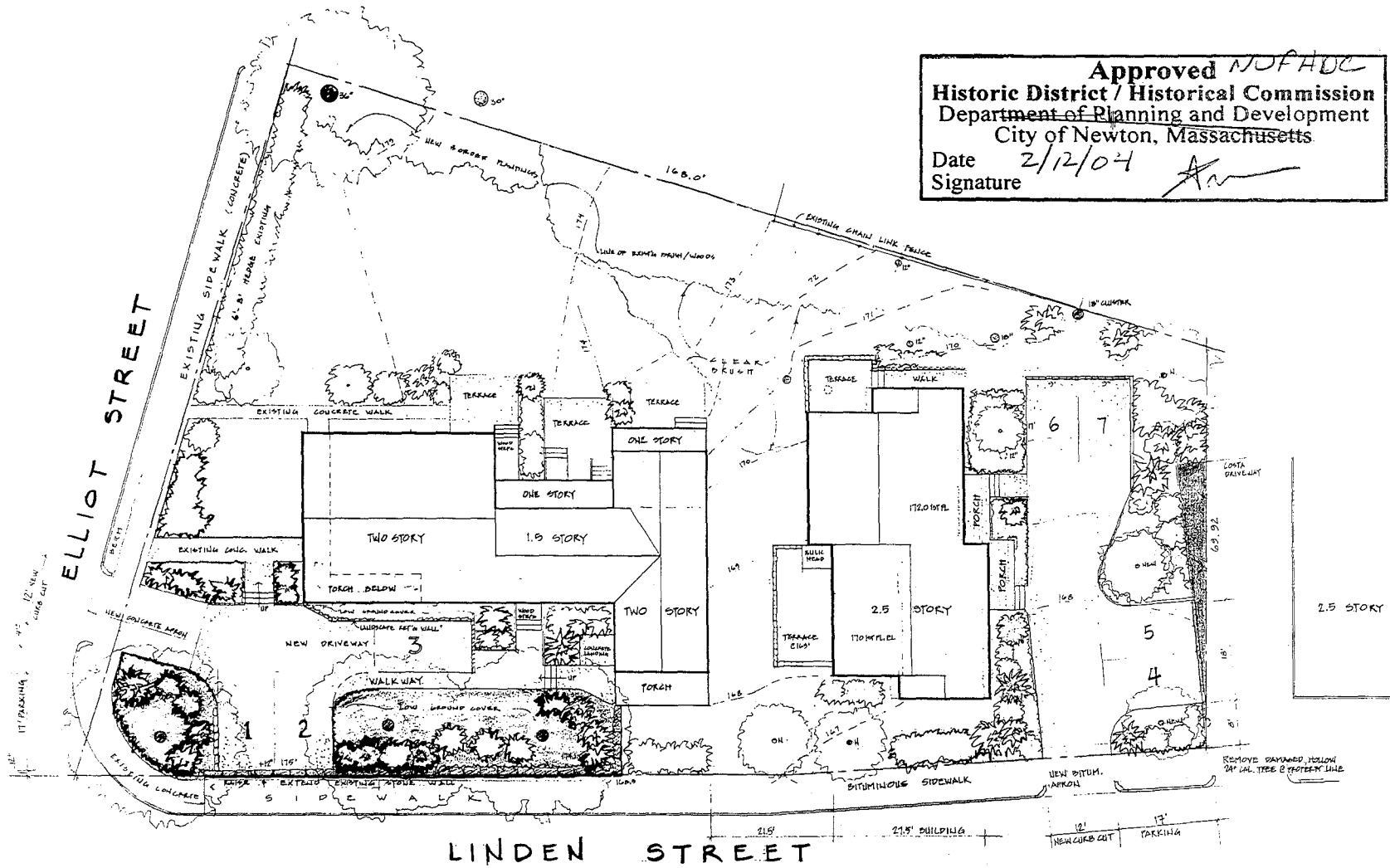
RE: **248 ELLIOT & LINDEN STREET CONDOMINIUMS**
Newton Upper Falls, MA 02461

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

- o **South Elevation** of the 1910 wing of the existing building showing alternate dormer configuration, per your request. Please note that all dormers on this elevation would be new, as none currently exist.
- o **SITE SURVEY**, showing existing conditions.
- o **SITE PLAN**, showing proposed building location, drives, walks, outdoor areas, and conceptual landscaping.
- o **SITE SECTION**, per your request, showing relative heights and spacing of buildings from Elliot Street down Linden Street
- o **NORTH, WEST & SOUTH ELEVATIONS** of new building proposed on lower section of Linden Street. *Please note that I was able to narrow the Linden Street facade by one foot, making it 27 feet across, therefore adding to the distance between the buildings on our site.*
- o **OUTLINE SPECIFICATION**
 - SITE MATERIALS
 - 248 EXTERIOR FINISHES
 - LINDEN STREET EXTERIOR FINISHES
- o **Assessor's Map** (section) showing relative density of development in area neighborhoods (prepared by Jason Rosenberg, Attorney)

I look forward to meeting with the Commission on February 12; please do not hesitate to call me at my office if there are questions I might address in the interim.

Approved *NOFADOC*
 Historic District / Historical Commission
 Department of Planning and Development
 City of Newton, Massachusetts
 Date 2/12/04
 Signature *AN*



248 ELLIOT & LINDEN ST. CONDOMINIUMS - SITE PLAN

V. SUGGESTED DOCUMENTATION

- Photographs
- Assessor's Map locating property
- Building plans, elevations, and sections
- Product/Material information - literature and specifications, brochures, photographs
- Historical Information (old plans, old photos, etc.)
- Site Plan
- Sketches

VI. SIGNATURES

Owner or Authorized Agent ^{CAN-DO} BY: Josephine McNeil, Exec. Director

I agree that the Commission may determine whether the application involves any exterior architectural feature subject to its approval at its meeting on _____.

Applicants Please Take Note:

- 1) An approved Certificate shall expire **one year** from the time of issuance unless otherwise extended by the Commission.
- 2) If a Certificate is approved without a public hearing, approval is subject to a 10 day appeal period as per the City Ordinance governing Historic Districts.
- 3) Should the plans approved under this certificate be changed as a result of the issuance of other permits, including but not limited to Building permits, Special Permits, Street Opening Permits, and Utility Connection permits, the Commission shall be notified and a new plan presented for review prior to the commencement of construction.
- 4) Please notify the Commission upon completion of the changes included in this Certificate.

FOR COMMISSION USE ONLY

Date Completed Application Received _____

Date Notice Sent _____

Date of Hearing/Meeting 2/12/04

Date of Decision 2/12/04

ACTION: Accepted 2/12/04 Denied _____

Reason for Action: _____

TYPE OF CERTIFICATE ISSUED

- Appropriateness
- Non-Applicability
- Hardship

[Signature]
Chairman or Secretary

Conditions: Site plan approved
South elevation of existing structure approved
See LOA



DRIVE

EAST ELEVATION

LINDEN GREEN

UNIT # 5

DEBORAH CROSSEY
ARCHITECT



SOUTH ELEVATION

LINDEN GREEN - #4, #5

DEBORAH CROSSLEY ARCHITECT
Approved
Historic District / Historical Commission
Department of Planning and Development
City of Newton, Massachusetts
Date 3/9/03
Signature *[Signature]*

Deborah Crossley

A R C H I T E C T

February 25, 2004

26 Circuit Avenue
Newton, MA 02461
617-244-7597

TO: Newton Upper Falls Historic District Commission
c/o Department of Planning & Development
1000 Homer Street
Newton Centre, MA

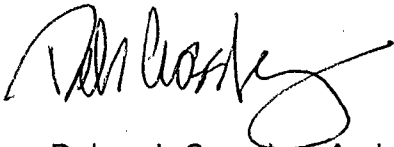
RE: **248 ELLIOT & LINDEN STREET CONDOMINIUMS**
Newton Upper Falls, MA 02464

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

o **ELEVATIONS** of new building proposed on lower section of site off Linden Street. *Please note that we are seeking approval on both elevations shown as the south facade. Both respond to the committee's preference for simplification and less glazing. It would be helpful to our process from here forward to have the limited degree of flexibility that such approval would afford.*

I look forward to meeting with the Commission on March 9; please call me at my office if there are questions I might address in the interim.

Respectfully,



Deborah Crossley, Architect

FEB 27 2004

V. SUGGESTED DOCUMENTATION

- Photographs
 - Assessor's Map locating property
 - Building plans, elevations, and sections
 - Product/Material information - literature and specifications, brochures, photographs
 - Historical Information (old plans, old photos, etc.)
- Site Plan
 - Sketches

VI. SIGNATURES

Owner or Authorized Agent Mark Crossy, Architect

I agree that the Commission may determine whether the application involves any exterior architectural feature subject to its approval at its meeting on _____.

Applicants Please Take Note:

- 1) An approved Certificate shall expire **one year** from the time of issuance unless otherwise extended by the Commission.
- 2) If a Certificate is approved without a public hearing, approval is subject to a 10 day appeal period as per the City Ordinance governing Historic Districts.
- 3) Should the plans approved under this certificate be changed as a result of the issuance of other permits, including but not limited to Building permits, Special Permits, Street Opening Permits, and Utility Connection permits, the Commission shall be notified and a new plan presented for review prior to the commencement of construction.
- 4) Please notify the Commission upon completion of the changes included in this Certificate.

FOR COMMISSION USE ONLY

Date Completed Application Received 2/27/01

Date Notice Sent 2/21/01

Date of Hearing/Meeting 3/9/01

Date of Decision 3/9/01

ACTION: Accepted Denied

Reason for Action: Su ROA

TYPE OF CERTIFICATE ISSUED

- Appropriateness
- Non-Applicability
- Hardship

Chairman or Secretary _____

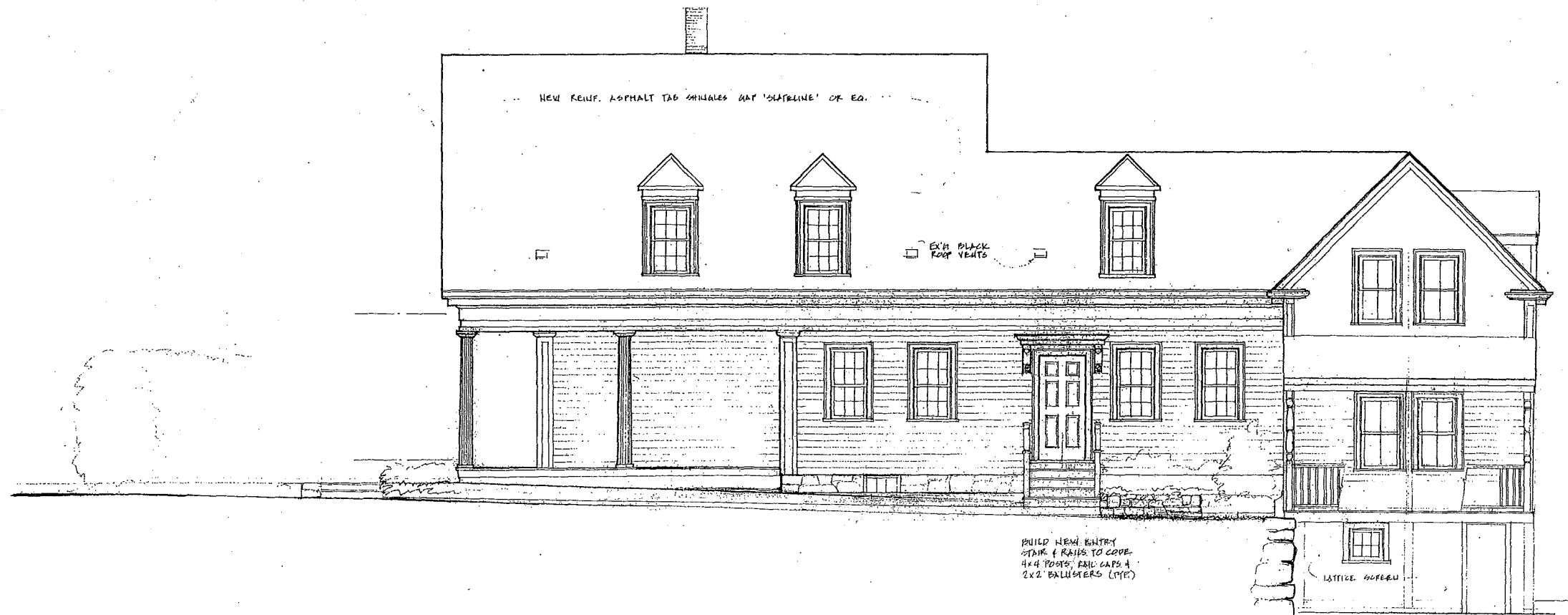
Conditions: _____

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

[Signature]
 1/8/04



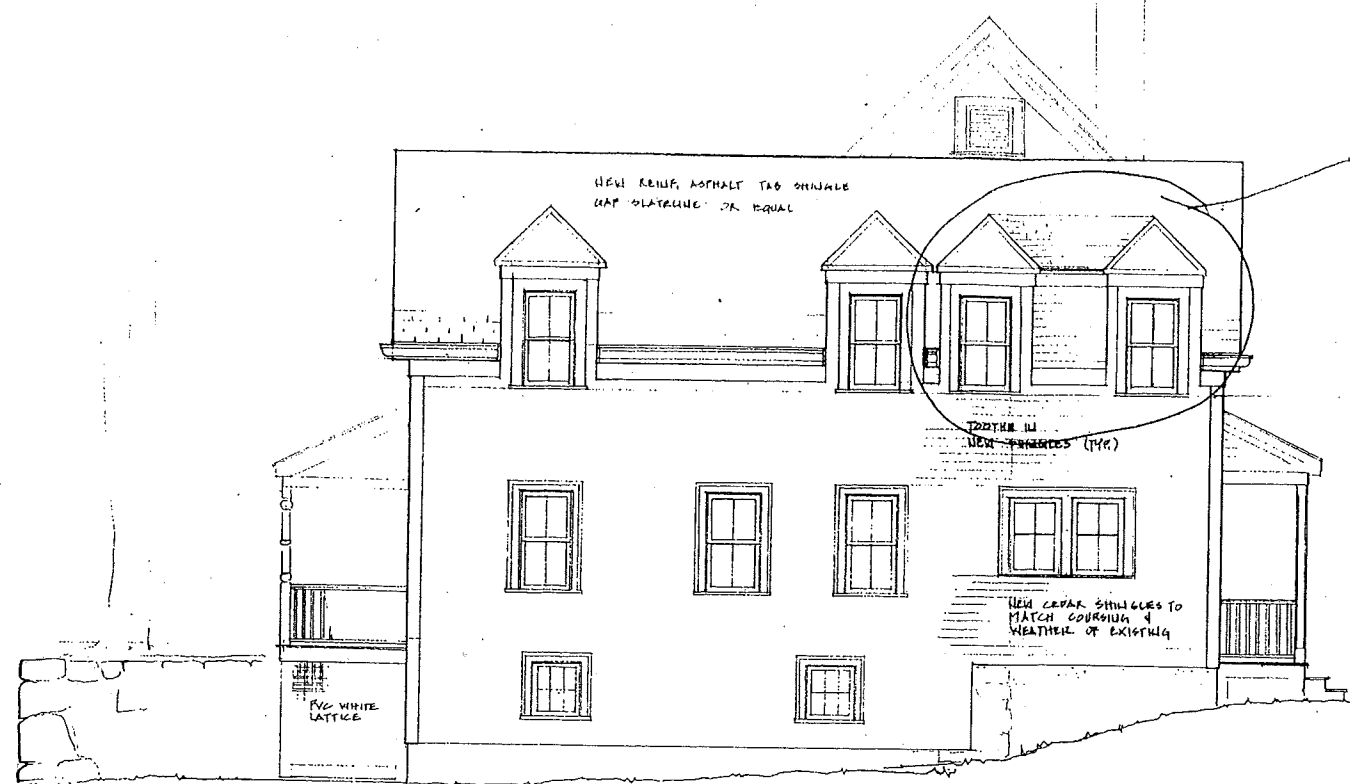
NORTH ELLIOT STREET ELEVATION



LINDEN STREET ELEVATION

248 ELLIOT STREET CONDOMINIUMS

12.2003



SOUTH ELEVATION

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

1/8/04



EAST ELEVATION

248 ELLIOT STREET CONDOMINIUMS