



David B. Cohen
Mayor

City of Newton, Massachusetts
Department of Planning and Development

Michael J. Kruse, Director
E-mail mkruse@ci.newton.ma.us

Approved NUP ZIDC
Historic District / Historical Commission
Department of Planning and Development
City of Newton, Massachusetts
Date 3/9/01
Signature [Handwritten Signature]

2001 FEB 23 158

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 Elliot Street

II. Applicant's Name CAH-DO, Inc

Address Watertown St. Phone # _____

Property Owner CAH-DO, Inc.

Address Watertown St. Phone # _____

Architect DEBORAH CROSSKEY

Address 20 CIRUIT AV Phone # 607/2447597

Contractor _____

Address _____ Phone # _____

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.)

Request for Certificate of Approval for New Two Family Structure on 248 Elliot St. Site



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: March 9, 2004

SUBJECT: 248 Elliot Street – Certificate of Appropriateness

At the public meeting and hearing on March 9, 2004, the Newton Upper Falls Historic District Commission, by a vote of 5-0, **passed** the following motion:

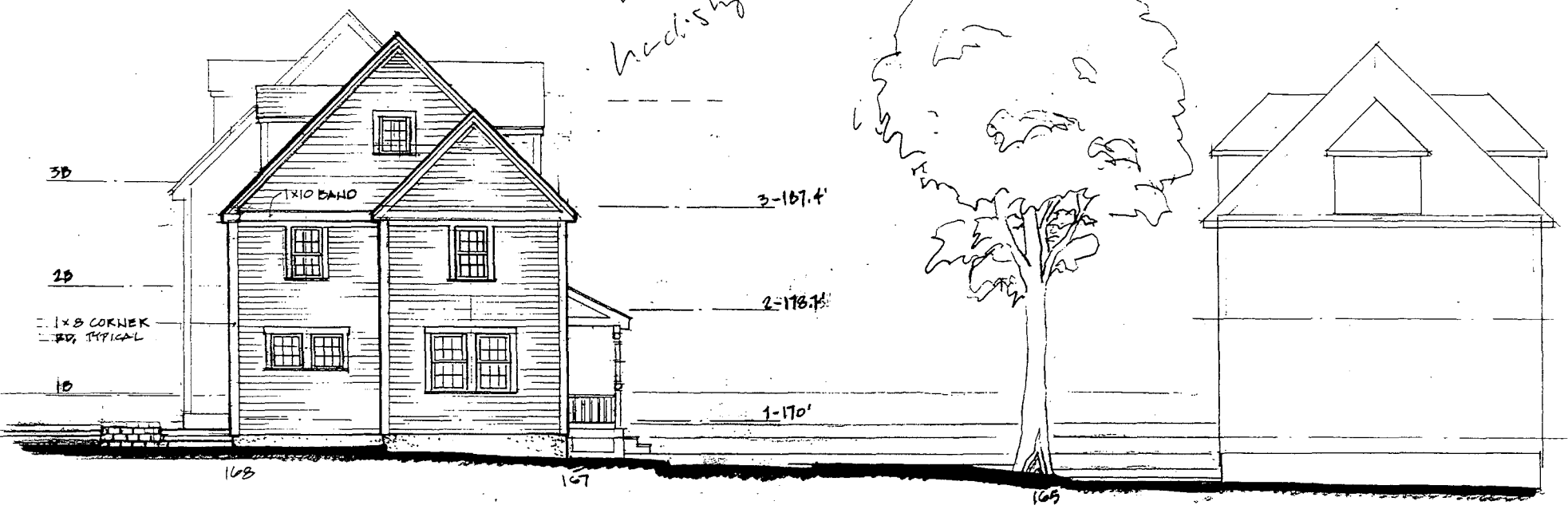
RESOLVED to approve a Certificate of Appropriateness for a new detached 2-family structure as presented to the Commission as "Option B" elevation with two over two wooden sash windows and hardiboard shingle cladding.

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

A handwritten signature in black ink, appearing to read "Alexandra Ananth", written over a horizontal line.

Alexandra Ananth, Recording Secretary

2 1/2 windows
wood sash
hardishy le

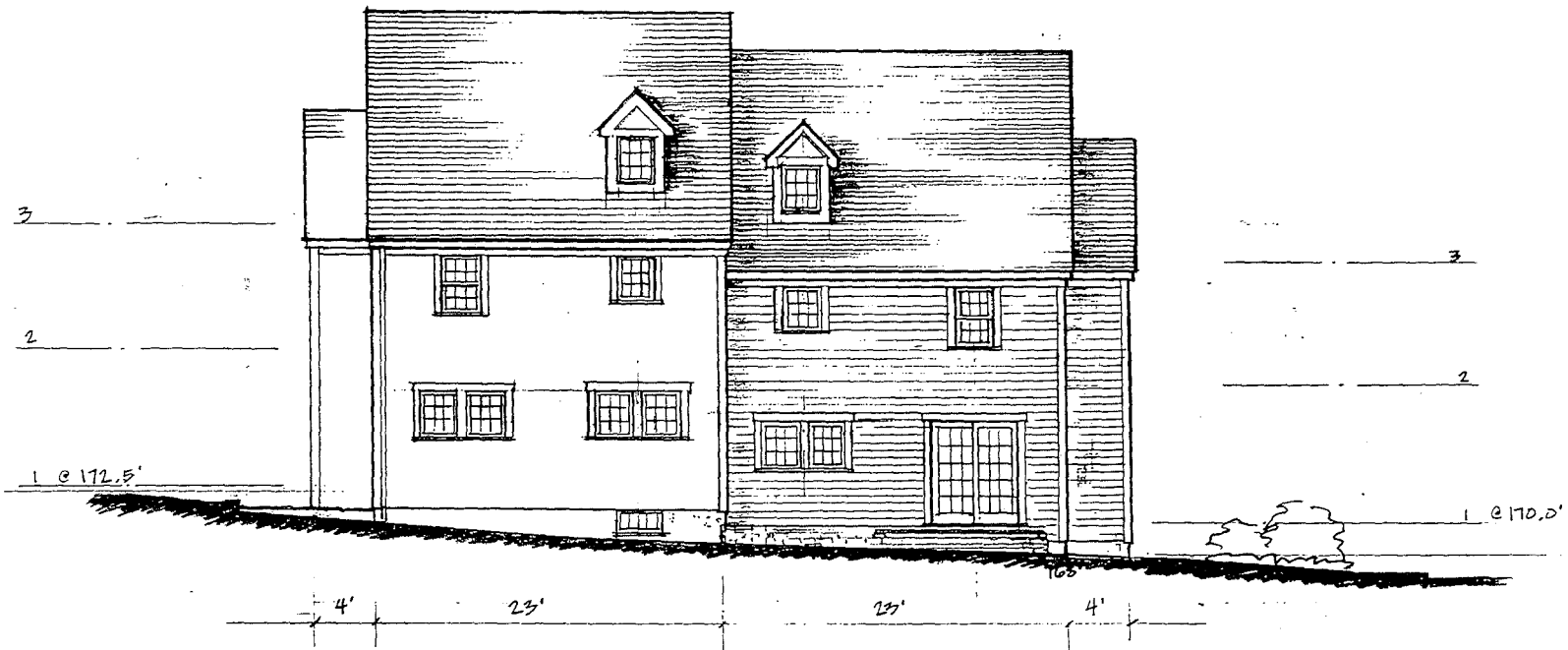


LINDEN STREET - WEST - ELEVATION B

LINDEN GREEN #4

DEBORAH CROSSLEY
ARCHITECT

Approved
Historic District / Historical Commission
Department of Planning and Development
City of Newton, Massachusetts
Date 3/9/04
Signature [Signature]



NORTH ELEVATION

LINDEN GREEN - #4, #5

DEBORAH CROSSLEY
ARCHITECT



JAN 29 2004

David B. Cohen
Mayor

City of Newton, Massachusetts
Department of Planning and Development

Michael J. Kruse, Director
E-mail mkruse@ci.newton.ma.us

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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 St.

II. Applicant's Name CAN-DO

Address 1075 Washington St, Newton Phone # 617-964-3527

Property Owner CAN-DO

Address _____ Phone # _____

Architect Deborah Crossley

Address Circuit Ave, Newton Phone # 617-244-7597

Contractor _____

Address _____ Phone # _____

III. TYPE OF STRUCTURE (Please Circle):

<input checked="" type="radio"/> House	<input type="radio"/> Garage	<input type="radio"/> Shed	<input type="radio"/> Wall	<input type="radio"/> Fence	<input type="radio"/> Sign
<input type="radio"/> Non-Residential Building					<input type="radio"/> Other

PROPOSED WORK (Please circle):

<input checked="" type="radio"/> New Construction	<input type="radio"/> Demolition	<input type="radio"/> Addition	<input type="radio"/> Alteration
<input type="radio"/> Replacement	<input type="radio"/> Repair	<input type="radio"/> 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.)

Request to add a new detached 2-Family Structure to the site, site plan approval and to add a dormer to the south facade of the existing historic structure.



CITY OF NEWTON, MASSACHUSETTS

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Mayor

RECORD OF ACTION

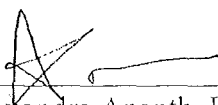
DATE: February 12, 2004

SUBJECT: 248 Elliot Street – Certificate of Appropriateness

At the public meeting and hearing on February 12, 2004, the Newton Upper Falls Historic District Commission, by a vote of 4-0, **passed** the following motion:

RESOLVED to approve a Certificate of Appropriateness for the site plan as presented, the revision to the dormers on the south elevation of the existing building, the proposed materials for the historic property to be repaired and replaced in kind, including replacing windows with wood sash windows with lites as specified in plans, and the use of thinbrick as proposed. The approval of the site plan constitutes an approval of the footprint of the new proposed duplex with elevations to be submitted at a later date.

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



Alexandra Ananth, Recording Secretary

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



SOUTH ELEVATION

FFR - 1
FEB - 4 2004

248 Elliot Street

Newton Upper Falls, MA

Deborah Crossley, Architect

617/ 244-7597

OUTLINE SPECIFICATION

248 ELLIOT & LINDEN STREET CONDOMINIUMS

Newton Upper Falls, MA 02461

SITE MATERIALS

WALKWAYS & TERRACE FLOORS - Retain existing brushed concrete walkway 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;

TERRACES - 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.

* SAMPLE

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

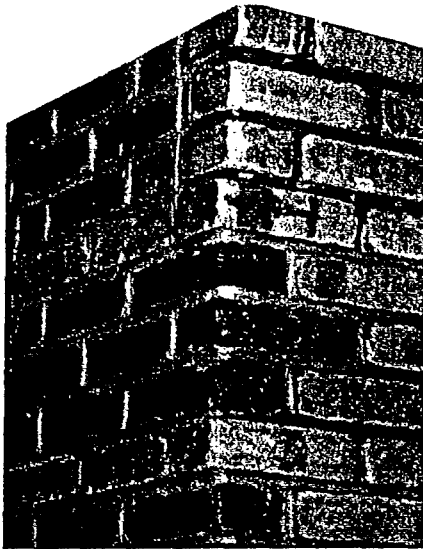
Existing: In 1840 Greek Revival section, windows are generally six lites per sash double hung, with 9/16" muntins, 2-1/4" sills. In Victorian era (c 1910) addition, windows are usually two over two double hung, with 7/8" muntins, 2-1/4" sills. Unless a particular window can be restored in place, provide 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.

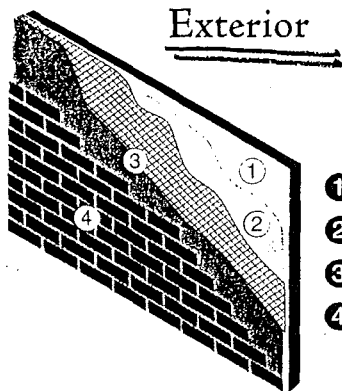
Take decorating and remodeling projects to new heights with Old Brick Originals™ from Robinson Brick Company. Transform ordinary rooms of drywall into spectacular works of art that reveal the beauty of old, authentic brick walls.

Old Brick Originals™ brings the appeal of old brick together with the installation simplicity of standard tiles. Old Brick Originals™ is real brick, uniquely cut and packaged into Thinbrick™ tiles and corners, allowing the freedom to create magnificent interior and exterior walls without the need for load-bearing foundations. Professionals and “do-it-yourselfers” alike can now bring the beauty of old brick into any decorating or remodeling project – enjoying the ease of simple installation with Old Brick Originals™.

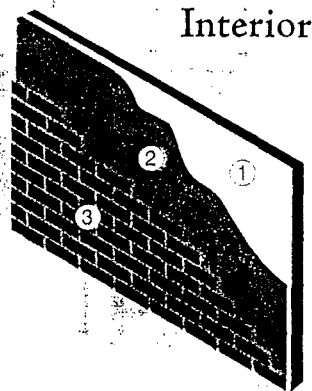


Turn an average room into one that is filled with the character and warmth of old brick – a room you won't mind showing off time and again. Choose from Robinson Brick Company's beautiful collection of colors and let Old Brick Originals™ give you the freedom to restore the timeless beauty of old brick - anywhere your imagination takes you.

Common Installation Methods

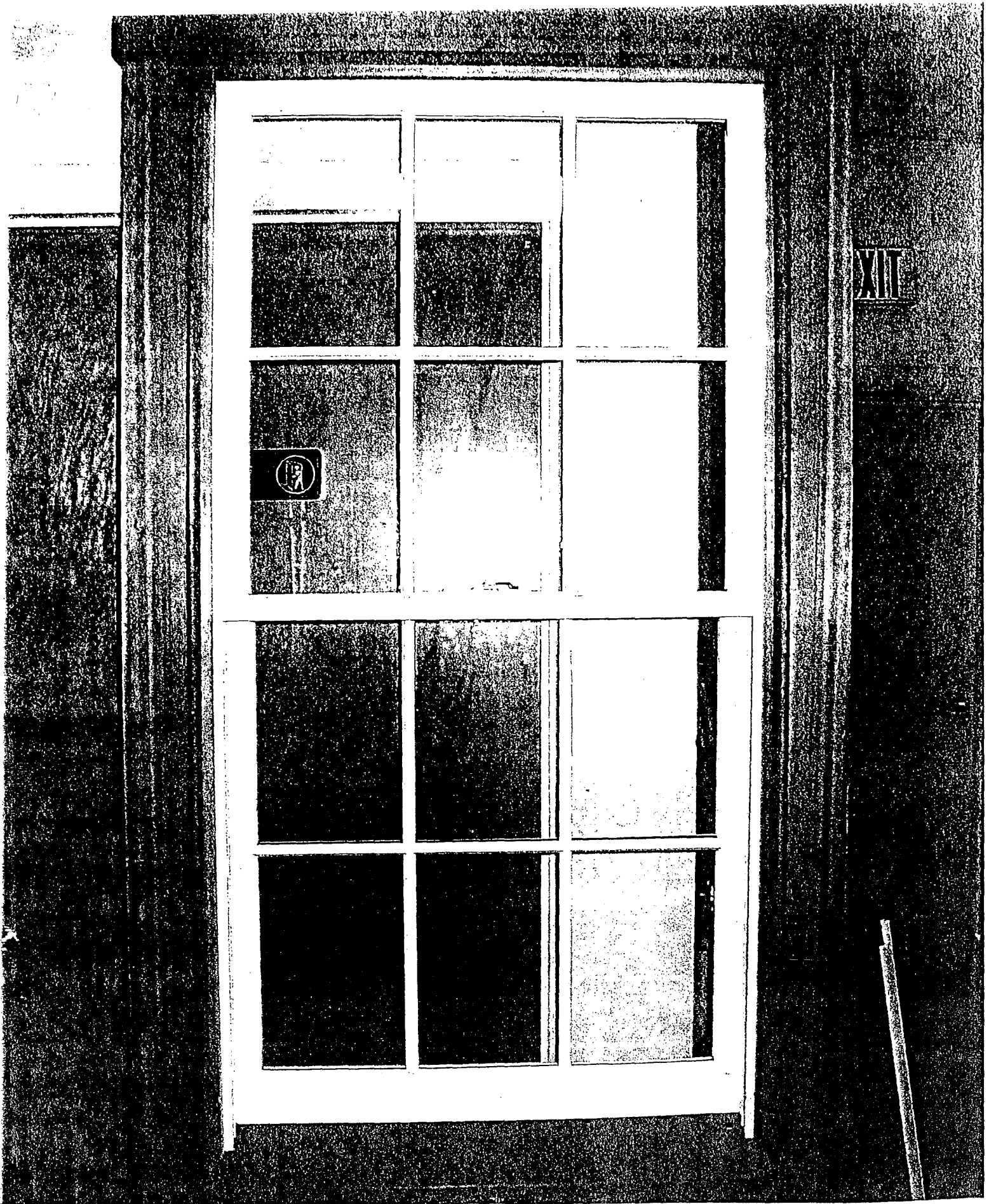


- ① Rigid Substrate
- ② Weather Barrier
- ③ Metal Lath and Mortar
- ④ Thinbrick and Grout



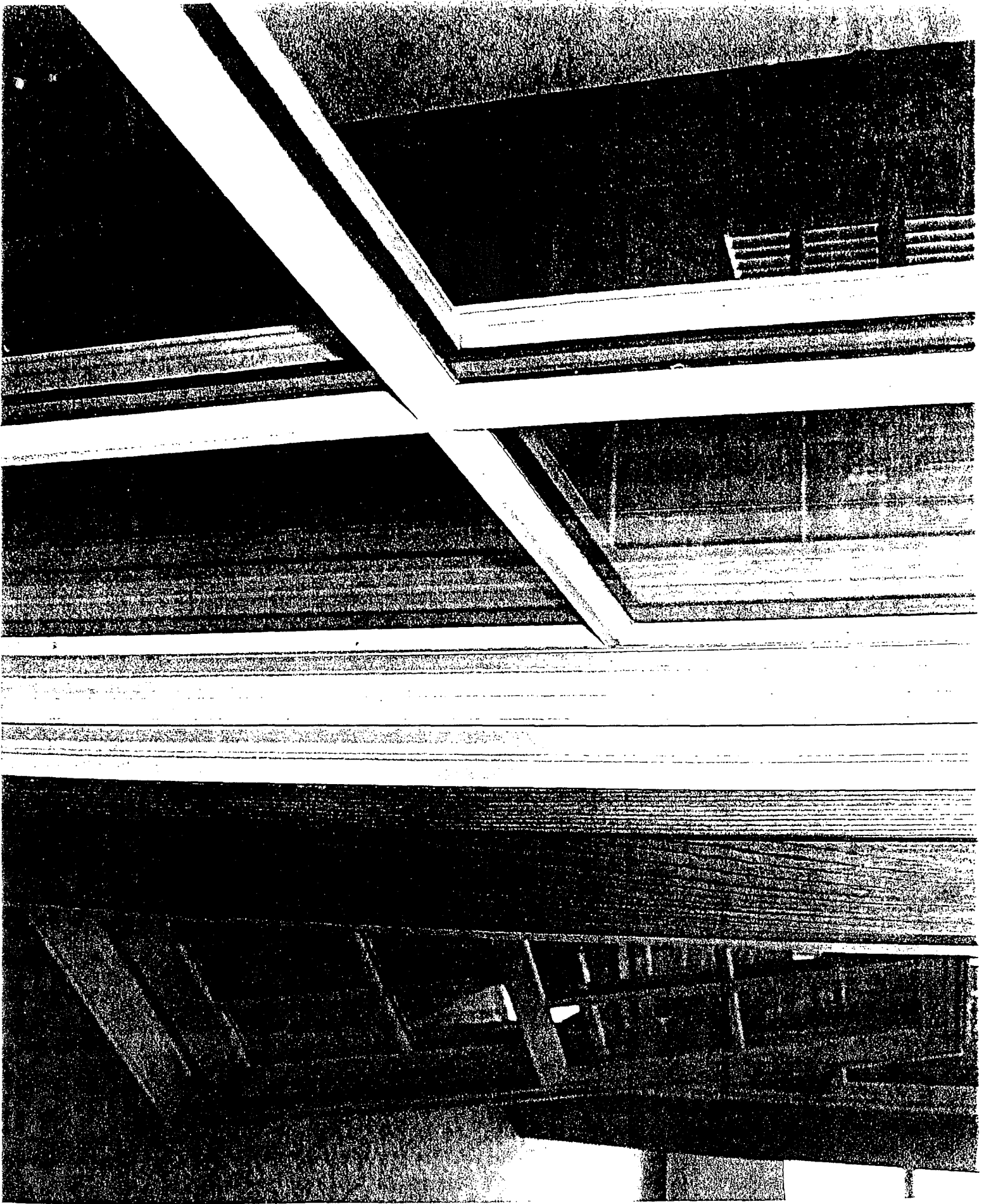
- ① Drywall / Cement Board
- ② Thin-set Mortar / Adhesive
- ③ Thinbrick and Grout

Note: In addition to these methods, there are various panel systems available to facilitate thinveneer applications.



C

EXTERIOR - 5/8" PUTTY MOLD MOUNTING



DOUBLE
GLASS
D

Boston Sash & Millwork
 Double Hung Windows
 ALL Sizes except cottage style

15 April 2003

W I D T H

R.O.	22	24	26	27	30	33	34	36	38	42	46
U.D.	21 1/16	23 1/16	25 1/16	26 1/16	29 1/16	32 1/16	33 1/16	35 1/16	37 1/16	41 1/16	45 1/16
sash op	19 3/4	21 3/4	23 3/4	24 3/4	27 3/4	30 3/4	31 3/4	33 3/4	35 3/4	39 3/4	43 3/4
glass	16	18	20	21	24	27	28	30	32	36	40
37 1/2 36 3/4 33 14											
41 1/2 40 3/4 37 16											
45 1/2 44 3/4 41 18											
49 1/2 48 3/4 45 20											
53 1/2 52 3/4 49 22											
57 1/2 56 3/4 53 24											
61 1/2 60 3/4 57 26											
65 1/2 64 3/4 61 28											
69 1/2 68 3/4 65 30											
81 1/2 80 3/4 77 36											

H E I G H T

R.O. = Rough Opening
 U.D. = Unit Dimension
 sash op. = sash opening



667 Spring Street
No. Dighton, MA
02764



Members
Since
1999

National Fenestration
Rating Council

Please click here
to visit NFRC

U-Value/Rating

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

Single Strength Double Hung Window

- Clear with Aluminum Storm - .45
- Low-e with Aluminum Storm - .35

Single Strength with Energy Panel

- TDL with Clear Panel - .50
- TDL with Low-e Panel - .39

Insulated Glass Double Hung Window

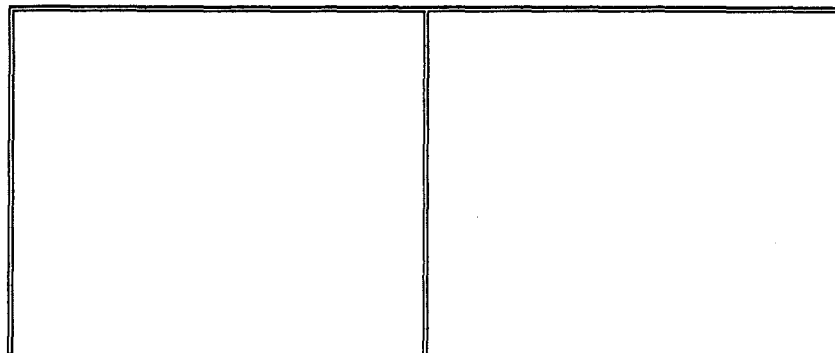


- 7/16 Low-e with Wood Glazing Bead - .44

Insulated Glass Double Hung Window

- 11/16 Low-e with Vinyl Glazing Bead - .38 – Air (not available at this time)
- 11/16 Low-e with Vinyl Glazing Bead - .35 – Argon (n/a at this time)

For enlarged view,
please click any label



PAINT MANUFACTURERS' RECOMMENDATION SHEET S-100

June 2000

The following paint manufacturers have recommended the products listed below as suitable exterior finishes when applied to James Hardie® siding products. Please follow the paint manufacturer's written specifications and written application instructions. James Hardie does not warrant and will not accept liability for the performance of field applied finishes.

AN EXCLUSIVE PRIMER FOR AN EXCEPTIONAL PRODUCT:

No matter what James Hardie siding material you choose, applying a top quality primer is the first critical step to ensure lasting performance and beauty. That's why James Hardie, in cooperation with the Valspar Corporation, developed **PrimePlus™** - the only factory applied primer designed specifically for fiber cement siding products. Compatible with all acrylic and oil-based topcoats, the PrimePlus primer is warranted by Valspar for a full five years against efflorescence, chipping and peeling.

Note - The warranty for PrimePlus does not extend to field applied paints. Contact the paint manufacturer(s) for warranty information on field applied paints. Please read the PrimePlus brochure for full warranty information on PrimePlus. Brochures are available by fax (Document #2108) from the James Hardie customer service line: 1-888-J-HARDIE.

FINISHING JAMES HARDIE SIDING PRODUCTS:

For best results, use our exclusive PrimePlus factory priming system along with a high quality, exterior grade topcoat(s). The preceding is a suggestion for best results. Paint PrimePlus within 180 days of installation to maintain the Valspar warranty.

For best results with unprimed Hardie siding, prime with a high quality, exterior grade 100% acrylic primer and finish with a high quality, exterior grade 100% acrylic topcoat. For best results use primers and topcoats that are designed and recommended for cement based building materials (fiber-cement, masonry, brick or stucco). The preceding is a suggestion for best results. Please follow the paint manufacturer's specifications for unprimed Hardie siding products. Paint unprimed Hardie siding products within 90 days of installation.

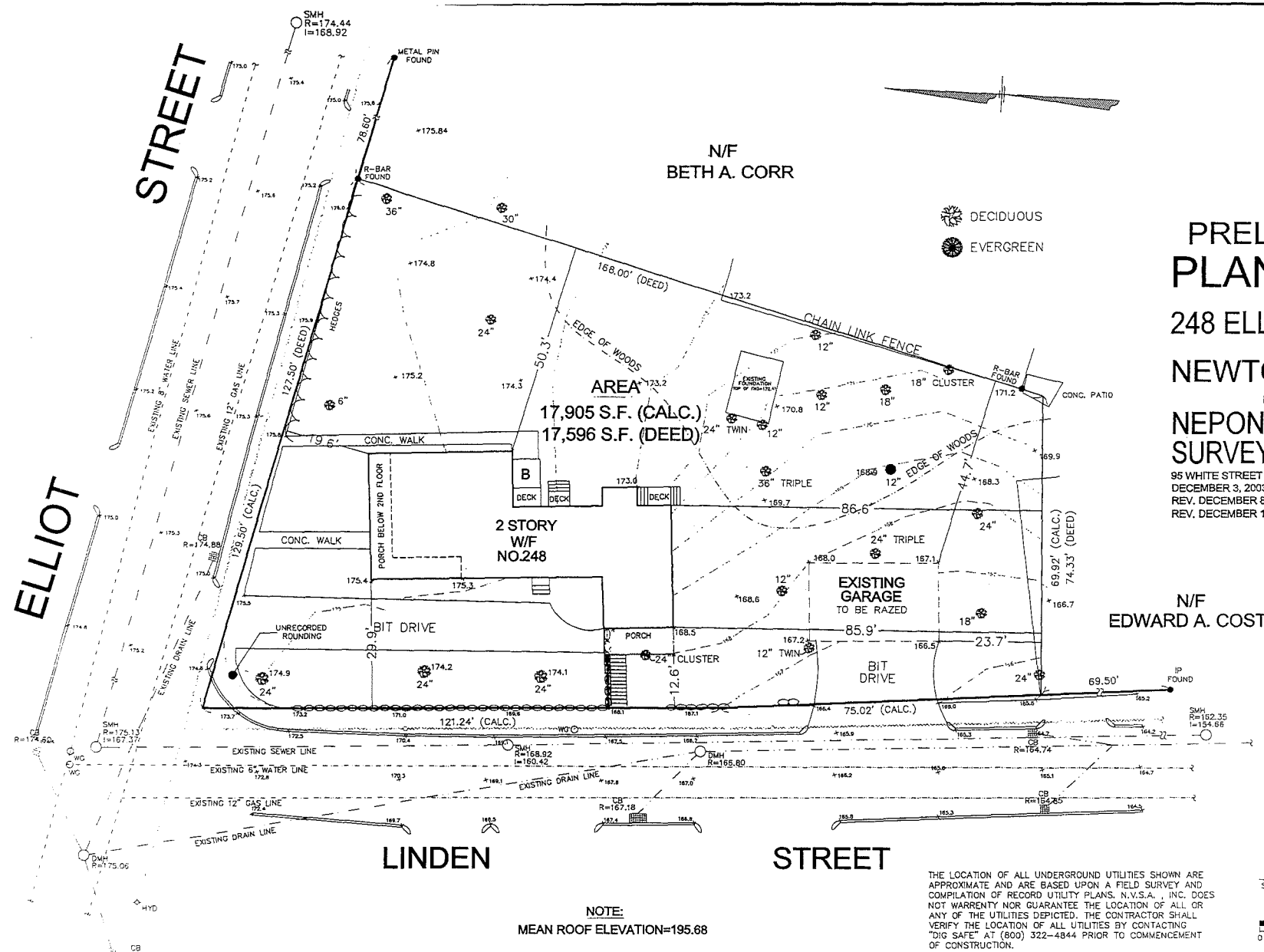
Note - The use of oil based paints on unprimed Hardie siding products could result in increased surface roughness, loss of adhesion, cracking & excessive chalking. James Hardie does not recommend the use of oil-based paints over unprimed siding products.

PAINT RECOMMENDATION TABLE:



The paint table below lists the paint manufacturer's recommendations for James Hardie siding. These recommendations are subject to change. Please call the paint manufacturer(s) for their current recommendations, specifications and warranty information. For best results follow the paint manufacturer's written application instructions. James Hardie does not specify paint brands and will not warrant or accept liability for the performance of field applied finishes.

This table has been compiled through correspondence with the companies listed. These recommendations are not intended to be a comprehensive listing, and equal alternatives can be used.

Company Name		Recommended Applications:
BENJAMIN MOORE & COMPANY 3325 S. Garfield Avenue Los Angeles, Ca 90040 (323) 722-3484	PrimePlus™	Moorlife Acrylic Flat #105 or Acrylic Flat #171 (in some Western regions use Moorcraft 100% Acrylic Flat #180), MoorGard Low Lustre #103 or Moorcraft Low Lustre #185, MoorGlo Soft Gloss #096, Moorcraft Semi-Gloss #170, or Impervex Gloss #309 100% Acrylic paints.
	Unprimed	note- 2 coats are strongly recommended Prime with #023 Fresh Start 100% Acrylic Primer. Topcoats: same as PrimePlus



N/F
BETH A. CORR

-  DECIDUOUS
-  EVERGREEN

PRELIMINARY
PLAN OF LAND
AT
248 ELLIOT STREET
IN
NEWTON, MASS.

PREPARED BY:
**NEPONSET VALLEY
SURVEY ASSOC., INC.**
95 WHITE STREET
QUINCY, MASS. SCALE 1"= 10'
DECEMBER 3, 2003
REV. DECEMBER 8, 2003
REV. DECEMBER 19, 2003

N/F
EDWARD A. COSTA

AREA
17,905 S.F. (CALC.)
17,596 S.F. (DEED)

2 STORY
W/F
NO.248

EXISTING
GARAGE
TO BE RAZED

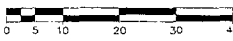
LINDEN STREET

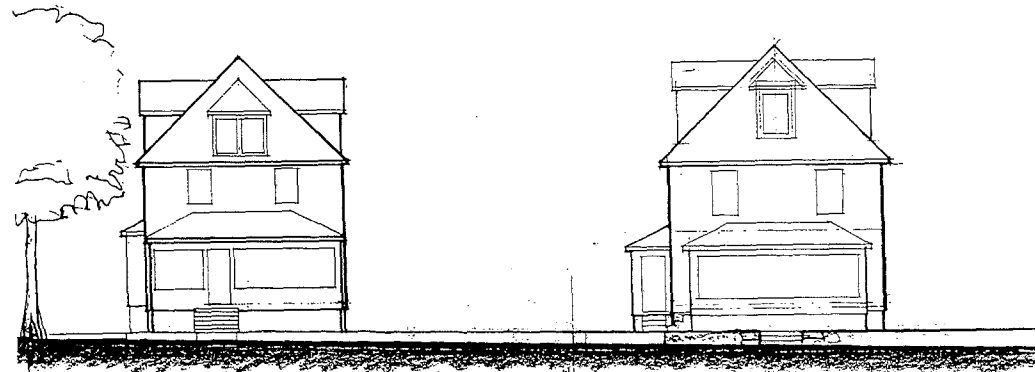
STREET

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. DeROCHE PLS No. 27699





PROPERTY LINE
165'

COSTA HOUSE

PROPERTY LINE



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 Josephine McNeil

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 12/24/03
 Date Notice Sent 12/24/03
 Date of Hearing/Meeting 1/8/04
 Date of Decision 1/8/04

ACTION: Accepted Denied

Reason for Action: _____

TYPE OF CERTIFICATE ISSUED

- Appropriateness
- Non-Applicability
- Hardship

[Signature]
Chairman or Secretary

Conditions: See attached Record of Action & stamped plans dated 12/03 w/ provisions