



City of Newton, Massachusetts
Community Preservation Committee



97-06

MEMORANDUM

David B. Cohen
Mayor

TO: Honorable Board of Aldermen
FROM: Community Preservation Committee
DATE: March 6, 2006
RE: **248 Elliot Street Clapboard Restoration**

Enclosed are supporting documents for the CPA application to fund historic restoration at 248 Elliot Street. The multi-family house, otherwise known as Linden Green, received funding in FY05 for community housing and historic preservation. As the project's deconstruction got underway, the original clapboard siding, exterior doors, beaded porch ceiling and necessary foundation work of the historic structure was revealed. Work to restore the original clapboards and complete additional restoration will require \$43,600 in CPA funds.

The Greek Revival house at 248 Elliot Street is in the Upper Falls historic district. It is an important structure because of its location and architecture. Removing the existing shingles and restoring the original clapboard siding will restore the house to its original condition, like similar houses in the area. The Upper Falls historic district walking tour identifies nearby 260 Elliot Street, or St. Elizabeth's Center, as a beautiful example of Greek Revival architecture. In order to provide additional beauty and consistency in the district, and to conform to the standards of rehabilitation issued by the Secretary of the Interior, we believe that 248 Elliot Street ought to be restored to its original form as well.

List of documents:

1. The Secretary of the Interior's Standards for Rehabilitation
2. 1825-1860 Greek Revival home description with reference to a classic clapboard exterior
3. Mike Duff's memo regarding 248 Elliot Street with a preservation architect's analysis of the Upper Falls historic district
4. Newton Upper Falls historic district brochure
5. Record of Action from the December 20, 2005 Historical Commission meeting which delegated future reviews of the 248 Elliot Street property to the Historical Commission

National Park Service

HPS



Standards

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The Secretary of the Interior's Standards for Rehabilitation

Introduction to the Standards

The Secretary of the Interior is responsible for establishing standards for all programs under Departmental authority and for advising Federal agencies on the preservation of historic properties listed in or eligible for listing in the National Register of Historic Places.



The Standards for Rehabilitation (codified in 36 CFR 67 for use in the Federal Historic Preservation Tax Incentives program) address the most prevalent treatment.

"Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

Credits



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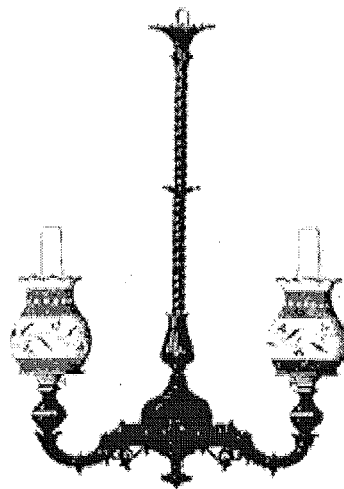
Initially developed by the Secretary of the Interior to determine the appropriateness of proposed project work on registered properties within the Historic Preservation Fund grant-in-aid program, the **Standards for Rehabilitation** have been widely used over the years--particularly to determine if a rehabilitation qualifies as a Certified Rehabilitation for Federal tax purposes. In addition, the Standards have guided Federal agencies in carrying out their historic preservation responsibilities for properties in Federal ownership or control; and State and local officials in reviewing both Federal and nonfederal rehabilitation proposals. They have also been adopted by historic district and planning commissions across the country.

The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic

those portions and features of the property which are significant to its historic, architectural, and cultural values."

buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. They also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified for Federal tax purposes, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s), and where applicable, the district in which it is located.

As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character. For example, certain treatments--if improperly applied--may cause or accelerate physical deterioration of the historic building. This can include using improper repointing or exterior masonry cleaning techniques, or introducing insulation that damages historic fabric. In almost all of these situations, use of these materials and treatments will result in a project that does not meet the Standards. Similarly, exterior additions that duplicate the form, material, and detailing of the structure to the extent that they compromise the historic character of the structure will fail to meet the Standards.



The Secretary of the Interior's Standards for Rehabilitation

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction.

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



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1825 - 1860: Greek Revival

Picture Dictionary of House Styles in North America and Beyond

With details reminiscent of the Parthenon, stately, pillared Greek Revival homes reflect a passion for antiquity.

[Gallery Index](#)

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Photo © 2005 Jackie Craven

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Democratic ideals are reflected in the classical details of Greek Revival homes. This home is located in Saratoga, New York.

Greek Revival houses usually have these features:

- Pedimented gable
- Symmetrical shape
- Heavy cornice
- Wide, plain frieze
- Bold, simple moldings

Many Greek Revival houses also have these features:

- Entry porch with columns
- Decorative pilasters
- Narrow windows around front door

About the Greek Revival Style

In the mid-19th century, many prosperous Americans believed that ancient Greece represented the spirit of democracy. Interest in British styles had waned during the bitter War of 1812. Also, many Americans sympathized with Greece's own struggles for independence in the 1820s.

Greek Revival architecture began with public buildings in Philadelphia. Many European-trained architects designed in the popular Grecian style, and the fashion spread via carpenter's guides and pattern books. Colonnaded Greek Revival mansions - sometimes called Southern Colonial houses - sprang up throughout the American south. With its classic clapboard exterior and bold, simple lines, Greek Revival architecture became the most predominant housing style in the United States.

During the second half of the 19th century, [Gothic Revival](#) and [Italianate](#) styles captured the American imagination. Grecian ideas faded from popularity. However, front-gable design - a trademark of the Greek Revival style - continued to influence the shape of American houses well into the 20th century. You will notice the classic front-gable design in simple "National Style" farm houses throughout the United States.

Examples of Greek Revival Homes:

- [Long Branch Estate](#)
- [Belle Meade Plantation](#)

Also see...

- [Antebellum Architecture](#)

Learn More About Greek Revival Architecture:

- *The Architect, or Practical House Carpenter:
Being a Complete Development of the Grecian Orders of Architecture*
A reprint of the classic 1830 book that awakened America's interest in Greek architecture
(compare prices)

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Memorandum

Newton Housing Rehabilitation Fund

To: Community Preservation Committee

From: Mike Duff – Rehabilitation Program Manager

Date: March 1, 2006

Re: 248 Eliot Street

Steve Gartrell was asked by Alderman Yates if, based on our preservation experience in Upper Falls, we had any information on the above property and nearby Greek Revival Structures in the UFHD. He asked that we share same with him and the CPC.

I am attaching some relevant pages from the inventory of the original district prepared in 1978 by Preservation Architect Maximilian Ferro. The structure at 248 Elliot Street is an important part of the District because of location and architecture.

The appropriate exterior fabric is clapboard and that is consistent with adjacent and nearby Greek Revival structures, most notably The St. Elizabeth's Center.

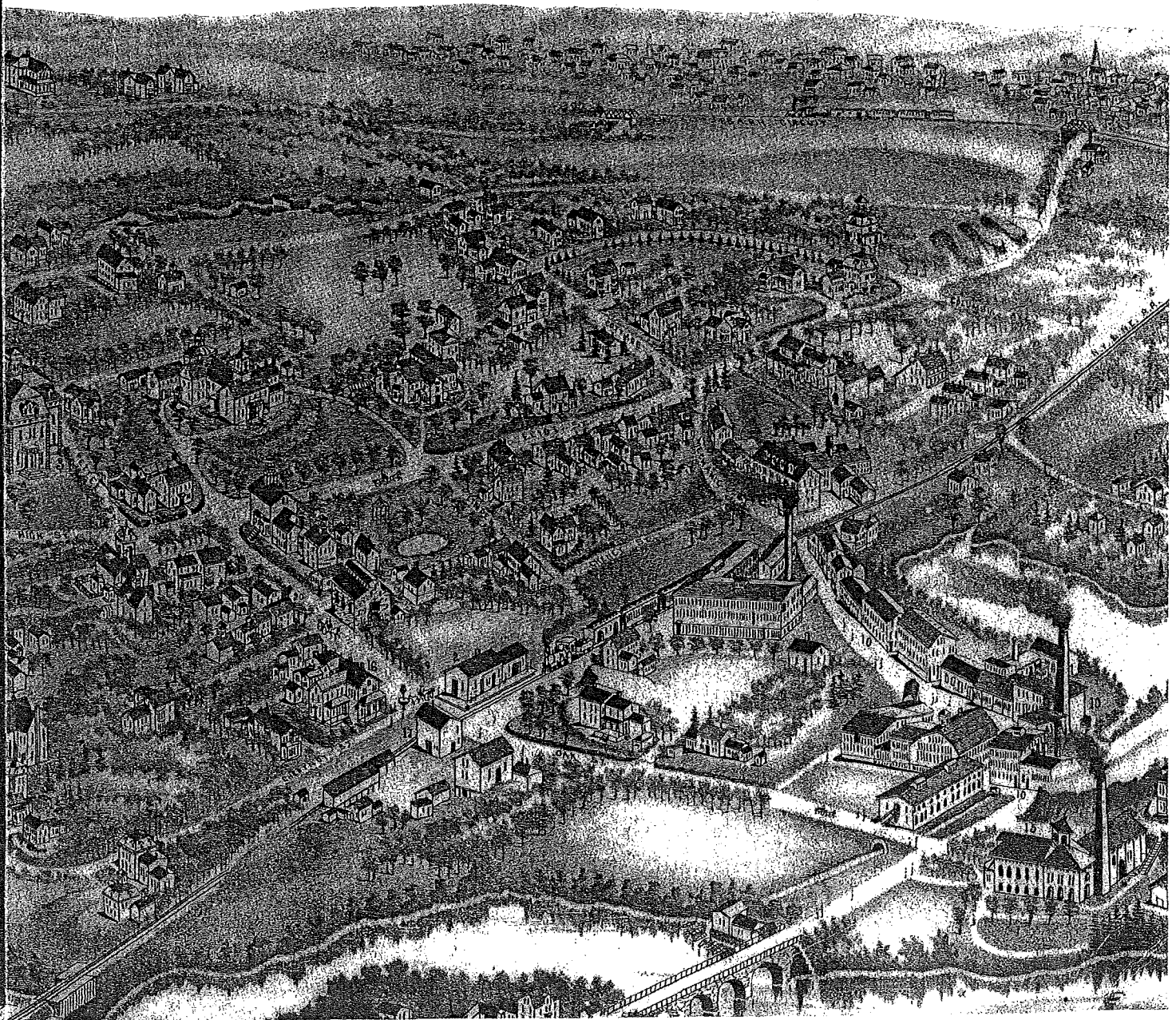
We have done several preservation jobs in this neighborhood that have included removing inappropriate siding to restore/replace the original narrow exposure clapboard and trim. To clarify one misconception that has arisen regarding the St Elizabeth's Center, we did not replace clapboards or flushboarding there as the existing siding was generally sound and was repaired and painted. We replaced the missing fluted column as the major part of that preservation project.

Cc: Stephen D. Gartrell, Assoc. Dir for Housing and CD

**UPPER FALLS
HISTORIC DISTRICT
FUNDING PROGRAM**

CITY OF NEWTON

**THE NEWTON UPPER
FALLS HISTORIC DISTRICT**



**238—240 Elliot Street
1830s**

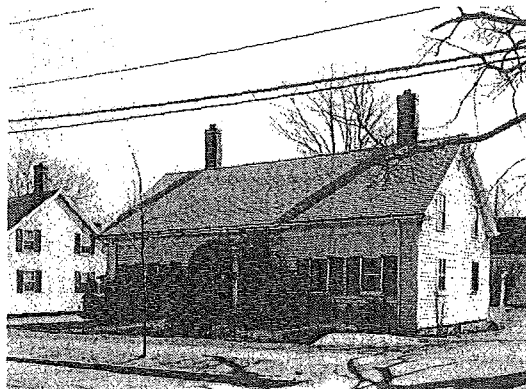
Unlike the two preceding cottages, this two-family house most nearly regains its original appearance. A millworkers' residence of the 1830s, it shows how small and simple details give a building character. Shape and form are of primary importance, and these are determined by the simple plan, the roof shape, the location and size of openings in the wall surface, and the chimney placement. The next most important feature is the texture of the wall surface: narrow clapboards with narrow cornerboards and flat watertable, giving an appearance quite different from shingle or ultra smooth aluminum. As for details, houses of such simplicity had few, but the open shutters do affect the appearance of the windows, and wood gutters lend elegance to roof edges. Also important are the effects of decorative accessories such as the trellis over the paired doors, of landscaping (placement and type of plant material, walls, fences, walks), and of outbuildings similar to the 19th century barn with wood siding and small cupola behind this house.

**248 Elliot Street
c.1840**

This temple-front Greek Revival house is one of the finest structures in the Upper Falls Historic District. As in No. 83 High Street, its fluted Doric columns rise one story to carry the tall triangular pediment made by the gable end of the second floor. The shape of the ground floor, which allows the columned portico to wrap partially around the west side of the house, is unusual. The main entry has corner-block trim, fine sidelights and an original four-panel door. The shingles on the wall are probably a late 19th century or early 20th century change from original clapboards or flushboards, but are so smooth and well coursed as to appear appropriate when painted.

**254—256 Elliot Street
c.1900**

This large, tightly massed house with its heavy, hulking silhouette, is a Shingle Style structure built around 1900. Its tall hipped roof has a pair of gabled dormers on its front slope, the caps of two bay windows, and the roof of a two-story porch. The shingled walls are an appropriate, indeed essential, feature of the Shingle Style as is the characteristic exterior flare between floor levels visible on the bays and porch of this house.



**260 Elliot Street
St. Elizabeth's Center
1838**

Another of the District's outstanding buildings is this magnificent Greek Revival house. Its fluted two-story Doric columns carry a full pediment, giving the house a truly temple-like appearance. All original cladding has survived. The building's front wall, sheltered by the portico, is flushboarded to suggest the smoothness of stone, while side walls are covered by clapboards. Windows have molded cornice lintels at the ground floor enriching the surface of the building, while the sash still holds much of its brittle, shimmering old glass.



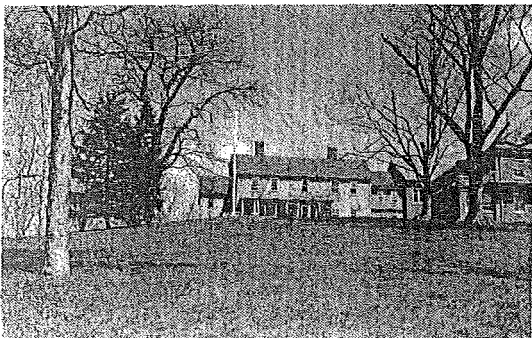
**270 Elliot Street
Rectory of Mary Immaculate of Lourdes Church
c.1938**

This brick building with crisp-looking white cast stone trim is basically Georgian Revival in style. It has a fine slate-covered gambrel roof, with its gable end facing the street. The contrast of the brick-and-stone combination at window lintels and corners gives liveliness to the building, and the wood porch on the street side, with its triple corner columns echoed by triple urns on the balcony above, is a handsome detail.



**277 Elliot Street
Otis Pettee House (Sunnyside) — Stone
Institute
1828 — additions c.1900**

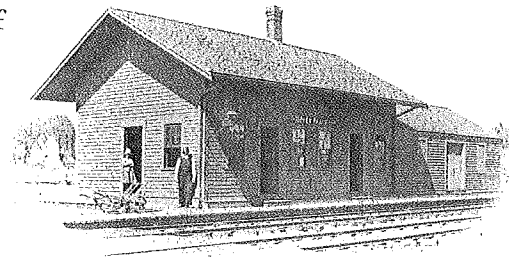
Otis Pettee's "antique yellow mansion crowned by a little spire" is still standing today within the much larger brick building that now houses the Stone Institute. The oldest portion of the house is an extensive 19th century two-story, center-entry, double-chimneyed house similar to, but much larger than, the smaller dwellings typical of the Historic District. It once had a cupola of some magnificance as well as an attractive porch. The original cladding of the old house was wood clapboard which has been covered with stucco at some later period. The removal of the stucco would be costly, and might be unrealistic, but would be a prerequisite to restoring an historic, clapboarded appearance. The brick walls of the newer portion of the building are Georgian Revival, and enjoy a good measure of the dignified simplicity of early examples of this style. The brick walls are appropriate to this building style.



Discover Historic NEWTON UPPER FALLS

UPPER FALLS is one of the six founding villages of Newton, and is believed to be the only village retaining the name acquired prior to Newton's separation from Cambridge in 1688 (early highway records of 1685 and 1687 refer to "Upper Falls").

Much of Upper Falls is now a local historic district containing more than 150 structures,



Upper Falls Depot

many of which look much as they did in the early 19th century. In those early days, the village occupied a wide territory, including Newton Highlands (until 1865) and Waban (which became a separate village in 1891). Although grants of land were made within its

borders as early as 1634,

its first permanent settlers were John and Rebecca Woodward in 1681. None of the sites on the tour are open to the public.

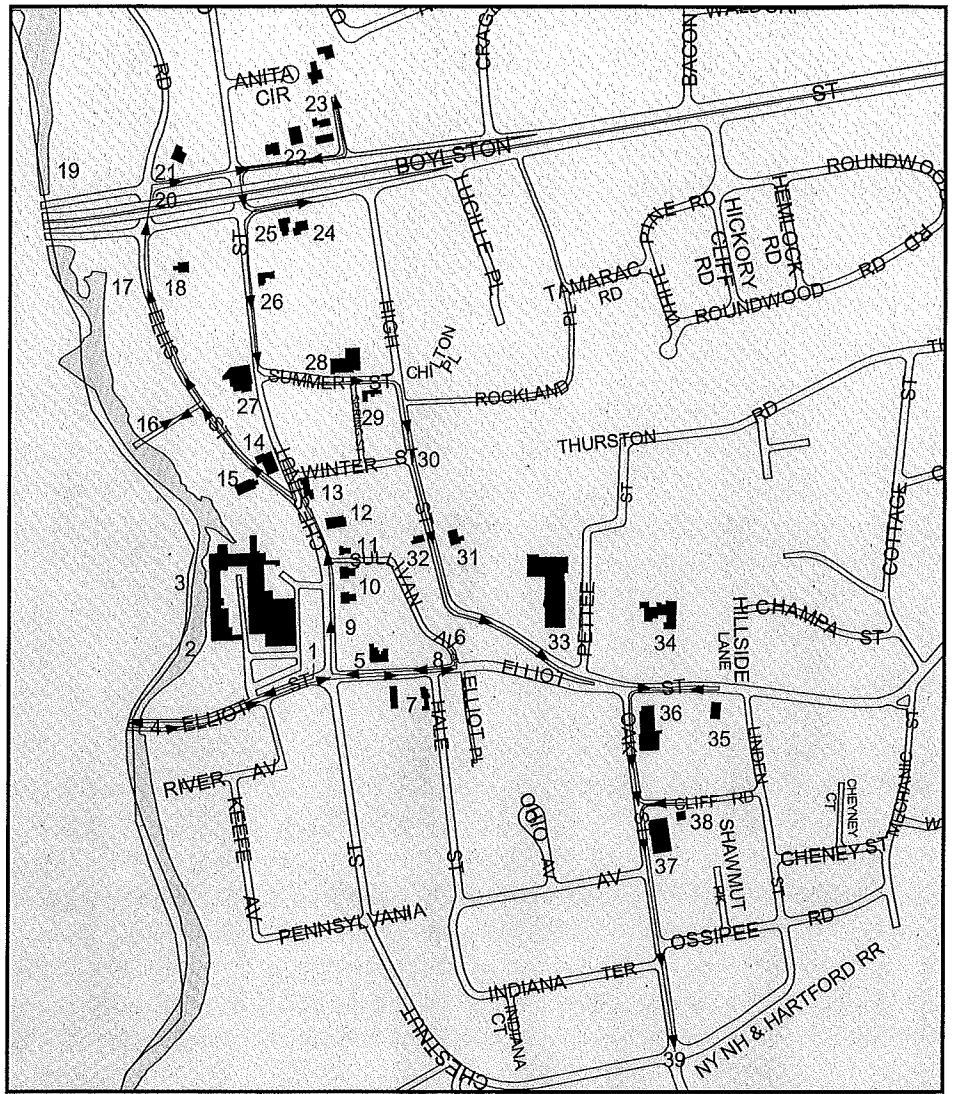
1 The first industrial venture in the village (the first on the Charles River in Newton) was John Clark's sawmill, erected on the east bank in 1688. This was soon followed, in 1710 and 1715, by a grist mill and a fulling mill (fulling is a process of pounding and shrinking woolen cloth). Upper Falls' role as the leading manufacturing village in Newton was quickly established.

In 1782, Simon Elliot of Boston completed the purchase of the mill site, and the older mills were joined by four snuff mills, an annealing shop, a wire mill, a screw factory and a blacksmith shop. These buildings remained here until 1823, when a company formed by Thomas Handasyd Perkins (Elliot's son-in-law) replaced them with a large cotton mill, under the name Elliot Manufacturing Company. Perkins was a noted Boston merchantman - the principal benefactor in the building of the Boston Museum of Fine Arts, the McLean Hospital, the Mass. General Hospital, and the Perkins Institute for the Blind. The superintendent of the new company, Otis Pettee, was among

the first inventors and manufacturers of cotton machinery in America. The first building on the site was a foundry, built under Pettee's supervision. Not only was most of their cotton machinery built here but also that of other early cotton mills, such as the Boston Mfg. Co. of Waltham, and the Jackson Mills in Nashua, NH.

Cotton manufacturing continued here until 1884 when, after a brief interim in 1886, silk manufacturing in various forms took over, continuing with but one exception (a venture in wool manufacturing) until 1962. At that time, through various transactions, the buildings were acquired and adapted for the variety of commercial enterprises one sees in them today, and eventually became known as Echo Bridge Park.

2 At this point, the Charles River begins one of its two rapid descents within the village, dropping a total of about 23 feet. The river is said to have originally been named "Quinobequin - the river that circles around," by the Pumkapaog tribe of the Algonquin Indians, who



The other two buildings were moved to other sites in the area. All these houses are believed to have been built by the Ellises in the early 19th century for their workmen. The house at 28 Richardson Road (now 48 Arlo Road) has a Mansard type roof not popular until about 1855. A house appears on this site, on 1831 maps, on land owned by the Cunningham family. In 1891 Ernest Cobb and his wife, Bertha, authors and publishers of children's books, established the Arlo Publishing Company here. Mr. Cobb was the son of Cyrus Cobb, who, with his twin brother, Darius, were noted sculptors and painters. They lived for many years in Upper Falls, Cyrus at 1129 Boylston and Darius at 1137. Because of their influence, Boylston hill was known for many years as "Cobbs Hill."

24 1272 Boylston Street was built in the early 1800s, possibly by Luther Cunningham. This house provided accommodations for drivers of stages and teams stopping at the old tavern across the road. It has an inside smokeroom, which is now boarded up.

25 1276 Boylston Street was once a combination store and church. The store's proceeds supported the activities of the church, known as the Church of Yahweh, organized in 1886 by the Second Adventists. The building was originally located on the property of Luther T. Cunningham, an early resident and the church's first and only pastor.

26 Luther S. Raymond, a local machinist built 954 Chestnut Street, in 1832. This house is an excellent example of an architectural style repeated often in Upper Falls and surrounding towns in the early 1800s.

27 Many of the houses in the area of 959 - 999 Chestnut Street are over 150 years old and several of them contained small stores, etc. 981 Chestnut Street was a popular place in the early 19th century. As late as 1843, it was known as Captain Harding's Tavern.

28 The First United Methodist Church on Summer Street is the second oldest church still standing in Newton and was built jointly by the Elliot Mfg. Co. and the Newton Factories in 1827 for the Upper Falls Religious Society. It was Unitarian in denomination until 1832 when it was purchased by the Methodists. During its "Unitarian" period Ralph Waldo Emerson, later a resident of the village, preached here on two occasions. First Methodist was the "missionary" church to Methodist churches in Newton Lower Falls, Watertown, Needham Heights and Newton Centre.

29 6 Summer Street is a fine example of a restored home, built about 1835, possibly by a member of the Fanning family who operated grocery stores and photographic studios in the village. They also ran a large printing plant on High Street.

30 High Street was "laid out" in 1837 and most of the homes here are of that period.

31 51 - 53 High Street was built in 1842 as an Universalist church, the first of that denomination in Newton. It is also the fourth oldest church building in the city. It operated as a church for only about 7 years before it became a public hall with the familiar name of Elliot Hall. It was used as a school, for all types of entertainment, as a lodge hall, etc., until 1879, when John Howe had it turned a quarter turn and after alterations, made it over into a private dwelling.

32 54 High Street was constructed in 1842 to house the third fire company (the first was organized in 1820) formed in the Village. It was called the Mechanic #4 Company. It served as a

fire station until 1879 when a more modern station was built on Pettee Street. This building was converted into a private residence at that time.

33 The Ralph Waldo Emerson School on Pettee Street was built in 1904 at the cost of \$92,408. An addition in 1955 was added at the cost of \$355,791. This is the third school built on the site. Its predecessors were Prospect #1, built in 1855 and Prospect #2 (also known as Levi C. Wade School) built in 1869. The school was named for the famous philosopher and poet who resided in Upper Falls before taking up permanent residence in Concord.

34 The Stone Institute and the Newton Home for the Aged, named for its founder, Joseph L. Stone of West Newton, is located at 277 Elliot Street. Formerly a mansion built in 1828 by Otis Pettee (early inventor, manufacturer of cotton machinery, and railroad magnate), the Pettee family occupied the home until the present occupants purchased it in 1899. The original nine acres was owned by Thomas Tolman, a shoemaker by trade, who purchased his home here in 1764. The day care center in the rear was added in the 1990s.

35 The beautiful Greek Revival style house at 260 Elliot Street was moved here in 1909 from the site now occupied by the Mary Immaculate of Lourdes Church. It is used as the St. Elizabeth's Center for various Catholic church activities. Dr. Samuel S. Whitney originally built it as a residence in 1838. Other owners were; Dr. Abraham D. Dearborn(e) (1844), Frank Barden (1855), Josiah B. Newell (1885), and Dr. William H. McOwen (about 1900).

36 Mary Immaculate of Lourdes Church, located at the corner of Oak and Elliot Streets, is a fine example of the Italianate style and was dedicated in 1910. The first Roman Catholic mass in Newton was celebrated in a private home on Chestnut Street in 1843. Later, in 1867, the first Catholic Church in Newton, then called St. Mary's, was erected on Chestnut Street, serving



CITY OF NEWTON, MASSACHUSETTS

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RECORD OF ACTION

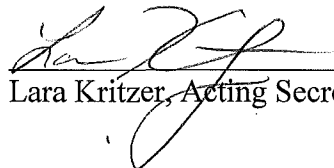
DATE: December 20, 2005

SUBJECT: 248 Elliot Street – Preservation Restriction

At a scheduled meeting and public hearing on December 19, 2005 the Newton Historical Commission, by a vote of 5 to 0, passed the following motion:

RESOLVED to delegate future reviews of the preservation restriction on this property to the Upper Falls Historic District Commission with the exception of any changes to elements or architectural features which are not visible from the public way.

Voting in the Affirmative: John Rodman, Chairman; Allen Johnson, Nancy Grissom,
William Roesner, Donald Lang



Lara Kritzer, Acting Secretary

Minutes 12/19/05