

City of Newton

Historic District Application Intake Process

The process for accepting local historic district applications has changed and will be effective starting January 1, 2020.

Applicants must submit hard copies of the complete application with all the required forms and submission materials identified on the Local Historic District Application Requirements.

Applicants must submit an electronic version or a hard copy for Staff review to determine if the application is complete and whether it can be administratively approved or needs to go the Commission for review.

One hard copy of the complete application forms and submission materials is required for administrative approval.

If the project needs to go to the Commission for review, hard copies of the complete application forms and submission materials must be submitted by 5 p.m. on the deadline date; incomplete applications will not be accepted. The Auburndale, Chestnut Hill, and Newtonville Commissions require three hard copies; the Newton Upper Falls Commission requires six hard copies.

Please note that **hard copies cannot be larger than 11x17"** and drawings (including text) must be at a scale that is legible on the printouts. Sometimes the Commissions will require additional information and details because of the scope or complexity of the proposed project.

Applicants can also submit for working sessions to get Commission feedback before moving forward with a complete package for full review. The number of hard copies and the deadlines are the same as for a full Commission review, but the project information can be more general.

Hard copies of the following documents are available at the ISD Counter in City Hall. They are also available on the City website:

Application forms: <http://www.newtonma.gov/civicax/filebank/documents/87746>

Amendment form: <http://www.newtonma.gov/civicax/filebank/documents/86801>

Local Historic District Application Requirements:
<http://www.newtonma.gov/civicax/filebank/documents/100872>

Commission meeting dates and deadlines (see next page):
<http://www.newtonma.gov/gov/planning/histpres/agenin/default.asp>

For additional information, contact Barbara Kurze, Senior Preservation Planner at 617-796-1129 or bkurze@newtonma.gov.

Historic District Commission Meeting Dates and Deadlines

Auburndale Historic District Room 205 7:00pm		Chestnut Hill Historic District Room 205 7:00pm	
Meeting	Deadline	Meeting	Deadline
January 14	December 30	January 16	January 2
February 11	January 27	February 20	February 5
March 10	February 24	March 19	March 4
April 21	April 6	April 23	April 8
May 12	April 27	May 21	May 6
June 9	May 26	June 18	June 3
July 14	June 29	July 16	July 1
August 11	July 27	August 20	August 5
September 8	August 24	September 17	September 2
October 13	September 28	October 15	September 30
November 10	October 26	November 19	November 4
December 8	November 23	December 17	December 2
Newton Upper Falls Historic District Room 205 7:00pm		Newtonville Historic District Room 205 7:30pm	
Meeting	Deadline	Meeting	Deadline
January 9	December 25	January 2	December 18
February 13	January 29	February 6	January 22
March 12	February 26	March 5	February 19
April 7	March 23	April 2	March 18
May 14	April 29	May 7	April 22
June 11	May 27	June 4	May 20
July 9	June 24	July 2	June 17
August 13	July 29	August 6	July 22
September 10	August 26	September 3	August 19
October 8	September 23	October 1	September 16
November 12	October 28	November 5	October 21
December 15	November 30	December 3	November 18

City of Newton Local Historic District Application Requirements Note: Commissions may require additional information and details depending on the scope and complexity of the proposed project	Project Type						
	Repair or Replacement	Window Replacement	Addition	New Construction	Demolition	Minor Alteration	Site or Hardscape Alterations
Application							
Application for Local Historic District Certificate of Appropriateness, Non-Applicability Hardship	✓	✓	✓	✓	✓	✓	✓
General Permit Application	✓	✓	✓	✓	✓	✓	✓
Property Location on Assessor's Database Map	✓	✓	✓	✓	✓	✓	✓
Detailed Project Description	A	A	✓	✓	✓	A	A
Site Information							
Site Plan			✓	✓			✓
Property Survey (topography, spot elevations, plantings)			✓	✓			✓
Landscape Plan (individual hardscape, grading and planting plans as appropriate to project scope)			A	✓			✓
Existing Conditions Information							
Photographs of Building Elevations	✓	✓	✓	✓	✓	✓	
Existing Building Elevations (one per page at a scale that is legible on 11x17" printout, including text)			✓			A	
Existing Roof Plan (at a scale that is legible on 11x17" printout; including text)			✓			A	
Photographs of Existing Architectural Detail (windows, trim, portico/porch – as relevant to application)	✓	✓	✓			A	
MHC Form B (available at mhc-macris.net)	✓	✓	✓	✓	✓	✓	✓
Historic Photographs		R	R		✓	A	A
Architectural Information							
Proposed Building Elevations (one per page at a scale that is legible on 11x17" printout; including text)	A	R	✓	✓		A	
Proposed Roof Plan (at a scale that is legible on 11x17" printout; including text)	A		✓	✓			
Proposed Building Sections (at a scale that is legible on 11x17" printout; including text)			A	✓			
Proposed Window Details: Jamb, Sill and Head (at a scale that is legible on 11x17" printout; including text) Include comparison to existing if replacement of existing windows is proposed		✓	✓	✓			
Architectural Details	A	✓	✓	✓			
Renderings of Proposed Work	A		R	✓			A
Proposed Demolition			✓	✓	✓		
Specifications							
Product and Material Specifications (include specific make/model, dimensions, and photographs)	✓	✓	✓	✓		A	✓
Product and Material Samples	A	R	✓	✓		A	R

Legend

✓ = Required

R = Recommended

A = As appropriate to application



Ruthanne Fuller
Mayor

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Barney S. Heath
Director

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

DATE RECEIVED: _____

PROJECT #: 20040044

PROJECT ADDRESS: _____

PROJECT INFORMATION

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

- LOCAL HISTORIC DISTRICT LOCAL LANDMARK NATIONAL REGISTER SITE

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

NAME OF LOCAL HISTORIC DISTRICT: _____

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

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

IF OTHER, PLEASE DESCRIBE: _____

WHAT YEAR WAS THE STRUCTURE BUILT (IF KNOWN): _____

TYPE OF PROPOSED WORK (Check all that apply):

- ADDITION ALTERATION DEMOLITION NEW CONSTRUCTION REPAIR
 REPLACEMENT OTHER

IF OTHER, PLEASE DESCRIBE: _____

DESCRIBE SCOPE OF WORK:

BRIEFLY DESCRIBE THE HISTORY OF THE PROPERTY (IF KNOWN):

THIS APPLICATION FORM MUST BE ACCOMPANIED BY A GENERAL PERMIT APPLICATION FORM AND BY THE REQUIRED SUBMISSION MATERIALS IDENTIFIED ON THE LOCAL HISTORIC DISTRICT APPLICATION REQUIREMENTS SHEET. INCOMPLETE OR INACCURATE APPLICATIONS WILL NOT BE ACCEPTED.

THE COVER PAGE AND THE INSTRUCTIONS ON THE BACK OF THE APPLICATION FORMS HAVE ADDITIONAL INFORMATION ABOUT THE APPLICATION INTAKE AND REVIEW PROCESS, AND THE HARD COPY REQUIREMENTS.

APPLICATION FOR CERTIFICATE INSTRUCTIONS

APPLICATION SUBMISSION REQUIREMENTS: An application for a Certificate of Appropriateness, Non-Applicability, or Hardship will not be accepted by the Department of Planning and Development (Department) for full review until it is determined to be complete. **Inaccurate information or incomplete applications will delay the review of your project.** The items needed for a complete application submission include:

REQUIRED FORMS: Completed **Application for Local Historic District Certificate of Appropriateness, Non-Applicability, or Hardship** application and **General Permit** Application forms are required. Be sure to fill in all possible fields with complete and accurate information. A complete mailing address and the signature of the owner of the property or the owner's legal representative are mandatory on the General Permit form. Current contact information on the General Permit form ensures that City staff can contact the appropriate people regarding the project.

FEES: There is no fee for this application.

REQUIRED MATERIALS:

1. Property location on the Assessor's database map.
2. Detailed project description.
3. Massachusetts Historical Commission (MHC) Form B available at mhc-macris.net.
4. Site information, existing conditions information, architectural information, and specifications as identified on the Local Historic District Application Requirements.
5. Commissions may require additional information and details because of the scope or complexity of a proposed project.

SUBMITTALS: The complete application submission must be submitted in hard copy for full review. Plans must not exceed 11" x 17" and must be dated, clearly labeled, and at a scale that is legible.

One hard copy is required for applications that can be administratively approved. Applications that must be reviewed by the Commissions require additional hard copies. **The Auburndale, Chestnut Hill, and Newtonville Commissions require three hard copies; the Newton Upper Falls Commission requires six hard copies.**

Applicants must submit an electronic version or a hard copy for Staff to review to determine if the application is complete and whether it can be administratively approved or needs to go to a Commission meeting for review.

APPLICATION AND REVIEW PROCESS: Upon receipt of a complete application submission, the Department will determine if an application can be administratively approved or if it needs to go to a public hearing by the Commission. Projects that typically can be approved administratively are those that replace existing elements in-kind or are not visible from a public way (also from a private way in Chestnut Hill.) Visible changes to the buildings, structures, materials, hardscaping, or site elements require Commission review.

To get on the agenda for the monthly Commission meeting, the required number of hard copies of the complete application submission must be submitted by 5 p.m. on the deadline date. Incomplete applications will not be accepted. The Auburndale, Chestnut Hill, and Newtonville Commissions require three hard copies; the Newton Upper Falls Commission requires six hard copies. There is no fee for the application or the review.

The Commission will review the application submission at a public hearing and determine whether the project is appropriate to the district. The Commission's decision shall be rendered within 60 days after receipt of the completed application unless the applicant agrees in writing to continue the review.

Applicants also have the option of submitting for a design review with Staff or a working session to get Commission feedback before moving forward with a complete submission for full review. The hard copy and deadline requirements are the same, but the project information can be more general.

DEVELOPMENT REVIEW TEAM (DRT) MEETING: A DRT meeting is suggested for any application where other land use permits, or reviews may be necessary. During a DRT, City staff from several departments meet with prospective applicants to evaluate new proposals. Many people find these meetings to be an efficient way to learn about issues they may want to address early on to ensure a successful project. After the DRT meeting, you'll be given a checklist for the next step and handouts further explaining the review and approval process.



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Ruthanne Fuller
 Mayor

Barney Heath
 Director

GENERAL PERMIT APPLICATION

PROJECT #: 20040044 ZONING DISTRICT: _____ DATE RECEIVED: _____

PROJECT DESCRIPTION: _____

PROPERTY LOCATION INFORMATION

STREET ADDRESS: _____ CITY/ZIP: _____

LEGAL DESCRIPTION (SECTION, BLOCK, LOT): _____

PROPERTY OWNER INFORMATION

NAME: _____ PHONE: _____ ALT. PHONE: _____

MAILING ADDRESS: _____ E-MAIL ADDRESS: _____

PROPERTY OWNER CONSENT

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

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

X *[Signature]* _____ (Date) _____
 (Property Owner Signature)

X *[Signature]* _____ (Date) _____
 (Property Owner Signature)

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

APPLICANT / AGENT INFORMATION

NAME: _____ PHONE: _____ ALT. PHONE: _____

MAILING ADDRESS: _____ E-MAIL ADDRESS: _____

X *[Signature]* _____ (Date) _____
 (Applicant/Agent Signature)

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

----- OFFICE USE ONLY BELOW THIS LINE -----

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

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

Comments: _____

**PERMIT INTAKE INITIALS
 AND DATE STAMP**

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

To Be Completed By Applicant

GENERAL PERMIT APPLICATION INSTRUCTIONS

LAND USE PERMITTING CHECKLIST (City staff, check all that apply)

In most instances, any development or land disturbance activity within the City of Newton will require some type of review and approval from the Planning Department and one of the City's regulatory authorities. In all cases, this General Permit Application must accompany all land use permitting applications. A checklist of permit forms, by regulatory authority, is provided below:

Administrative

- Administrative Site Plan
- Review of Accessory Apartment
- Wireless Facility

Conservation Commission

- Request for Determination of Applicability
- Notice of Intent
- Abbreviated Notice of Resource Area Delineation

Historic Commission(s)

- Demolition Delay
- Historic District
- Landmark/Preservation Restriction

Land Use Committee

- Amendment to Special Permit/Site Plan
- Extension of Nonconforming Use or Building
- Site Plan Only
- Special Permit/Site Plan

Urban Design Commission

- Fence Appeal
- Sign Permit

Zoning Board of Appeals

- Appeals of the ISD Commissioner
- Comprehensive Permit
- Variance Application

NOTE: The Planning Department has many handouts that provide useful information regarding each of the permitting processes above. Petitioners should also be aware that approvals from other City or State agencies may be necessary as well.

APPLICATION COMPONENTS

For each permit application, the submission of inaccurate information or an incomplete application may delay the review and approval process for said permit. The items needed for a complete application will vary by permitting process, but generally include:

FORMS: A completed General Application and the project-specific permit application form. The signature of the Property Owner (or the Owner's legal representative) and the Applicant/Agent are **mandatory** on the General Permit Application.

FEES: To process any land use permit application, it must be submitted with the appropriate fee. The permit fee will vary by permitting process. All fees are subject to change, please contact the Department of Planning to verify the current fee.

SUBMITTALS: Each permit should also be accompanied by the necessary supporting documentation. The items needed to explain a project may vary, please refer to the permit application for the typical documents submitted for each permit application or contact a city planner. All applications should be submitted in hard and digital formats.

SUBMITTING THE APPLICATION

Bring the complete application to the Planning Department (at Inspectional Services customer service counter), on the second floor of City Hall at 1000 Commonwealth Avenue. A planner will review the application, answer any questions you may have and explain the next step of the permitting process.

If you have questions about an application or application process, please call the Department of Planning at (617) 796-1120 or visit the Planning Department, Monday-Friday: 8:30 a.m. to 5:00 p.m., and Tuesday 8:30 a.m. to 8:00 p.m.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.







Grove S

191

192

Grove St

197

204

Grove St

4ft 12ft

4ft 12ft

205

Grove St

66

211

210



Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	NWT.6249
Historic Name:	Snow, Henry - Cobb, William B. House
Common Name:	Owens, Hugh - Putnam, Samuel P. House
Address:	197 Grove St
City/Town:	Newton
Village/Neighborhood:	Auburndale
Local No:	43028-0014
Year Constructed:	c 1870
Architect(s):	
Architectural Style(s):	Italianate
Use(s):	Multiple Family Dwelling House; Single Family Dwelling House
Significance:	Architecture
Area(s):	NWT.EH: Auburndale - South Historic District Area NWT.FF: Auburndale Local Historic District
Designation(s):	Local Historic District (05/23/2005)
Building Materials(s):	Roof: Asphalt Shingle Wall: Wood; Wood Clapboard Foundation: Stone, Cut



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Thursday, April 30, 2020 at 11:35 AM

FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

43028 0014 Boston North EH FF NWT.6249

LHD (5/23/2005)

Photograph



View from NE

Locus Map (north at top)



Town/City: Newton

Place: (*neighborhood or village*):
Auburndale

Address: 197 Grove Street

Historic Name: Snow - Owens House

Uses: Present: single-family residence

Original: single-family residence

Date of Construction: ca. 1870

Source: deeds, historic atlases

Style/Form: Italianate

Architect/Builder: unknown

Exterior Material:

Foundation: stone

Wall/Trim: wood clapboards

Roof: asphalt shingles

Outbuildings/Secondary Structures:
garage

Major Alterations (*with dates*):
Front dormer added, early 20th century
Porch rebuilt, late 20th century

Condition: good

Moved: no yes **Date:**

Acreage: 15,024 sq. ft.

Setting: The house is situated in a dense residential area characterized by single-family dwellings built between the mid-19th century and the mid-20th century.

Recorded by: Neil Larson & Kathryn Grover

Organization: Newton Historical Commission

Date (*month / year*): June 2014

RECEIVED

AUG 25 2014

MASS. HIST. COMM.

INVENTORY FORM B CONTINUATION SHEET

NEWTON

197 Grove Street

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

EH, FF NWT.6249

Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION:

The two-story wood frame single-family dwelling with a hipped roof is located on the west side of Grove Street south of Hancock Street in Auburndale. Built ca. 1870, the side passage plan has two principal rooms on the south side of the plan and a third located behind the entry that bumps out in a pavilion on that side of the house. A two-story hipped-roof ell is appended to the rear with a one-story addition extending from it. The two-bay front façade contains an entrance with a pair of glazed doors offset by a two-story bay window with beveled sides; a single window occupies the second story space above the entrance and a porch (rebuilt) covers the entrance and wraps around on to the north side terminating at the projection on that façade. The south side of the house contains a bay window with beveled sides and a single window on the first story and, curiously, no windows on the second story. The roof line is distinguished by a simple entablature decorated with widely-spaced pairs of brackets, The windows on both stories have cornices. A gable dormer centered on the front façade appears to be a later addition.

The house is centered on its lot at the top of a knoll and set back from the street behind a large open yard that slopes down to a stone retaining wall at the street. A driveway follows the north lot line to a parking area behind the house where a one-story wood frame one-car garage with a front gable roof is located. The rear of the lot is wooded.

The house at 197 Grove Street, built ca. 1870 is an intact example of Italianate-style domestic architecture in Newton representing its early suburban period. It is a contributing component of the local historic district

HISTORICAL NARRATIVE:

In June 1869 Auburndale realtor William E. Tyler sold 15,512 square feet of a tract he had acquired the year before from Edmund H. Tileston to stair builder Henry Snow.¹ Born in Paxton about 1827, Snow was living and working as a farmer in his native town in 1849, when he married Caroline Crocker of Royalston. By 1860 the family, when their daughter Mary Hazeltine Snow was born, the family was living in Newton, and Snow had begun work as a stair builder. He was working in a box factory in Newton Corner in 1868 and living on Freeman Street. The 1870 census shows Snow in this neighborhood with \$2500 in real property and living in a household with his wife, their children Joh, Mary, and Grace, and the Maine-born carpenter George C. Johnson and his wife and son.

By December 1874 Snow and his family moved to Hancock Street (and by 1905 to Cambridge), and he sold the property to Mercy Cobb, the wife of master mariner William B. Cobb, who was then living in San Francisco.² Born in Harwich, Mercy Eldredge was living in Boston in 1859 when she married Cobb, originally from Brewster. In 1860 William H. Cobb is listed in the Brewster household of his father Barnabas, a shoemaker, though it is likely he was at sea. Mercy Cobb is never shown in Newton directories or censuses and must have rented the property; by 1880 the census shows her boarding with her husband in San Francisco. Though the 1895 map shows her as owner of the property, 197 Grove Street was acquired at auction in 1889 by Waltham fancy goods dealer Samuel P. Putnam, who lived in Newton. Putnam continued to rent the property, but it appears to have reverted to mortgage holder Cambridge Mutual Fire Insurance Company by 1903, which sold in that year to Sarah A. Elliott, the wife of Reuben Simmons Elliott.³ An engineer born in Weymouth in 1870, Reuben S. Elliott married Rehoboth native Sarah A. Tanner in 1892 in Quincy. The 1903 Newton street directory does not list 197 Grove, but at 203 Grove was Reuben Elliott, shown as a Boston publisher, his widowed mother Cornelia Blanchard Elliott, and Reuben and Sarah's daughters Cornelia, a milliner, and Pearl, a nurse. The Elliotts remained at 197 Grove until about 1907, when they moved to Auburn Street and by 1930 to Manchester, New Hampshire. In April 1908 the county deputy sheriff, in a writ against Sarah Elliott, sold the 197 Grove

¹ William E. Tyler to Henry Snow, 25 June 1869, MSD 1094:99.

² Henry and Caroline Snow to Mercy S. Cobb, 4 December 1874, MSD 1331:174 Henry and Caroline Snow to Mercy S. Cobb, wife of William B., San Francisco CA, 4 December 1874, MSD 1331:174.

³ Cambridge Mutual Fire Insurance Co. to Samuel P. Putnam, 2 August 1889, MSD 2784:447; Cambridge Mutual Fire Insurance Co. to Sarah A. Elliott, 20 January 1903, MSD 3015:239.

INVENTORY FORM B CONTINUATION SHEET

NEWTON

197 Grove Street

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

EH, FF

NWT.6249

house and lot to Blanche M. Noyes, who owned but did not occupy it. She sold it in 1919 to E. Morris and Mary Ferguson of Baltimore, who sold it three years later to Hugh and Catherine Owens, who did live in the house and were in fact its first longtime occupants.⁴

Born in Ireland in 1880, Hugh Owens was working as a clerk and “draper” when he came to the United States aboard the S.S. Parisian from Glasgow to Boston, where his brother Francis was already living. The 1920 census shows Owens as a department store buyer in a household with his wife Catherine and their children Edna, Hugh Jr., George, and William, born between 1916 and 1920. Owens worked for Jordan Marsh Company, which noted in a supporting document for a passport application that year that Owens had been a salaried employee of the company since 1907; he was then traveling to Great Britain, France, Belgium, Switzerland, and Italy to buy merchandise for the store.

The 1930 census shows Hugh Owens at 197 Grove Street with \$10,000 in real property. He was then a department manager at Jordan Marsh. By then he and his wife had four more children—John F., Robert J., Richard, and Albert F.—in their Newton household. Hugh Owens is listed as a “commercial traveler” in the 1932 directory and as a retail furniture salesman in the 1940 census. By then the couple’s eldest child, Edna, was a retail cashier, son Hugh was a public utility electrician, George was a mattress factory inspector, and William was a mattress factory closer. A ninth child, Marjorie, had been born in 1931. The 1948 Newton directory shows Hugh Owens as a salesman at Jordan Marsh, and five of his adult children were still in his household—Edna, a clerk; John, a supervisor in Watertown; Albert, in the Coast Guard; and Robert, a student. Son William, by then a professor at Boston College, lived elsewhere in Newton.

Hugh Owens died in Newton in August 1948, and soon afterward Catherine Owens sold 197 Grove Street to R. Curtis and Rosamond S. Reed.⁵ Born in the District of Columbia about 1910, R. Curtis Reed was a salesman and sales engineer for a printing company, and the family had lived elsewhere in Newton since at least 1940. In 1969 the Reeds sold the property to Stan J. and Shirley T. Fink, who sold it to current owners Russell J. and Claire R. Nauta in 1999.⁶

⁴ George Nutt, deputy sheriff, to Blanche M. Noyes, 18 April 1908, MSD 3362:357; Blanche M. Noyes to E. Morris and Mary Huber Ferguson, Baltimore MD, 20 September 1919, MSD 4296:220; E. Morris and Mary Huber Ferguson to Hugh and Catherine A. Owens, 11 August 1922, MSD 4541:99.

⁵ Catherine A. Owens to R. Curtis and Rosamond S. Reed, 2 September 1948, MSD 7332:354.

⁶ R. Curtis and Rosamond S. Reed to Stan J. and Shirley T. Fink, 197 Grove Street, 11 July 1969, MSD 11706:720; Stan J. and Shirley T. Fink to Russell J. and Claire R. Nauta, 197 Grove Street, 8 June 1999, MSD 30300:122.

INVENTORY FORM B CONTINUATION SHEET

NEWTON

197 Grove Street

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

EH, FF	NWT.6249
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Cambridge MA. South Middlesex Registry of Deeds. Plan and deed records

Newton, MA. Assessor's Records

Historic Commission Records including local survey forms & architecture series booklets

City Directories. 1869-1909. <http://ancestry.com>.

Vital Records. <http://ancestry.com>.

Washington, D.C. U.S. Bureau of Census. United States Censuses. 1790-1930. <http://www.ancestry.com>.

Published Sources

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Peloubet, Louise, comp. *Early Days in Auburn Dale: A Village Chronicle of Two Centuries, 1665-1870*. Newton MA: Education Committee of the Auburndale Woman's Club, 1917

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Maps

1848 Map of the Town of Newton, 1848. James B Blake, surveyor.

1855 Map of the Town of Newton, 1855. H. F. Walling, surveyor.

1874 Atlas of the City of Newton, 1874. G. M. Hopkins & Co.

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1917 Atlas of the City of Newton, 1917. G. W. Bromley & Co.

1929 Atlas of the City of Newton, 1929. Rowland H. Barnes.

INVENTORY FORM B CONTINUATION SHEET

NEWTON

197 Grove Street

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

EH, FF	NWT.6249
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PHOTOGRAPHS (all photos by Neil Larson, 2013)



View from SE



View from north



Ruthanne Fuller
Mayor

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

Telephone
(617) 796-1120
Telefax
(617) 796-1086
www.newtonma.gov

Barney S. Heath
Director

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

DATE RECEIVED: 4-27-2020

PROJECT #: 20040045

PROJECT ADDRESS: 19 Fern Street, Auburndale, MA 02466

PROJECT INFORMATION

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

- LOCAL HISTORIC DISTRICT LOCAL LANDMARK NATIONAL REGISTER SITE

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

NAME OF LOCAL HISTORIC DISTRICT: Auburndale Local Historic District

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

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

IF OTHER, PLEASE DESCRIBE: _____

WHAT YEAR WAS THE STRUCTURE BUILT (IF KNOWN): 1920

TYPE OF PROPOSED WORK (Check all that apply):

- ADDITION ALTERATION DEMOLITION NEW CONSTRUCTION REPAIR
 REPLACEMENT OTHER

IF OTHER, PLEASE DESCRIBE: _____

DESCRIBE SCOPE OF WORK:

Addition to rear of existing house using massing details similar to existing house. Almost none of the view from the street will change. Please see Project Description.

BRIEFLY DESCRIBE THE HISTORY OF THE PROPERTY (IF KNOWN):

Residential. See MACRIS NWT. 6273

THIS APPLICATION FORM MUST BE ACCOMPANIED BY A GENERAL PERMIT APPLICATION FORM AND BY THE REQUIRED SUBMISSION MATERIALS IDENTIFIED ON THE LOCAL HISTORIC DISTRICT APPLICATION REQUIREMENTS SHEET. INCOMPLETE OR INACCURATE APPLICATIONS WILL NOT BE ACCEPTED.

THE COVER PAGE AND THE INSTRUCTIONS ON THE BACK OF THE APPLICATION FORMS HAVE ADDITIONAL INFORMATION ABOUT THE APPLICATION INTAKE AND REVIEW PROCESS, AND THE HARD COPY REQUIREMENTS.



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

Telephone
 (617) 796-1120
 Telefax
 (617) 796-1086
 www.newtonma.gov

Ruthanne Fuller
 Mayor

Barney Heath
 Director

GENERAL PERMIT APPLICATION

PROJECT #: 20040045 **ZONING DISTRICT:** SR 3 **DATE RECEIVED:** 4-27-2020

PROJECT DESCRIPTION:

As-of-right addition at rear of existing house, using similar massing and details. Street view of existing house to remain mostly unchanged.

PROPERTY LOCATION INFORMATION

STREET ADDRESS: 19 Fern Street **CITY/ZIP:** Auburndale, 02466

LEGAL DESCRIPTION (SECTION, BLOCK, LOT): 43 024 0006

PROPERTY OWNER INFORMATION

NAME: Ryan and ^{ELISABETH} Elizabeth Olmsted **PHONE:** 617 416 0149 **ALT. PHONE:** 617 304 7851
MAILING ADDRESS: 19 Fern St., Auburndale **E-MAIL ADDRESS:** ryan.c.olmsted@gmail.com

PROPERTY OWNER CONSENT

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

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

X *[Signature]* 4/23/20
 (Property Owner Signature) (Date)
 X *Elizabeth Olmsted* 4/23/20
 (Property Owner Signature) (Date)

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

APPLICANT / AGENT INFORMATION

NAME: Peter Sachs Architect **PHONE:** 617-527-5777 **ALT. PHONE:** 617-312-5045
MAILING ADDRESS: 20 Hunter St, Newton MA **E-MAIL ADDRESS:** peternsachs@gmail.com
 X *[Signature]* 04/23/20
 (Applicant/Agent Signature) (Date)

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

OFFICE USE ONLY BELOW THIS LINE

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

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

Comments: _____

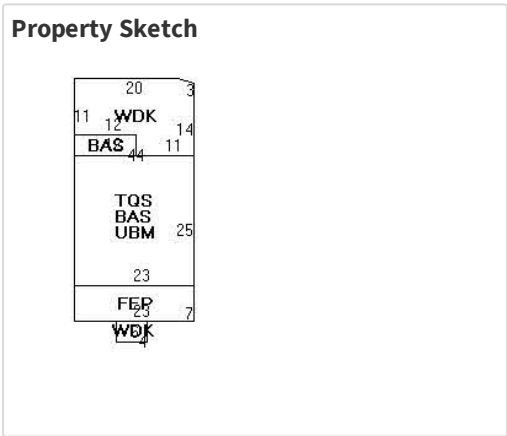
**PERMIT INTAKE INITIALS
 AND DATE STAMP**

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

To Be Completed By Applicant

Details

Property	
Property SBL	43024 0006
Address	19 FERN ST
Tax Bill Number	2919136
Land Use	1010
Land Use Description	SINGLE FAMILY
Lot Size	10,160 sq ft
Frontage	51 ft
Zoning	SR3
Map ID	051NW
ID	43024 0006



Current Owner	
Owner	OLMSTED RYAN C & ELIZABETH H
Information	19 FERN ST AUBURNDALE, MA 02466

Sale History	
Owner	OLMSTED RYAN C & ELIZABETH H
Co Owner	
Sale Date	2016-06-02
Sale Price	\$725,000
Legal	067365/0052
Reference	

Assessment History	
Assessed Value	Fiscal Year
\$691,900	2019
\$636,300	2018
\$550,800	2017
\$514,800	2016

Visit History	
Visit Date	Type
2017-03-29	Exterior
2014-04-16	Interior
2014-04-10	Exterior
2011-04-05	Exterior
2009-11-20	Exterior
2004-09-13	Exterior
2001-07-31	Interior

Building General	
Building Style	Cape Cod
Year Built	1921
Story Height	1.75
Neighborhood Code	5C

Building Exterior	
Exterior Condition	Average
Exterior Walls	Vinyl Siding
Masonry/Trim	None
Foundation Type	Concrete
Roof Type	Gable
Roof Material	Asphalt Shingl
Deck Area	320
Enclosed Porch Area	161

Building Interior	
Rooms	6
Bedrooms	3
Baths	1
Half Baths	1
Heat Type	Forced Air-Duc
Fuel Type	Gas
Air Conditioning	None
Fireplaces	1
Kitchen Quality	Above Average
Bath Quality	Above Average
Interior Condition	Good
Building Size	1,054 sq ft
Basement Area	575

Building Area	
Building Type	RESIDENTIAL
Gross Building Area	2,254 sq ft
Effective Area	2,110 sq ft
Building Area	1,054 sq ft

Condominium	

Detached Structures	

Apartments	



Property Information
Property ID 43024 0006
Location 19 FERN ST
Owner OLMSTED RYAN C & ELIZABETH H



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

City of Newton, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/09/2018
 Data updated 11/14/2018

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	NWT.6273
Historic Name:	Haynes, Henry G. House
Common Name:	Whitney, G. W. House
Address:	19 Fern St
City/Town:	Newton
Village/Neighborhood:	Auburndale
Local No:	43024-0006
Year Constructed:	1920
Architect(s):	
Architectural Style(s):	Colonial Revival
Use(s):	Single Family Dwelling House
Significance:	Architecture
Area(s):	NWT.EH: Auburndale - South Historic District Area NWT.FF: Auburndale Local Historic District
Designation(s):	Local Historic District (05/23/2005)
Building Materials(s):	Roof: Asphalt Shingle Wall: Aluminum Siding; Wood Foundation: Concrete Unspecified



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Wednesday, May 22, 2019 at 10:29 AM

FORM B – BUILDING

NWT.6273

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

5/29/05
LHD

Assessor's Number USGS Quad Area(s) Form Number

43024 0006 [Handwritten: NWT.6273] EH 6273

Town NEWTON

[Handwritten: FF]

Place AUBURNDALE

Photograph



buildings between inventoried building and nearest intersection or natural feature. Label streets including route numbers, if any. Circle and number the inventoried building. Indicate north.

19 Fern Street

Name Henry Haynes House

Present residential

Original residential

Construction 1920

Newton water and sewer

Form Colonial Revival

Architect/Builder none found

Material:

Foundation concrete

Wall/Trim aluminum siding

Roof asphalt shingle

Outbuildings/Secondary Structures

Detached 1 car garage

Major Alterations (with dates)

Siding, 20th c.

Condition fair

Moved no yes **Date**

Acreage acre or less

Setting

Narrow subdivided lot on tree lined secondary street in older suburban neighborhood.

RECEIVED

APR 01 2002

MASS. HIST. COMM

Recorded by ADHC/LNA, Erika Wadman

Organization Newton Upper Falls
Historic District Commission

Date September 2001

Town
NEWTON

Property Address
19 Fern Street

BUILDING FORM

Recommended for listing in the National Register of Historic Places. *If checked, you must attach a completed National Register Criteria Statement form.*

ARCHITECTURAL DESCRIPTION *see continuation sheet*

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Overgrown foundation plantings obscure the enclosed front porch with 2nd story overhang and multi-window shed dormer. The house is 3 by 2 bays, although the front door does not align with the porch door and front walk. The windows are 6 over 1 pane, as are so many in the neighborhood from the early 1900s.

HISTORICAL NARRATIVE *see continuation sheet*

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This lot and its neighbor at 21 Fern Street were a larger lot when Fern Street was first laid out in 1867 on land which was formerly part of the 70 acre J.J. Walworth estate. However, this address does not appear in the City Directory until 1923 when Mr. and Mrs. Henry G. Haynes are listed, and G.W. and L.A. Whitney are indicated on the 1929 City Atlas.

BIBLIOGRAPHY and/or REFERENCES *see continuation sheet*

1921 Newton City Directory – no listing
1923 Directory – Mr. and Mrs. Henry G. Haynes
1929 Newton City Atlas – G.W. and L.A. Whitney

INVENTORY FORM CONTINUATION SHEET

Town
NEWTON

Property Address
19 FERN STREET
NWT. 6273

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

EH 6273



Recorded by: AHDC/LNA
Organization: Newton Upper Falls Historic District Commission
Date: October 2001



Peter Sachs Architect
N.C.A.R.B. ~ A.I.A.
20 Hunter Street
Newton, Ma. 02465

Tel 617-527-5777 or Cell 617-312-5045.
E-mail peternsachs@gmail.com

Project Description

Proposal: 19 Fern Street
Auburndale Local Historic District

21 April 2020

The owners of this property, Ryan and Elizabeth Olmsted, are a young couple with a growing family. The two-story existing house has less than 1500 square feet of FAR space, and they anticipate the need for more space soon.

The proposal expands the house to the rear of the lot. It preserves the existing front elevation along with almost everything that would be visible from the Fern St. The addition, developed as of right, will be situated within the setbacks and away from an existing Newton Drain and Sewer Easement running along the east side of the property. It will bring the house up to 2,953 square feet of FAR space, where 4,166 square feet is allowed.

The massing of the addition will be similar to the existing house so that it will remain a two-story building. Likewise trim details and architectural vocabulary will be similar to the existing. The existing house has gable ends perpendicular to the street, and the front has a full-facade shed roof across the 2nd floor with a hip-roofed center dormer. The back addition will be similar to the front, with gable ends perpendicular to the street, a shed roof facing the rear across the entire facade and a center dormer. A single ridge line will connect the existing gable to the addition gable.

The addition will include more basement, an expanded kitchen, family room, and a new master bedroom suite.

The proposal includes removing existing vinyl siding from the house. Once this is done, if wood shingles or clapboards are exposed, these will be restored or replaced. The materials on the addition will be cedar shingles or clapboards to match. New windows will be wood windows with simulated divided lights. Roof shingles will be asphalt shingles to match the existing portion of the house.

4/12/2010

19 Fern St. Sitedwg

TOTAL AREA
10,160±s.f.

PARCEL 1
7,598±s.f.

15' WIDE CITY OF NEWTON
DRAIN AND SEWER EASEMENT

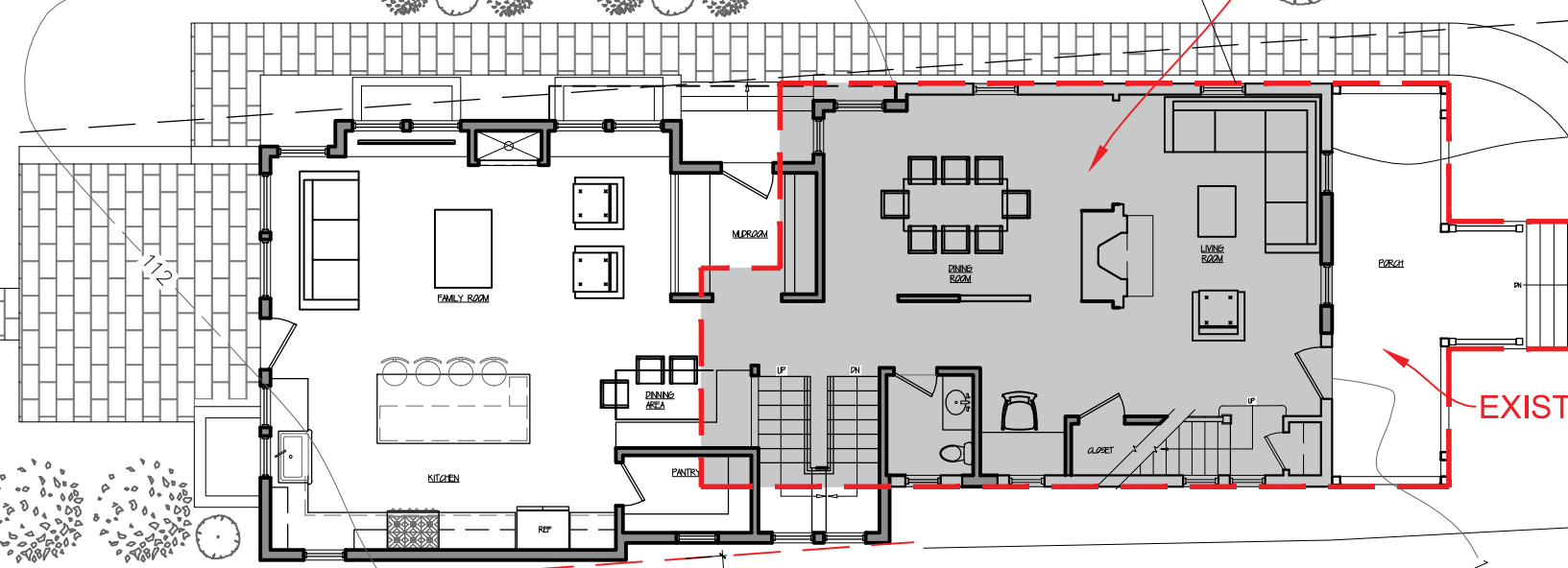
EXISTING FOOTPRINT

EXISTING FRONT PORCH

BITUMINOUS
DRIVEWAY

EXISTING SHARED DRIVEWAY

DRIVEWAY EASEMENT



LHD REVIEW

ALMSTED RESIDENCE PROPOSED SITE PLAN
19 FERN STREET, NEWTON, MA

Peter Sachs Architect N.C.A.R.B. - A.I.A.
20 Hunter St.
Newton, MA 02465

Date & Revision
04/12/2010

Tel.: 617-527-5777 or Cell 617-312-5045
E-Mail: petersachs@gmail.com
www.petersachsarchitect.com



S-T

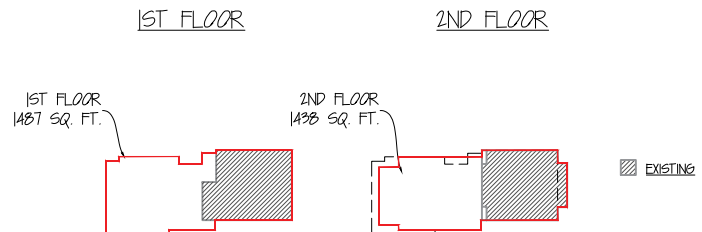
OLMSTED RESIDENCE


19 FERN ST
NEWTON, MA

DRAWING LIST	
SHEET NUMBER	DESCRIPTION
ARCHITECTURAL	
A1	TITLE SHEET
A2	BASEMENT PLAN
A3	1ST FLOOR PLAN
A4	2ND FLOOR PLAN
A5	ROOF PLAN
A6	FRONT ELEVATION
A7	RIGHT ELEVATION
A8	BACK ELEVATION
A9	LEFT ELEVATION
A10	

F.A.R. (FLOOR AREA RATIO)	
LOT:	10,160 S.F.
ZONE:	SR3 (OLD)
ALLOWABLE FAR:	0.41
MAXIMUM ALLOWABLE S.F.	4,166
EXISTING FAR:	0.14
EXISTING S.F.:	1,457 S.F.
PROPOSED FAR:	0.288
F.A.R. (TOTALS PER FLOOR)	
BASEMENT	0 S.F.
FIRST FLOOR	1,487 S.F.
SECOND FLOOR	1,438 S.F.
ATTIC FLOOR	0 S.F.
F.A.R. TOTAL	2925 S.F.

LHD REVIEW



OLMSTED RESIDENCE 19 FERN ST, NEWTON, MA	TITLE SHEET SCALE: N.T.S.
Peter Sachs Architect N.C.A.R.B. - A.I.A. 20 Hunter St. Newton, MA 02465	Date & Revision 05/24/2019
Tel: 617-527-5777 or Cell 617-312-5045 E-Mail: petersachs@gmail.com www.petersachsarchitect.com	

4/24/2020

19 Fern St - HistoricComm.dwg

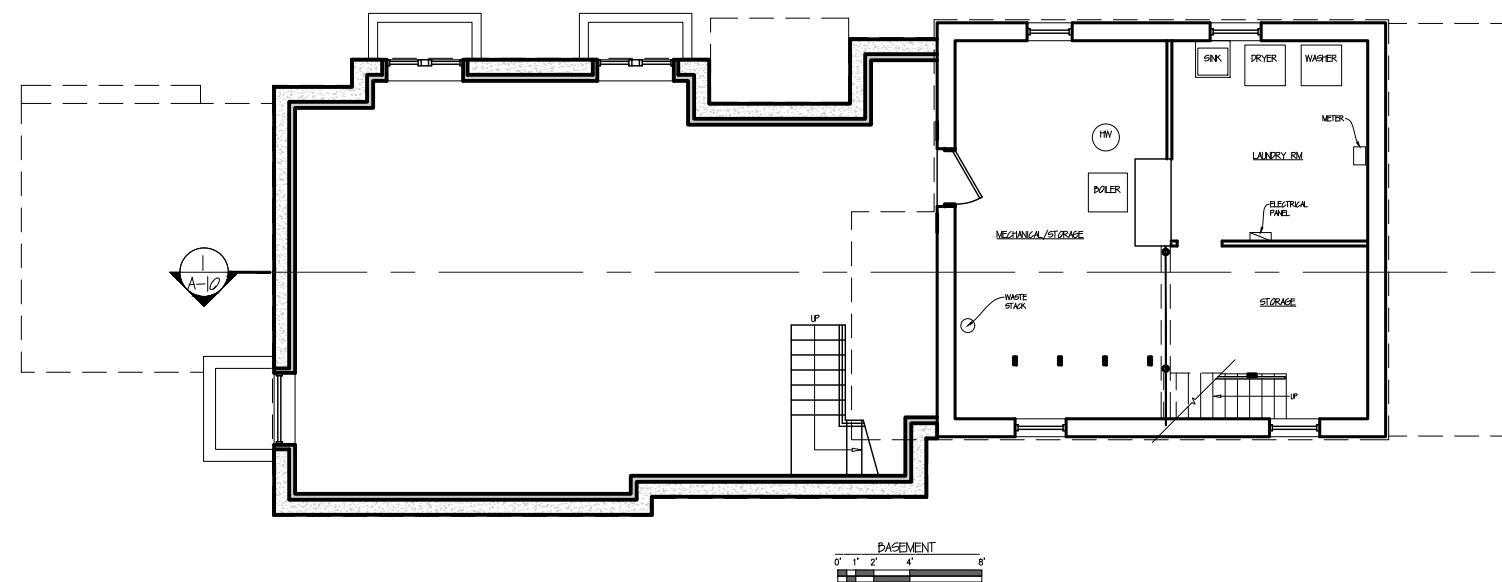
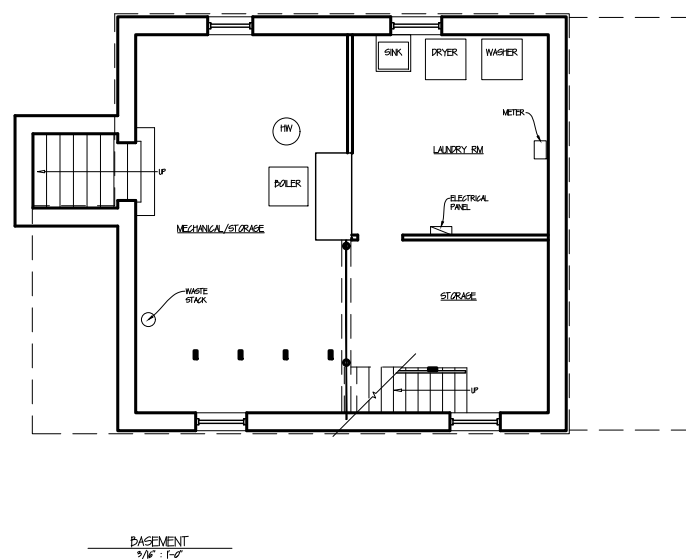
A-1

EXISTING CONDITONS

Basement Floor Plan

PROPOSED

Basement Floor Plan




LHD REVIEW

4/24/2020

19 Fern St - HistoricComm.dwg



ALMSTED RESIDENCE		BASEMENT FLOOR PLAN	
19 FERN ST, NEWTON, MA		3/32" = 1'-0"	
Peter Sachs Architect N.C.A.R.B. - A.I.A.		Date & Revision	
20 Hunter St.		05/24/2019	
Newton, MA 02465		_____	
Tel: 617-527-5777 or Cell 617-312-5045		_____	
E-Mail: petersachs@gmail.com		_____	
www.petersachsarchitect.com		_____	

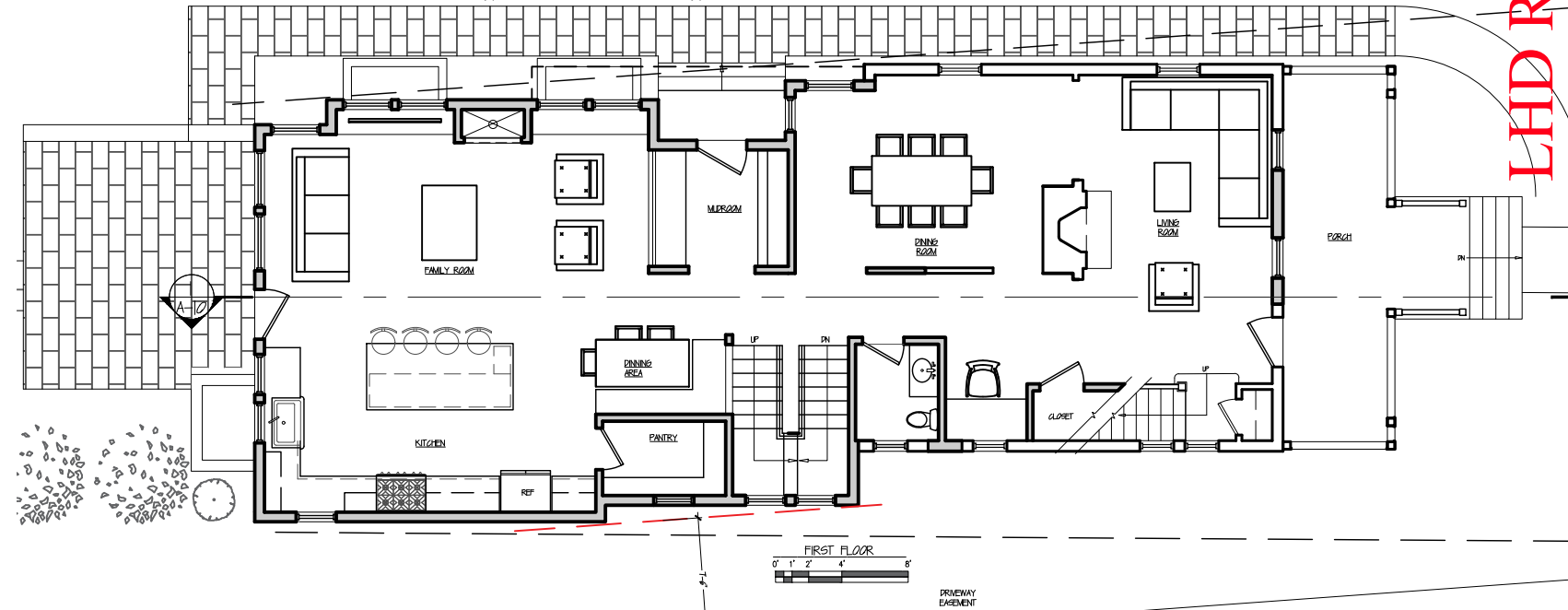
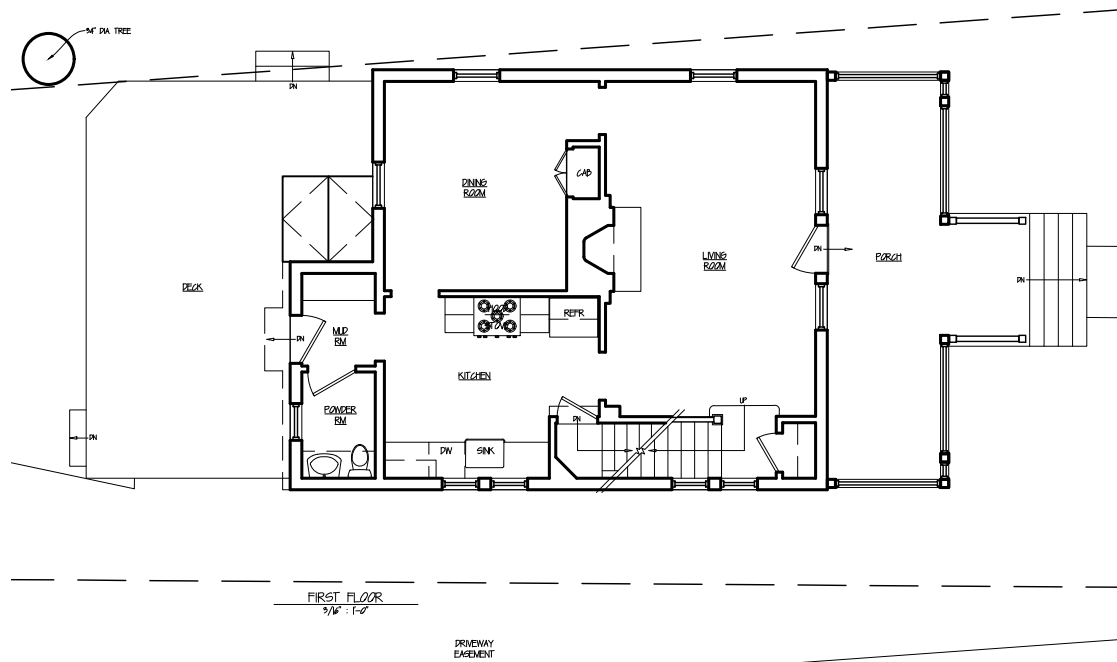


EXISTING CONDITONS

First Floor Plan

PROPOSED

First Floor Plan



LHD REVIEW

4/24/2020

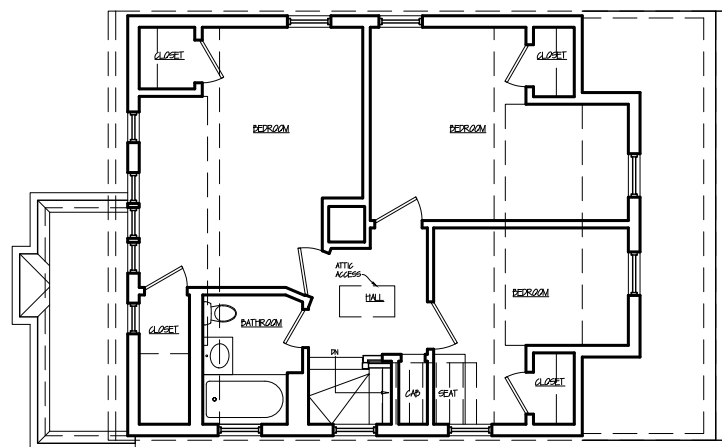
19 Fern St - HistoricCommand.dwg



ALMSTED RESIDENCE		FIRST FLOOR PLAN	
19 FERN ST, NEWTON, MA		3/32" = 1'-0"	
Peter Sachs Architect N.C.A.R.B. - A.I.A.		Date & Revision	
20 Hunter St.		05/24/2019	
Newton, MA 02465		_____	
Tel: 617-527-5777 or Cell 617-312-5045		_____	
E-Mail: petersachs@gmail.com		_____	
www.petersachsarchitect.com		_____	
		A-3	

EXISTING CONDNTIONS

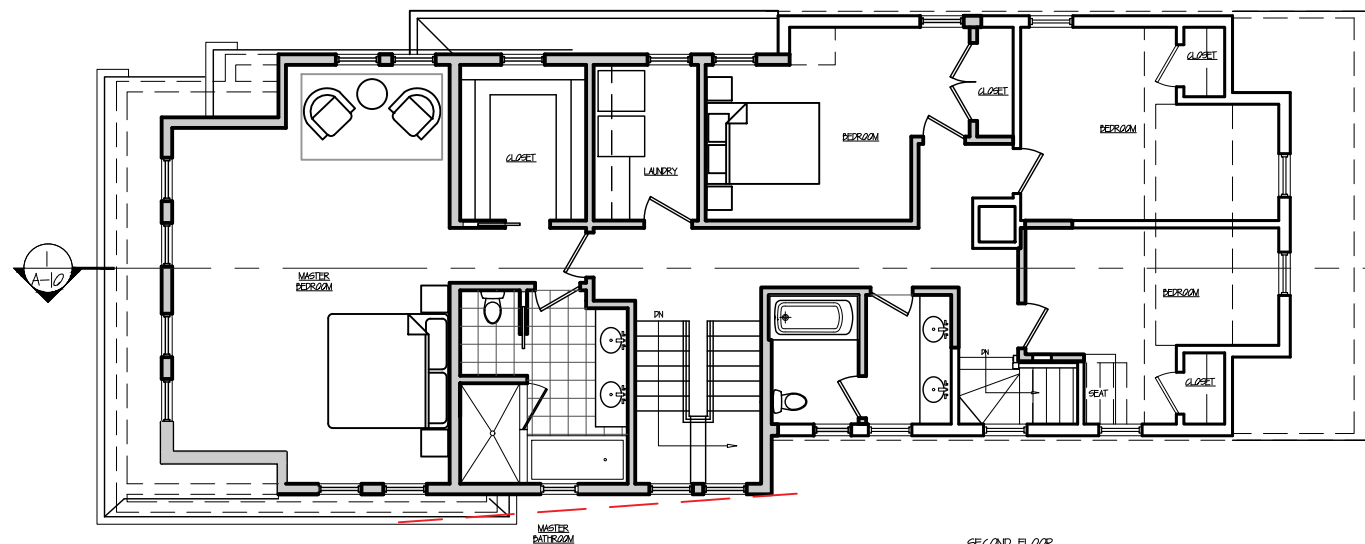
Second Floor Plan



SECOND FLOOR
3/16" = 1'-0"

PROPOSED

Second Floor Plan




SECOND FLOOR
3/32" = 1'-0"

LHD REVIEW

4/24/2020

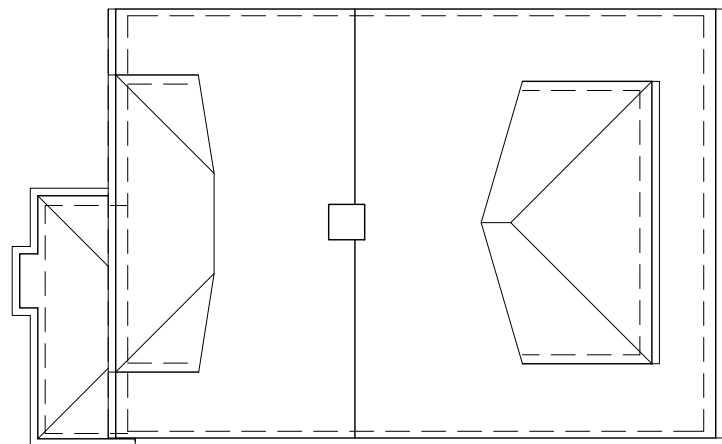
19 Fern St - HistoricCommand.dwg



ALMSTED RESIDENCE 19 FERN ST, NEWTON, MA	SECOND FLOOR PLAN 3/32" = 1'-0"
Peter Sachs Architect N.C.A.R.B. - A.I.A. 20 Hunter St. Newton, MA 02465	Date & Revision 05/24/2019
Tel: 617-527-5777 or Cell 617-312-5045 E-Mail: petersachs@gmail.com www.petersachsarchitect.com	
	A-4

EXISTING CONDNTIONS

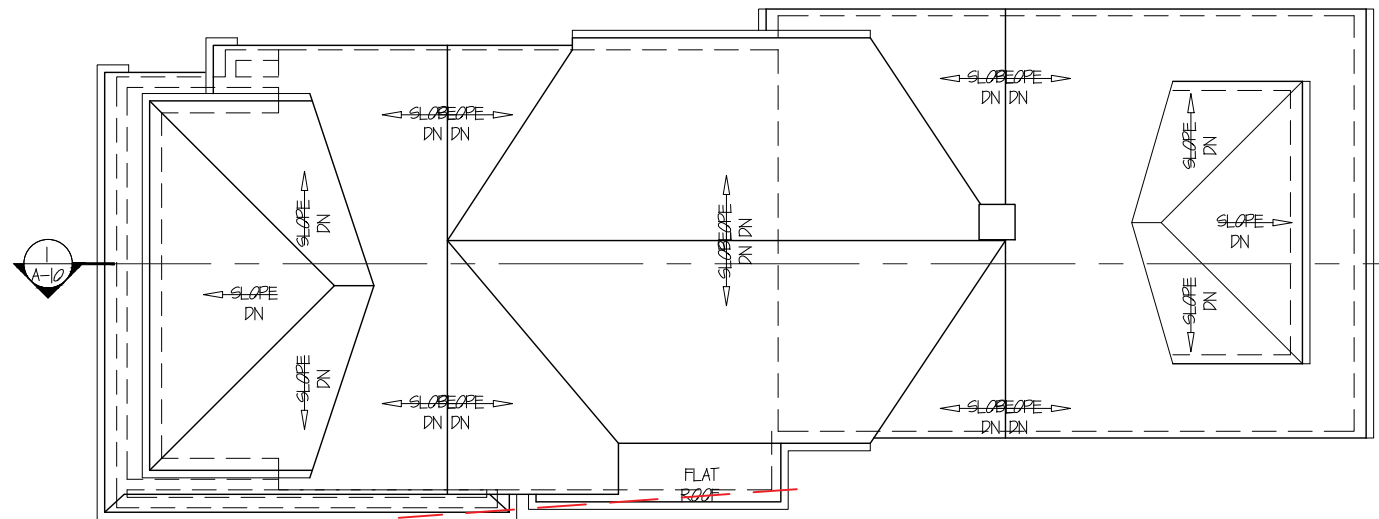
Roof Plan



ROOF
3/4" = 1'-0"

PROPOSED

Roof Plan



ROOF
0' 1" 2" 4" 8"

LHD REVIEW

4/24/2020

19 Fern St - HistoricComm.dwg



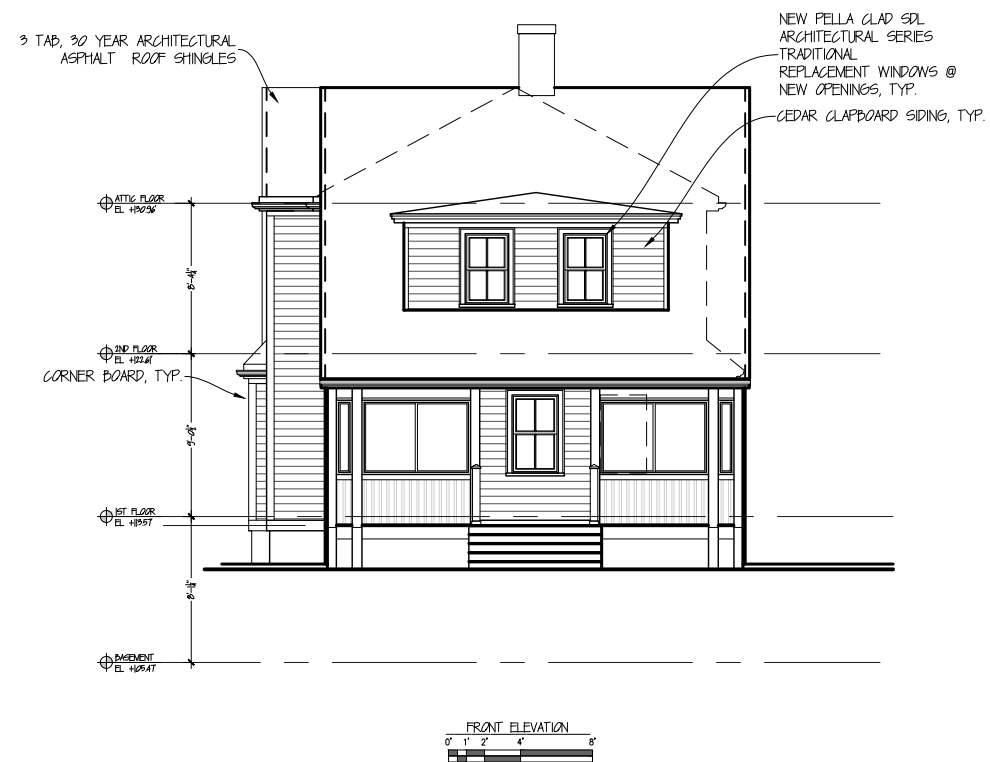
ALMSTED RESIDENCE 19 FERN ST, NEWTON, MA		TITLE SHEET SCALE: N.T.S.
Peter Sachs Architect N.C.A.R.B. - A.I.A. 20 Hunter St. Newton, MA 02465		Date & Revision 05/24/2019
Tel: 617-527-5777 or Cell 617-312-5045 E-Mail: petersachs@gmail.com www.petersachsarchitect.com		
		A-5

EXISTING CONDNTIONS

Front Elevation

PROPOSED

Front Elevation



LHD REVIEW

4/24/2020

19 Fern St - HistoricComm.dwg



ALMSTED RESIDENCE		FRONT ELEVATION
19 FERN ST, NEWTON, MA		3/32" = 1'-0"
Peter Sachs Architect N.C.A.R.B. - A.I.A.		Date & Revision
20 Hunter St.		05/24/2019
Newton, MA 02465		_____
Tel.: 617-527-5777 or Cell 617-312-5045		
E-Mail: petersachs@gmail.com		
www.petersachsarchitect.com		
		A-6

EXISTING CONDNTIONS

Right Elevation

PROPOSED

Right Elevation



WEST (RIGHT) ELEVATION
3/8" = 1'-0"




RIGHT ELEVATION
0' 1' 2' 4' 8'

LHD REVIEW

4/14/2020

19 Fern St - HistoricComm.dwg



ALMSTED RESIDENCE		RIGHT ELEVATION
19 FERN ST, NEWTON, MA		3/32" = 1'-0"
Peter Sachs Architect N.C.A.R.B. - A.I.A. 20 Hunter St. Newton, MA 02465		Date & Revision 05/14/2019
Tel: 617-527-5777 or Cell 617-312-5045 E-Mail: petersachs@gmail.com www.petersachsarchitect.com		
		A-7

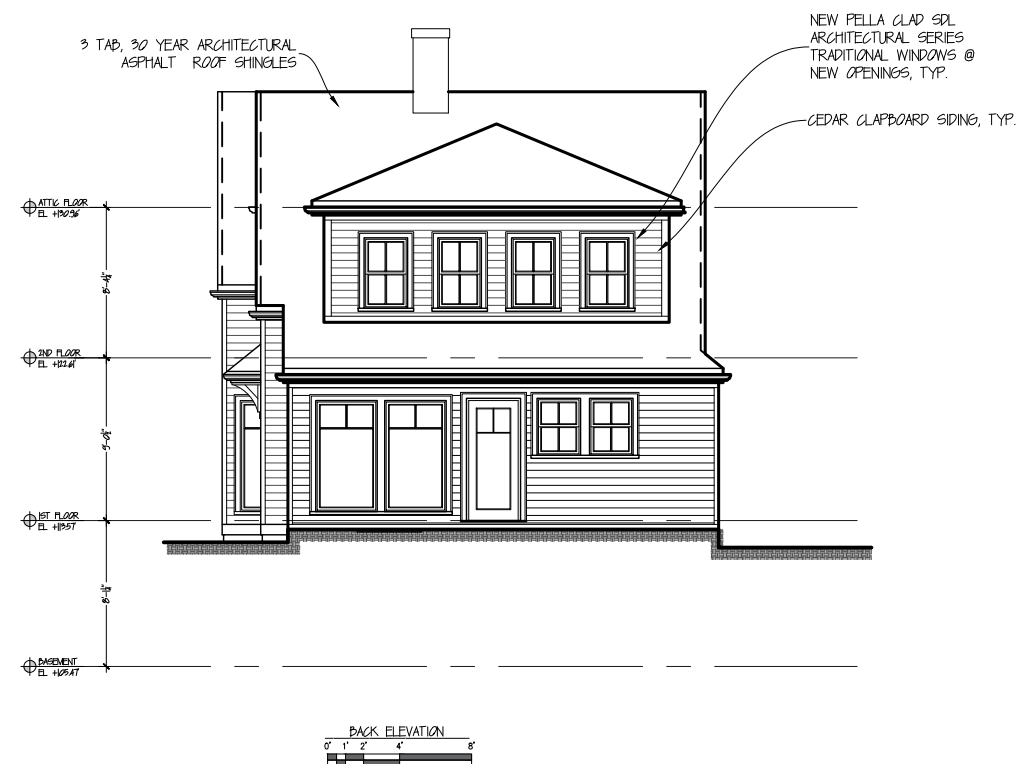
EXISTING CONDITONS

Back Elevation



PROPOSED

Back Elevation



LHD REVIEW

4/24/2020

19 Fern St - HistoricCommand



ALMSTED RESIDENCE		BACK ELEVATION
19 FERN ST, NEWTON, MA		3/32" = 1'-0"
Peter Sachs Architect N.C.A.R.B. - A.I.A.		Date & Revision
20 Hunter St.		05/24/2019
Newton, MA 02465		_____
Tel: 617-527-5777 or Cell 617-312-5045		_____
E-Mail: petersachs@gmail.com		_____
www.petersachsarchitect.com		_____
		A-B

EXISTING CONDITONS

Left Elevation

PROPOSED

Left Elevation



EAST (LEFT) ELEVATION
3/8" = 1'-0"




LEFT ELEVATION
3/32" = 1'-0"

LHD REVIEW

4/14/2020

19 Fern St - HistoricComm.dwg



ALMSTED RESIDENCE		LEFT ELEVATION
19 FERN ST, NEWTON, MA		3/32" = 1'-0"
Peter Sachs Architect N.C.A.R.B. - A.I.A.		Date & Revision
20 Hunter St.		05/14/2019
Newton, MA 02465		_____
Tel: 617-527-5777 or Cell 617-312-5045		_____
E-Mail: petersachs@gmail.com		_____
www.petersachsarchitect.com		_____
		A-9



STREET VIEW @ FRONT OF 19 FERN ST



LEFT SIDE OF HOUSE



YARD VIEW @ REAR




RIGHT SIDE OF HOUSE

4/24/2020

19 Fern St - 6 - Context Photos.dwg

PHOTOS

ALMSTED RESIDENCE 19 FERN STREET, NEWTON, MA		EXISTING PHOTOS SCALE: 3/32" = 1'-0"
Peter Sachs Architect N.C.A.R.B. - A.I.A. 20 Hunter St. Newton, MA 02465		Date & Revision 05/24/2019
Tel: 617-527-5777 or Cell 617-312-5045 E-Mail: petersachs@gmail.com www.petersachsarchitect.com		
		EXISTING PHOTOS



10 FERN ST.



20 FERN ST.



26 FERN ST.



32 FERN ST.



11 FERN ST.



19 FERN ST.




21 FERN ST.



29 FERN ST.

CONTEXT PHOTOS

ALMSTED RESIDENCE 19 FERN STREET, NEWTON, MA	EXISTING NEIGHBORHOOD CONTEXT SCALE:
Peter Sachs Architect N.C.A.R.B. - A.I.A. 20 Hunter St. Newton, MA 02465	Date & Revision 05/24/2019
Tel: 617-527-5777 or Cell 617-312-5045 E-Mail: petersachs@gmail.com www.petersachsarchitect.com	
	NEIGHBD PHOTOS



1 3D View Back_L
Scale :



2 3d View Back_R
Scale :



4 3D View Front_R
Scale :



3 3D View Front_L
Scale :

19 Fern St - Materials

Roofing

Asphalt Shingles

Furnish and install 30 year “Architectural Style” asphalt roof shingles by GAF.

Roof Specialties

Provide new aluminum gutters and on all new roof. Tie all downspouts to drainage pipes “in ground” and away from the house as per permit site plan.

Openings

Doors

Exterior Doors to be Pella Wood/clad Architect traditional series simulated divided series.

Windows

New windows to be Pella clad Architect traditional series simulated divided wood series.

Finishes

Exterior Siding

Furnish and install White Cedar premium clapboards pre-primed. Seal all cuts. See elevations for locations and details.

Paintable PVC Trimboard

AZEK® PaintPro® Trimboard, designed with a natural appearance to compliment fiber cement, engineered wood, natural cedar and is engineered to be painted.

PVC Cornerboard: AZEK® Corners: Folded, 90-degree, one-piece assembly produced with a Traditional or Frontier appearance to compliment fiber cement and natural cedar.

PVC Bead Board for Soffits: AZEK® Beadboard: Tongue-and-Groove and Beaded Sheets.

Mouldings: AZEK® Mouldings designed to complement exterior trim.



WOOD

Pella® Architect Series® Traditional

\$\$\$-\$\$\$\$

FEATURES

Classic aesthetics featuring fine-furniture details

Virtually unlimited design choices including custom sizes and grille patterns

Stunning hardware in rich patinas and other timeless finishes



Pella Architect Series Traditional double-hung window

WINDOW STYLES

Custom sizes and fixed configurations are also available.



AWNING



BAY OR BOW



CASEMENT



DOUBLE-HUNG



SINGLE-HUNG

PATIO DOOR STYLES



SLIDING



HINGED



BIFOLD



MULTI-SLIDE



Colors & Finishes PELLA® ARCHITECT SERIES® TRADITIONAL

WOOD TYPES

Choose the wood species that best complements your home's interior. White oak, red oak, cherry and maple are available as custom solutions.



PREFINISHED PINE INTERIOR COLORS

When you select pine, we can prefinish in your choice of seven stains or three paint colors. Unfinished or primed and ready-to-paint are also available.



ALUMINUM-CLAD EXTERIOR COLORS

Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.* Custom colors are also available.



* EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.

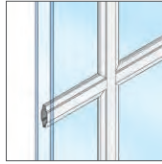
Grilles PELLA® ARCHITECT SERIES® TRADITIONAL

GRILLES

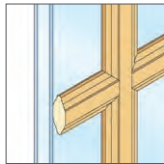
Choose the look of true divided light, removable roomside grilles or make cleaning easier by selecting grilles-between-the-glass.



OGEE INTEGRAL LIGHT TECHNOLOGY¹
7/8", 1-1/4" OR 2"



ALUMINUM GRILLES-BETWEEN-THE-GLASS
3/4"



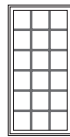
ROOMSIDE REMOVABLE GRILLES¹
3/4", 1-1/4" OR 2"

GRILLES-BETWEEN-THE-GLASS INTERIOR COLORS:²



GRILLE PATTERNS

In addition to the patterns shown here, custom grille patterns are available.



TRADITIONAL



9-LITE PRAIRIE



12-LITE PRAIRIE



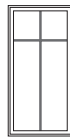
14-LITE PRAIRIE



VICTORIAN



TOP ROW



CROSS



NEW ENGLAND



DIAMOND



SIMULATED FRENCH

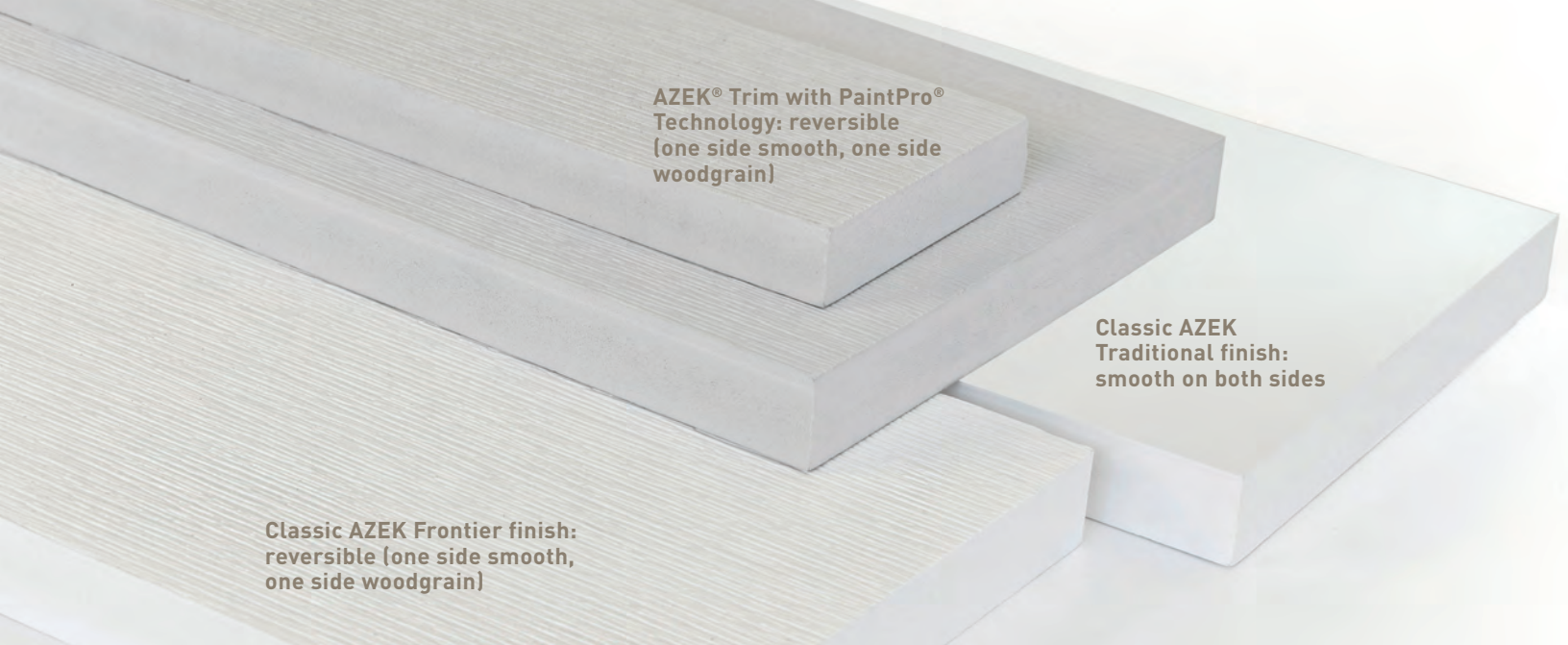


CUSTOM

¹ Color-matched to your product's interior and exterior color.

² Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

³ Only available with matching interior and exterior colors.



AZEK® Trim with PaintPro® Technology: reversible (one side smooth, one side woodgrain)

Classic AZEK Traditional finish: smooth on both sides

Classic AZEK Frontier finish: reversible (one side smooth, one side woodgrain)

AZEK® Trim

Traditional, Frontier and PaintPro

All AZEK Trim is long-lasting, moisture-resistant and keeps its appearance with very little maintenance. No staining or sealing needed for protection. Easily mill and route our trim, or heat form it before painting for exquisite customized or curved applications. Classic AZEK Trim's brilliant white complements any exterior while AZEK Trim with PaintPro® was made to be painted.

8/4 X THICKNESS		
NOMINAL	ACTUAL	18'
8/4 x 4	1 1/2" x 3 1/2"	T
8/4 x 6	1 1/2" x 5 1/2"	T
8/4 x 8	1 1/2" x 7 1/4"	T
8/4 x 10	1 1/2" x 9 1/4"	T
8/4 x 12	1 1/2" x 11 1/4"	T

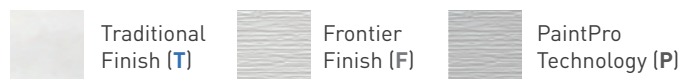
6/4 X THICKNESS		
NOMINAL	ACTUAL	20'
6/4 x 4	1 1/4" x 3 1/2"	F
6/4 x 6	1 1/4" x 5 1/2"	F
6/4 x 8	1 1/4" x 7 1/4"	F
6/4 x 10	1 1/4" x 9 1/4"	F
6/4 x 12	1 1/4" x 11 1/4"	F

5/4 X THICKNESS					
NOMINAL	ACTUAL	12'	16'	18'	20'
5/4 x 4	1" x 3 1/2"	TF	P	TF	TF
5/4 x 5	1" x 4 1/2"	TF		TF	TF
5/4 x 6	1" x 5 1/2"	TF	P	TF	TF
5/4 x 8	1" x 7 1/4"	TF	P	TF	TF
5/4 x 10	1" x 9 1/4"	TF	P	TF	TF
5/4 x 12	1" x 11 1/4"	TF	P	TF	TF
5/4 x 16	1" x 15 1/4"	TF		TF	TF

4/4 X THICKNESS				
NOMINAL	ACTUAL	12'	16'	18'
1 x 2	3/4" x 1 1/2"		P	TF
1 x 3	3/4" x 2 1/2"		P	
1 x 4	3/4" x 3 1/2"	TF	P	TF
1 x 5	3/4" x 4 1/2"	TF		TF
1 x 6	3/4" x 5 1/2"	TF	P	TF
1 x 8	3/4" x 7 1/4"	TF	P	TF
1 x 10	3/4" x 9 1/4"	TF	P	TF
1 x 12	3/4" x 11 1/4"	TF	P	TF
1 x 16	3/4" x 15 1/4"	TF		TF

5/8 X THICKNESS		
ACTUAL	12'	18'
5/8" x 3 1/2"	TF	TF
5/8" x 5 1/2"	TF	TF
5/8" x 7 1/4"	TF	TF
5/8" x 9 1/4"	TF	TF
5/8" x 11 1/4"	TF	TF
5/8" x 15 1/4"	TF	TF

T-Traditional, Classic AZEK Trim: Both Sides Smooth
F-Frontier, Classic AZEK Trim: Reversible, Smooth & Woodgrain
P-PaintPro Technology AZEK: Reversible, Smooth & Woodgrain



Shown:
Cornerboard

Cornerboard



With seams that will not open, AZEK® Cornerboards offer faster and more aesthetically pleasing installations to complement any home exterior. Unlike two-piece cornerboards, which attract dirt in the seam, our one-piece cornerboards feature smooth outside edges to keep dirt away and help prevent cuts during installation.

CORNERBOARD			
NOMINAL	ACTUAL	10'	20'
5/4 x 4" x 4"	1" x 3 1/2" x 3 1/2"	TF	TF
5/4 x 6" x 6"	1" x 5 1/2" x 5 1/2"	TF	TF
5/4 x 8" x 8"*	1" x 7 1/4" x 7 1/4"		T

Rabbeted Cornerboard

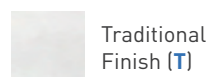


With rabbeted edges, this one-piece cornerboard is designed to make siding installations a breeze and help deliver a crisp façade. Unlike the two-piece cornerboards in the marketplace, which attract dirt in the seam, our one-piece cornerboards feature smooth outside edges to keep dirt away and help prevent cuts during installation.

RABBETED CORNERBOARD			
NOMINAL	ACTUAL	10'	20'
5/4 x 4" x 4"	1" x 3 1/2" x 3 1/2"	TF	TF
5/4 x 6" x 6"	1" x 5 1/2" x 5 1/2"	TF	TF
5/4 x 8" x 8"*	1" x 7 1/4" x 7 1/4"		T

*5/4 x 8" x 8" only available in Traditional

T-Traditional, Classic AZEK Trim: Both Sides Smooth
F-Frontier, Classic AZEK Trim: Reversible, Smooth & Woodgrain
P-PaintPro Technology AZEK: Reversible, Smooth & Woodgrain



Traditional
Finish (T)



Frontier
Finish (F)



Shown:
Tongue & Groove

Beadboard E & CB




AZEK Beadboard (E & CB) is certified UL580 class 90 wind gust uplift-resistant, making it ideal for use in coastal areas. Reversible and perfect for wainscoting with an edge and center bead on one side and a v-groove on the other.

BEADBOARD

ACTUAL	18'
1/2" x 3 1/2"	T
3/4" x 3 1/2"	T
3/4" x 5 1/2"	T

BEADED SHEET

ACTUAL	8'
1/2" x 4'	T

 Traditional Finish (**T**)

Tongue and Groove



AZEK Tongue and Groove profiles, available in shiplap and reversible WP4/nickel gap form factors, offer enhanced design and installation flexibility.

TONGUE & GROOVE SHIPLAP

ACTUAL	18'
3/4" x 5 1/2"	T
3/4" x 7 1/4"	T

TONGUE & GROOVE NICKEL GAP/WP4 (REVERSIBLE)

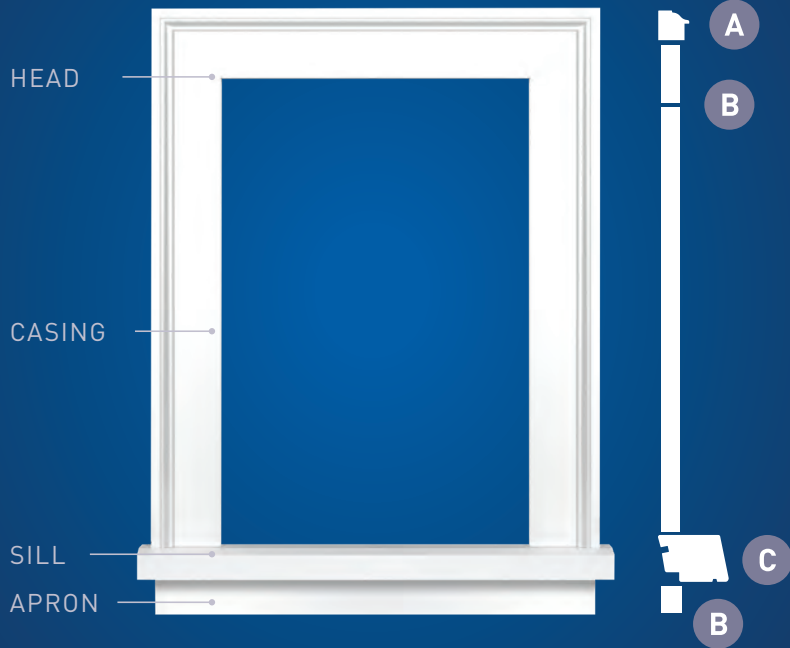
ACTUAL	18'
3/4" x 5 1/2"	T

 Traditional Finish (**T**)



Beaded Sheet conveniently covers an area with one sheet instead of multiple beadboards. Saves time and money on installation.

Historic Back-Band



elements, the defined shadowing in the Historic Back-Band adds depth and width to window and door treatments. Use either the Historic Sill or moulded apron assembly to enhance this combination.

TO CREATE THE HISTORIC BACK-BAND SURROUND, USE THE PROFILES BELOW

A
BACK BAND
AZM-6931
LENGTH: 16'



B
HEAD: 4/4 x 6
CASING: 4/4 x 6
APRON: 4/4 x 6



C
LARGE HISTORIC SILL
AZM-7958
LENGTH: 16'

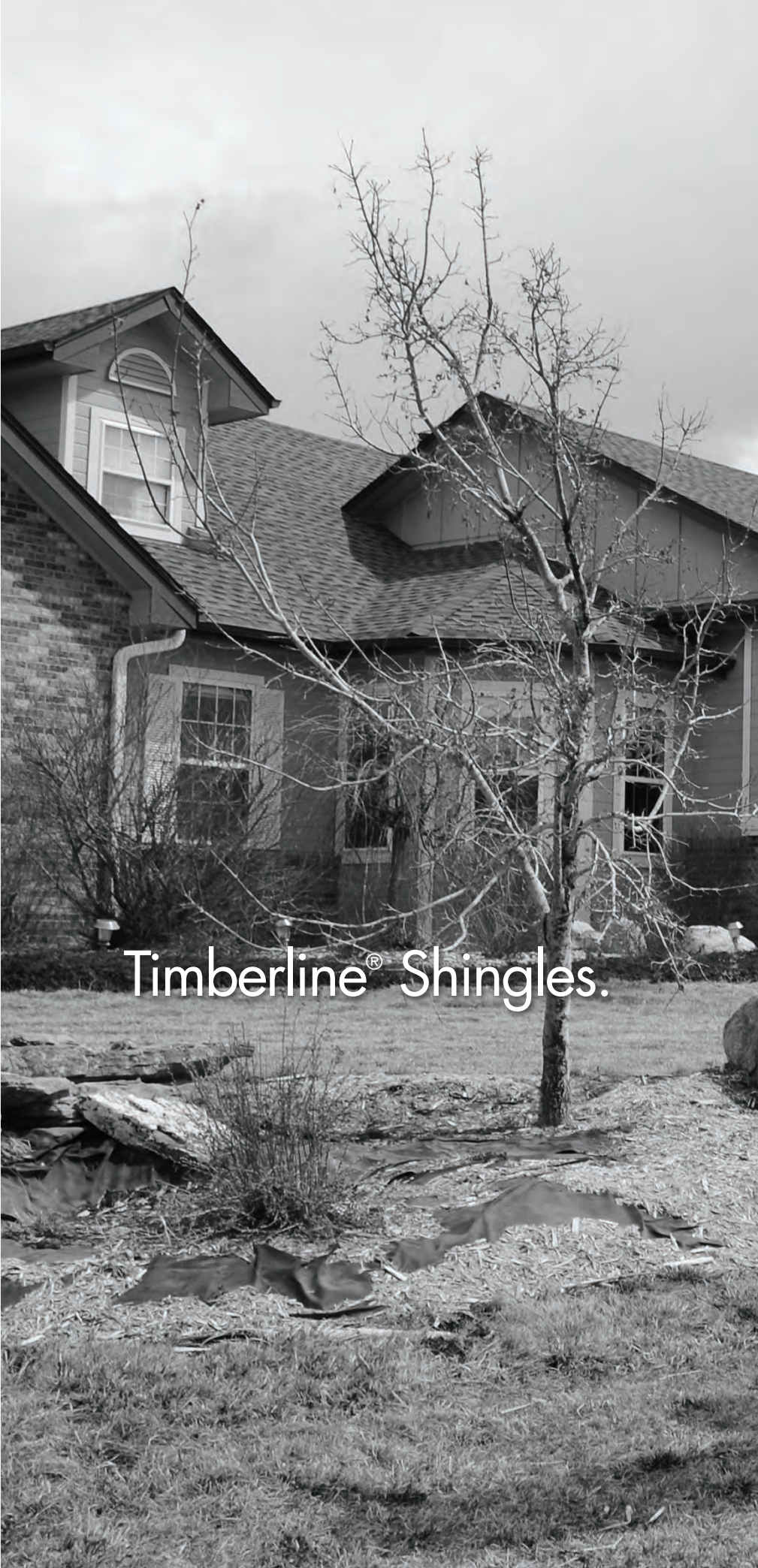




Timberline®

North America's
#1-Selling Roof

- Timberline Ultra HD® 10
- Timberline HD® 12
- Timberline® American Harvest® 16
- Timberline® Natural Shadow® 18
- Timberline® Cool Series® 20



Timberline® Shingles.



* StainGuard® algae protection is available only on shingles sold in packages bearing the StainGuard® logo. Products with StainGuard® algae protection are covered by a 10-year limited warranty against blue-green algae discoloration. See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions.

** StainGuard Plus™ algae protection is available only on Timberline Ultra HD® Shingles sold in packages bearing the StainGuard Plus™ logo. Products with StainGuard Plus™ algae protection are covered by a 25-year limited warranty against blue-green algae discoloration. See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions.

19 Fern St - Materials

Proposed Windows & Trim.

Pella Architectural Series Traditional

White cladding.

5/8" Putty and Ogee Glaze Grilles. Clad Exterior – Wood Interior.

2 over 2 grille pattern.

See grille header and jam details on pages 2-5.

1x5 Azeck trim included historic back-band, and large historic sill.

Proposed Door.

Pella Architectural Series Traditional

White cladding.

5/8" Putty and Ogee Glaze Grilles. Clad Exterior – Wood Interior.

Proposed Railing.

Azeck Railing system TimberTech.

Premier rail.

Color :white.

Post 3x3, whit 3x3 cap and skirt.

Finishes and Pavers.

Expose concrete foundation at addition.

Blue stone pavers or similar for patio and walkway.

Pella® Architect Series® Traditional WOOD



Exquisitely crafted wood windows that add architectural interest

Double-Hung Interior



- **DESIGNED WITH ARCHITECTURAL INTEGRITY**
Crafted with classic aesthetics to make a statement and add architectural interest to your project, inside and out.
- **ENHANCED STYLE OPTIONS**
Meet your unique project specifications with extensive size options, grille patterns, finishes, wood types and glass options.
- **EXPANSIVE CUSTOM CAPABILITIES**
Pella's dedicated custom design teams can help bring your project vision to life with virtually unlimited design choices.
- **AUTHENTIC LOOK OF TRUE DIVIDED LIGHT**
Pella's Integral Light Technology® grilles use the industry's only foam spacer to create the most authentic look of true divided light, by casting a more realistic shadow.
- **INTERIOR FINISH OPTIONS**
From light to dark, Architect Series Traditional wood windows and patio doors are available in an array of classic and on-trend colors. Pine interiors are available in four paints, 11 stains and primed and ready-to-paint.
- **STUNNING HARDWARE**
Choose from Pella's exclusive collection of rich patinas and other timeless finishes.

Double-Hung Exterior



- **OPTIONAL INTEGRATED SECURITY SENSORS**
Built-in security sensors allow homeowners to know when their windows and doors are open or locked, while being virtually invisible when the product is closed.
- **ENERGY STAR® CERTIFIED¹**
Pella products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states. Architect Series Traditional products with triple-pane glass have been awarded the ENERGY STAR Most Efficient Mark in 2019.¹
- **LONG-LASTING DURABILITY**
Aluminum-clad exteriors with EnduraClad® finish is applied in an overlapping fashion on windows for exceptional protection. Pella's exclusive EnduraGuard® wood protection is applied after the pieces have been cut and milled, but prior to final assembly.
- **THE BEST LIMITED LIFETIME WARRANTY²**
Pella Architect Series Traditional products are covered by the best limited lifetime warranty for wood windows and patio doors in the industry.²
- **TESTING BEYOND REQUIREMENTS**
At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.

AVAILABLE IN THESE WINDOW & PATIO DOOR STYLES:



Fixed and special shape windows also available.

^{1,2} See back cover for disclosures.

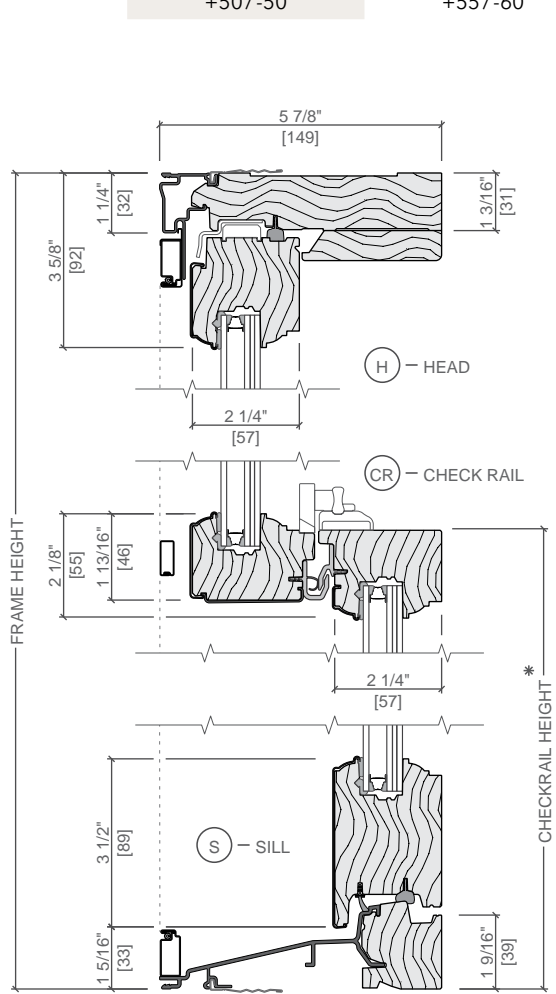


Architect Series® Traditional Hung Window

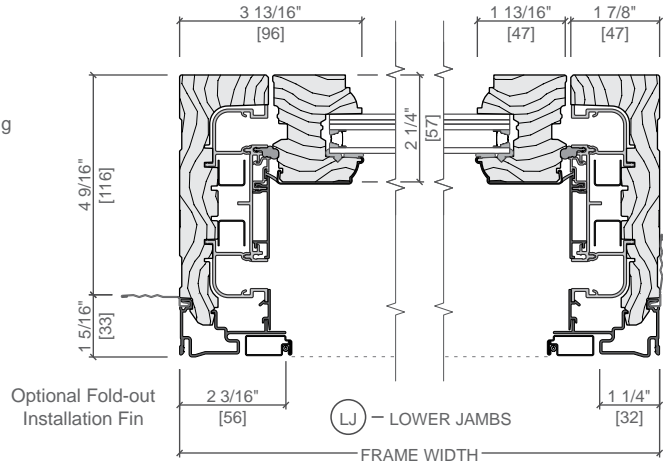
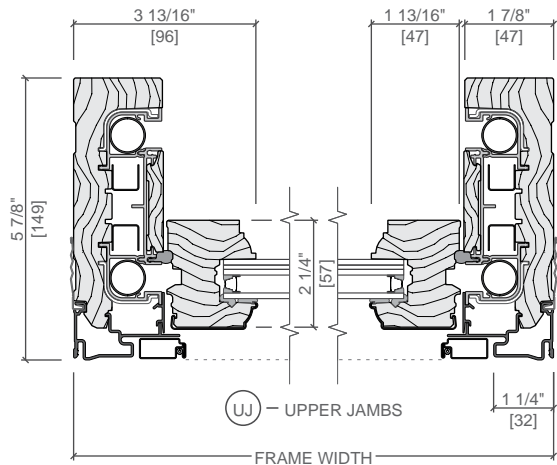
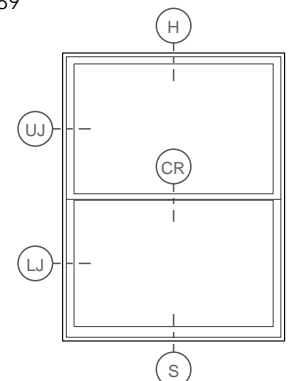
Products with Impact-Resistant Glass

For a complete list of ratings, refer to the Impact-Resistant product section.

Material	Design Pressure Large Missile Rating D		Hallmark Certified	Florida Product Approval System
	Minimum	Maximum		
PVB 1				
Clad	+50/-50	+55/-60	411-H-1478	FL17769



* Dimension required for ordering units with unequal sash.



Click to view Clad-Wood Section

[Double-Hung Downloadable PDF](#)

(1) All impact sizes and glass types are certified for wind zone 3, large missile rating D. Not approved for use in Miami-Dade County.

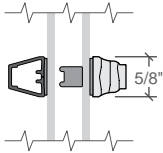


Architect Series® Traditional Hung Window

Grille Profiles

Integral Light Technology®

Putty and Ogee Glaze Grilles
Clad Exterior - Wood Interior



Colors & Finishes PELLA® ARCHITECT SERIES® TRADITIONAL

ALUMINUM-CLAD EXTERIOR COLORS

Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.* Custom colors are also available.

WHITE

GRILLE PATTERNS

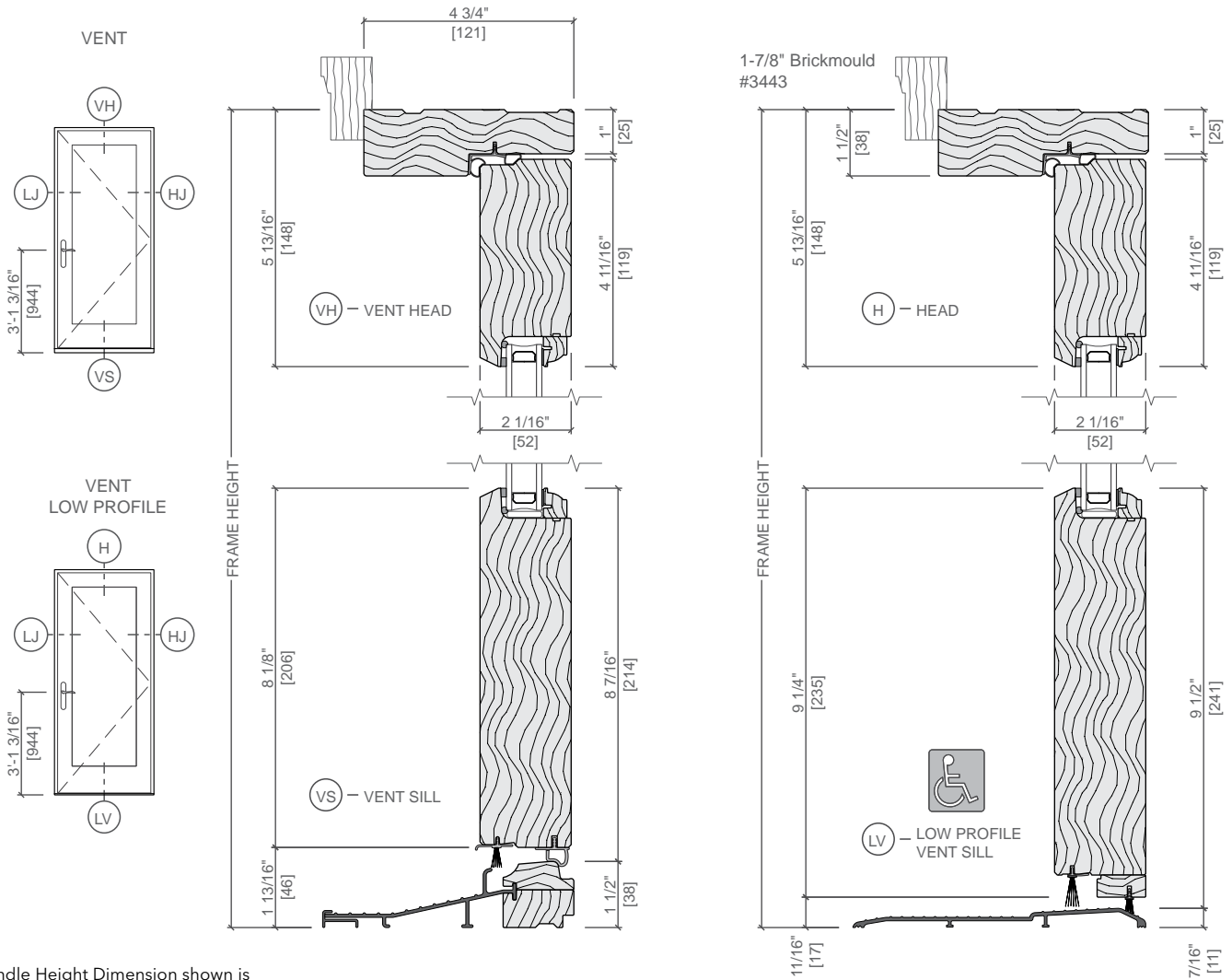


CUSTOM

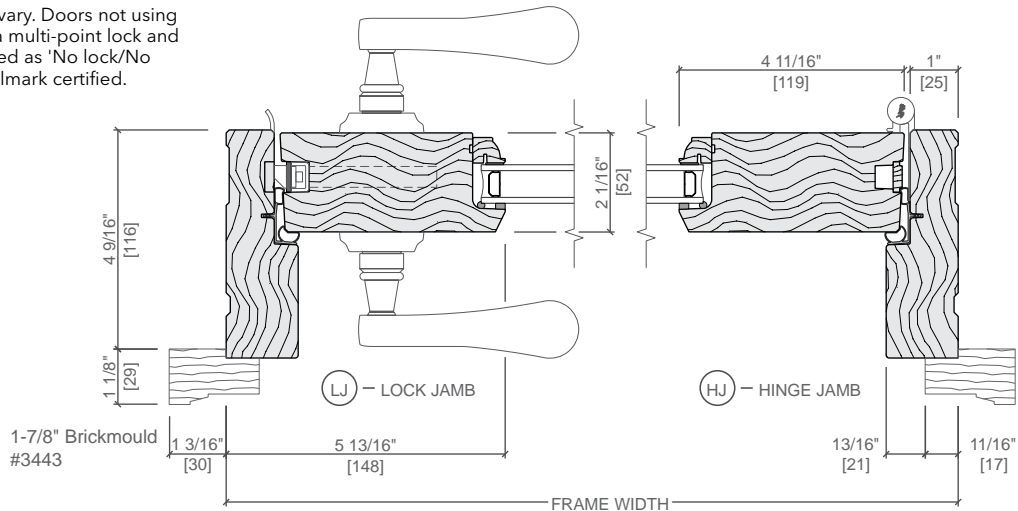


Architect Series® Traditional In-Swing Patio Door

Unit Sections - Wood Exterior Putty Glaze Exterior Profile



Handle Height Dimension shown is from bottom of unit frame to door handle. Installation method used and finished flooring conditions will cause handle height to vary. Doors not using the standard Pella multi-point lock and hardware (specified as 'No lock/No Bore') are not Hallmark certified.



Scale 3" = 1' 0"
All dimensions are approximate.

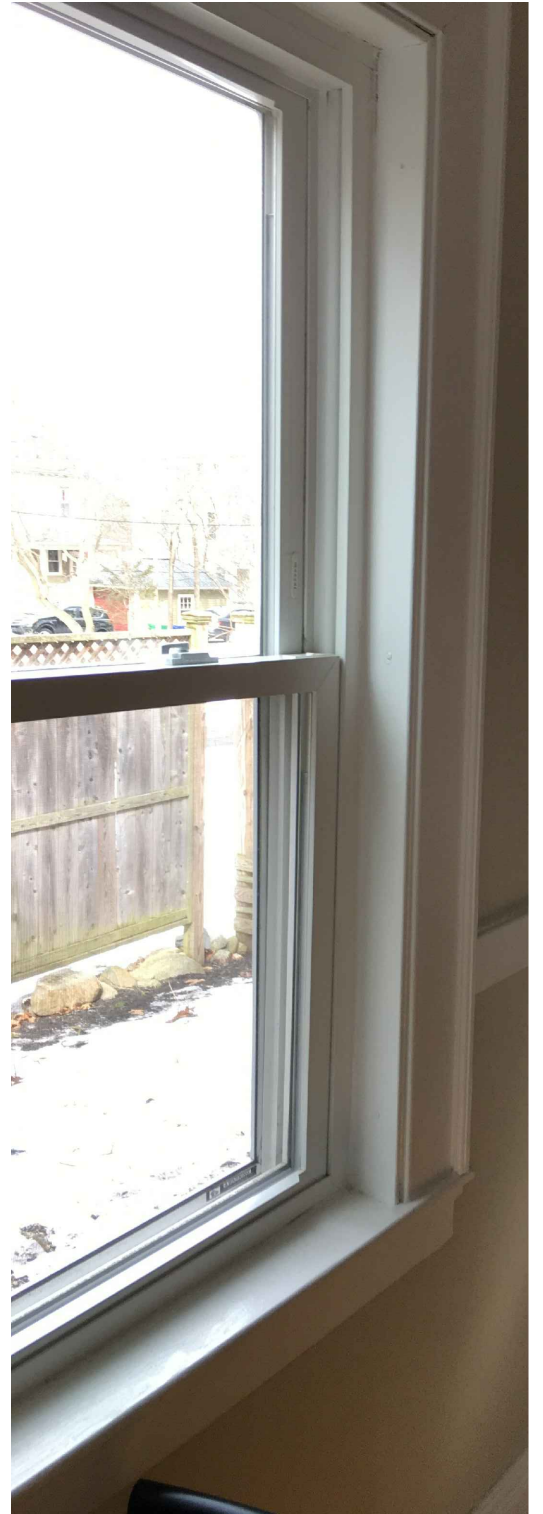
Water resistance is 0 psf for doors with low profile sill.



FRONT PORCH DOOR/WINDOW TRIM



REST OF HOUSE WINDOW TRIM



EXISTING VINYL WINDOWS



Classic AZEK
Traditional finish:
smooth on both sides

AZEK® Trim

Traditional, Frontier and PaintPro

All AZEK Trim is long-lasting, moisture-resistant and keeps its appearance with very little maintenance. No staining or sealing needed for protection. Easily mill and route our trim, or heat form it before painting for exquisite customized or curved applications. Classic AZEK Trim's brilliant white complements any exterior while AZEK Trim with PaintPro® was made to be painted.

T-Traditional, Classic AZEK Trim: Both Sides Smooth

1/4" X THICKNESS				
NOMINAL	ACTUAL	12'	16'	18'
1 x 2	3/4" x 1 1/2"		P	TF
1 x 3	3/4" x 2 1/2"		P	
1 x 4	3/4" x 3 1/2"	TF	P	TF
1 x 5	3/4" x 4 1/2"	TF		TF
1 x 6	3/4" x 5 1/2"	TF	P	TF
1 x 8	3/4" x 7 1/4"	TF	P	TF
1 x 10	3/4" x 9 1/4"	TF	P	TF
1 x 12	3/4" x 11 1/4"	TF	P	TF
1 x 16	3/4" x 15 1/4"	TF		TF



Shown:
Cornerboard

Cornerboard



With seams that will not open, AZEK® Cornerboards offer faster and more aesthetically pleasing installations to complement any home exterior. Unlike two-piece cornerboards, which attract dirt in the seam, our one-piece cornerboards feature smooth outside edges to keep dirt away and help prevent cuts during installation.

CORNERBOARD			
NOMINAL	ACTUAL	10'	20'
5/4 x 4" x 4"	1" x 3 1/2" x 3 1/2"	TF	TF
5/4 x 6" x 6"	1" x 5 1/2" x 5 1/2"	TF	TF
5/4 x 8" x 8"*	1" x 7 1/4" x 7 1/4"		T

T-Traditional, Classic AZEK Trim: Both Sides Smooth



Traditional
Finish (T)



Shown:
Tongue & Groove

Beadboard E & CB



AZEK Beadboard (E & CB) is certified UL580 class 90 wind gust uplift-resistant, making it ideal for use in coastal areas. Reversible and perfect for wainscoting with an edge and center bead on one side and a v-groove on the other.

BEADBOARD

ACTUAL	18'
1/2" x 3 1/2"	T
3/4" x 3 1/2"	T
3/4" x 5 1/2"	T

BEADED SHEET

ACTUAL	8'
1/2" x 4'	T

Traditional
Finish (**T**)

Tongue and Groove



AZEK Tongue and Groove profiles, available in shiplap and reversible WP4/nickel gap form factors, offer enhanced design and installation flexibility.

TONGUE & GROOVE SHIPLAP

ACTUAL	18'
3/4" x 5 1/2"	T
3/4" x 7 1/4"	T

TONGUE & GROOVE NICKEL GAP/WP4 (REVERSIBLE)

ACTUAL	18'
3/4" x 5 1/2"	T

Traditional
Finish (**T**)



Beaded Sheet conveniently covers an area with one sheet instead of multiple beadboards. Saves time and money on installation.

Historic Back-Band



Featuring an edge detail around the casing and head elements, the defined shadowing in the Historic Back-Band adds depth and width to window and door treatments.

Use either the Historic Sill or moulded apron assembly to enhance this combination.

TO CREATE THE HISTORIC BACK-BAND SURROUND, USE THE PROFILES BELOW

A

BACK BAND
AZM-6931
LENGTH: 16'



B

HEAD: 4/4 x 6
CASING: 4/4 x 6
APRON: 4/4 x 6



C

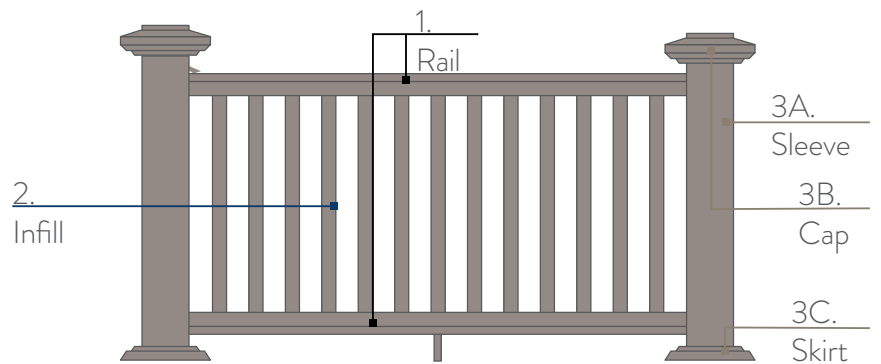
LARGE HISTORIC SILL
AZM-7958
LENGTH: 16'



Classic Rail Styles

Premier Railing®

The classic Victorian profile of Premier Railing combines the beauty and feel of real wood with the added strength of performance materials for a high-end look that endures.



STYLE AND COLOR

INFILLS

Premier Railing® 3.5"W x 2.7"T
Page 10-11

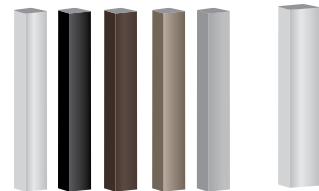
Available Colors

- White
- Black
- Kona®
- Brownstone
- Slate Gray



1.25" x 1.25"
Composite

1.73" x 1.25"
Reserve Composite



POSTS OR

CAPS AND

LIGHTI

Lighting Page

3"x
3"



3"x3"
Cap
Profile



3"x3"
Skirt
Profile





POSSIBLE EXTERIOR LIGHT FIXTURES



**BLUESTONE PAVERS FOR
PATIO AND WALKWAYS**



EXISTING GUTTERS & DOWNSPOUTS

Specification Sheet

.027 x 11 3/4" – Gutter Coil

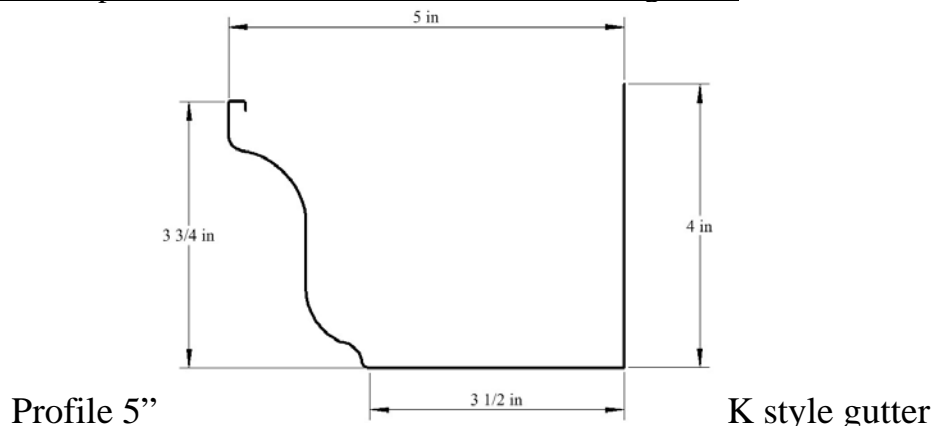
.027 x 11 7/8" – Gutter Coil

5K .027" Aluminum Gutter

Listed below are the specifications on the paint, metal preparation, and finished coating for aluminum gutter coil.

- The aluminum used is alloy 3105-H24 which meets the specifications set forth in the "Aluminum Standards and Data 1988" published by the Aluminum Association. The gauge of the aluminum for the gutter is .027, plus or minus .002.
- The surface of the aluminum sheet is thoroughly cleaned and dried to remove residual oils and impurities using a 140°F-160°F hot water solution of potassium hydroxide provided by Henkel Surface Technologies and then applying a chromate or titanium base conversion coating, 1402W or 1455SF by Henkel Surface Technologies.
- A thermo setting polyester enamel is roller coated and baked at high temperatures for the outside coating. The reverse side of the coil, or wash coat, is a thermo setting polyester enamel applied to help resist corrosion and promote formability.
- The color range of the applied finish is .8 mils, plus or minus .2 mils (1.0)
- Made in the USA
- The physical test used on our coated panels includes:
 - 180 degree-2T bend flex test no tape off using Scotch Brand #610 tape (ASTM D-4145-83)
 - Reverse impact –2 lbs./mil no tape off in positive direction using Scotch Brand #610 tape (ASTM D-4146-83)
 - Pencil Hardness-F minimum using Eagle Turquoise Brand pencil (ASTM D-3363-92A)
 - M.E.K. resistance - 100 double rubs using cheesecloth-mesh size 28 x 24 (ASTM D-5402-92)

Dry Heat flexibility – no tape off on 2T bend after 2minutes at 160 degrees F



Specification Sheet

.019 x 10 1/2" Aluminum Downspout Coil
2"x 3" Aluminum Downspout

Specifications on the paint, metal preparation, and finish coating for aluminum downspout coil:

- The aluminum used is alloy 3105-H25 which meets the specifications set forth in the "Aluminum Standards and Data 1988" published by the Aluminum Association. The gauge of the aluminum for the pipe is .019, plus or minus .002.
- The surface of the aluminum sheet is thoroughly cleaned and dried to remove residual oils and impurities using a 140°F-160°F hot water solution of potassium hydroxide provided by Henkel Surface Technologies and then applying a chromate or titanium base conversion coating, 1402W or 1455SF by Henkel Surface Technologies
- A thermo setting polyester enamel is roller coated and baked at high temperatures for the outside coating. The reverse side of the coil, or wash coat, is a thermo setting polyester enamel applied to help resist corrosion and promote formability.
- The color range of the applied finish is .8 mils, plus or minus .2 mils. (1.0)
- The physical test used on our coated panels includes

180 degree-2T bend flex test no tape off using Scotch Brand #610 tape (ASTM D-4145-83)

Reverse impact -2 lbs./mil no tape off in positive direction using Scotch Brand #610 tape
(ASTM D-4146-83)

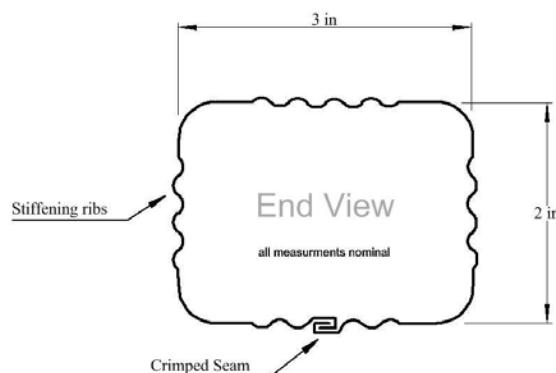
Pencil Hardness-F minimum using Eagle Turquoise Brand pencil (ASTM D-3363-92A)

M.E.K. resistance - 100 double rubs using cheesecloth-mesh size 28 x 24 (ASTM D-5402-92)

Dry Heat flexibility - no tape off on 2T bend after 2minutes at 160 degrees F

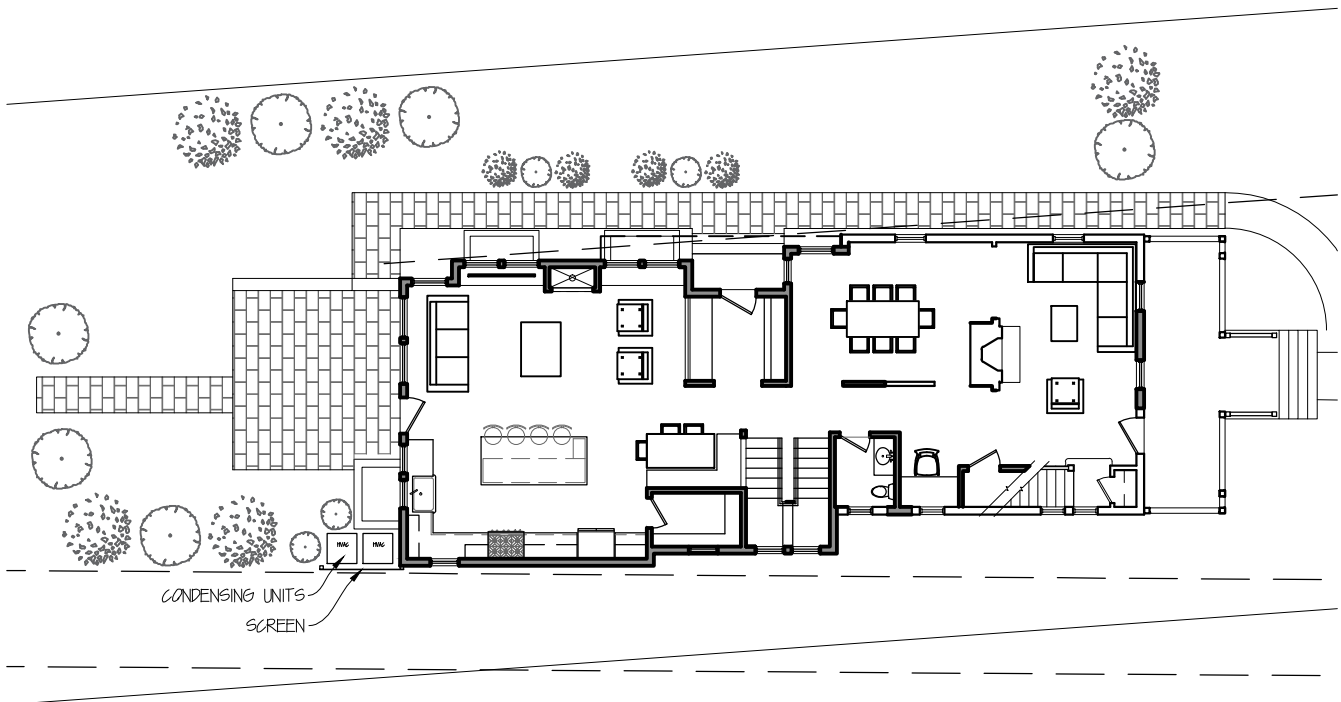
Specifications & features of the finished product:

- The overall length is 10 or 15 feet, standard
- The pipe's opening is 2 x 3 inches nominal
- The pipe is corner crimped on one end for ease of assembly
- The finish of this product is covered by a 20 year limited warranty
- Made in the USA





EXISTING EXPOSED CONCRETE FOUNDATION



CONDENSING UNITS LOCATION



Infinity[®] Series Air Conditioners



Superior comfort, up to 20.5 SEER rating



Qualifying
Models Only

24VNA0, 24VNA9, 24ANB1, 24ANB7, 24ANB7**C, 24ANB6

A Range of Comfort

Carrier delivers cooling systems in a range of shapes and sizes. Check out this side-by-side comparison to see how our highly efficient Infinity® Series air conditioners measure up against our Performance™ and Comfort™ models.

	Infinity® Series	Performance™ Series	Comfort™ Series
Performance	Variable-speed rotary, variable-speed, two-stage and single-stage scroll compressors available	Two-stage and single-stage scroll compressors available	Single-stage scroll compressor
Efficiency	Up to 20.5 SEER rating	Up to 17.5 SEER rating	Up to 16.5 SEER rating
Durability	WeatherArmor™ Ultra cabinet protection	WeatherArmor™ Ultra cabinet protection	WeatherArmor™ cabinet protection
Sound	Silencer System II™, dBA as low as 56	dBA as low as 72	dBA as low as 72
Recommended Control†	Infinity® System Control	Côr® Wi-Fi® Thermostat	Côr® Wi-Fi® Thermostat
Limited Warranty	10-year parts*	10-year parts*	10-year parts*

* Upon timely registration. The warranty period is five years if not registered within 90 days of installation.

† Control sold separately, other options available.

Wi-Fi® is a registered trademark of the Wi-Fi Alliance Corporation.



**Infinity® 20 with Greenspeed® intelligence
Air Conditioner Shown**

The Carrier® Difference

If you could look under the hood of a Carrier Infinity® Series air conditioner, you'd see what drives the performance: a serious commitment to quality. Our microtube coil technology saves space and provides lasting comfort with its corrosion-resistant construction. In addition, some models include innovative extras like the inverter control and a variable-speed compressor.

The inverter manages home comfort based on conditions such as indoor temperature, outdoor temperature, humidity levels, thermostat settings and more. Combined with a variable-speed compressor, the inverter tracks trends and makes intelligent speed and capacity adjustments based on past performance. As a result, this system can deliver the highest possible comfort at the lowest possible energy use.

Visit carrier.com for model comparisons and product specifications.

Explore the full line of Carrier® air conditioners and other system components to find the ideal fit for your home.

24VNA0, 24VNA9, 24ANB1, 24ANB7, 24ANB7**C, 24ANB6

The Total Indoor Comfort System

Your Carrier® dealer will recommend a system that is best suited to meet your home-comfort needs and local weather environment:

- 1. Infinity® Air Conditioner** provides reliable, high-efficiency cooling for long-lasting comfort and energy savings.
- 2. Infinity® Gas Furnace** provides reliable, high-efficiency heating for long-lasting comfort and energy savings.
- 3. Infinity® System Control** allows precise temperature and humidity control along with programmable features to further customize your comfort.
- 4. Zoning** sets different temperatures for up to eight different areas of your home for truly customized comfort and enhanced utility savings.
- 5. Infinity® Air Purifier** improves air quality by capturing and killing airborne bacteria and viruses and other irritating airborne pollutants in your home.
- 6. Humidifier** replenishes moisture to dry air.
- 7. UV Lamp** inhibits the growth of contaminants on the evaporator coil, leaving your home with cleaner, fresher indoor air.
- 8. Ventilator** combines fresh outdoor air with conditioned indoor air for improved air quality – great for today's tightly constructed home.
- 9. Evaporator Coil** is matched with the proper outdoor unit to provide top cooling efficiency and years of reliable service.



According to the EPA, indoor levels of pollutants are often significantly higher than outdoor levels. Most homes have at least one air quality problem, ranging from temperature and humidity issues to particle allergens, chemical pollutants and elevated carbon dioxide levels.† Ask your dealer how CÔr Indoor Air Quality products can help you breathe easier.

† EPA.gov

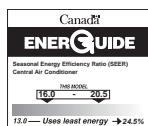
More Than a Century of Cool

In 1902, a determined engineer answered one of mankind's most nagging questions: How do we make hot, sticky, indoor air go away? In creating the world's first modern air conditioning system, Willis Carrier forever changed indoor life, and, more than a century later, the corporation that bears his name takes inspiration from his example.

Carrier continues to improve on our founder's breakthroughs, introducing new technologies that make life at home even cooler. Today, our nationwide network of experts continues to advance Willis Carrier's lifework. Your expert Carrier® dealer is equipped to evaluate your home and create a customized system designed around your lifestyle.



As an ENERGY STAR® partner, Carrier Corporation has determined that qualifying models meet ENERGY STAR guidelines for energy efficiency. Ask your dealer for details or visit www.energystar.gov.



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