



CITY OF NEWTON, MASSACHUSETTS

Newtonville Local Historic District Commission

AGENDA

Date: July 2, 2020

Time: 7:30 p.m.

Place: **Fully Remote**

Ruthanne Fuller
Mayor

Barney S. Heath
Director
Planning & Development

Barbara Kurze
Senior Preservation
Planner

MEMBERS:

Jim Gross, Chair
Ralph Abele
Mark Chudy
Nancy Grissom, Vice
Chair
John Martin
David Morton
Barbara Wales, Secretary

ALTERNATES:

Tarik Lucas
Peter Mooradian

The City of Newton is taking significant steps to protect the health and safety of the community and employees and to help slow the spread of the coronavirus, COVID-19. The City Council, Boards and Commissions will meet fully remotely using Zoom software to run meetings online. The remote conferencing software ZOOM will allow City Councilors, Board and Commission members and the public to virtually participate.

This virtual meeting method is in place for the Tuesday, July 2, 2020 Newtonville Historic District Commission meeting which starts at 7:30 p.m.

No in-person meeting will take place at City Hall.

To view and participate in this virtual meeting on your computer, at the above date and time, go to <https://zoom.us/j/679023979>

Or go to www.zoom.us, click "Join a Meeting" and enter the Meeting ID: 679 023 979
To view and participate in this virtual meeting on your phone, download the "Zoom Cloud Meetings" app in any app store or at www.zoom.us. At the above date and time, use one tap mobile +16465588656,,679023979#

Or click on "Join a Meeting" and enter the Meeting ID: 679023979

1. 209 Walnut Street – Certificate of Appropriateness

Request to remove the existing fencing and replace it with closed board cedar fencing. The new fencing will be six-feet-high in most locations with a few four-foot-high sections and a four-foot-high gate.

2. 47 Prescott Street – Working Session

Request for feedback on proposed project to change the design and massing of the left side addition, add new dormers to the main house block, and change the front entry.

Owner or applicant must attend the meeting to present the application.

3. Administrative Discussion

- a. Minutes

****Supplementary materials are available for public review on the City of Newton website by one week before the meeting. For more information contact Barbara Kurze at bkurze@newtonma.gov .**

1000 Commonwealth
Avenue
Newton, MA 02459
T 617-796-1120
F 617-796-1086

www.newtonma.gov



Ruthanne Fuller
Mayor

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Barney S. Heath
Director

STAFF MEMORANDUM

Meeting Date: July 2, 2020
DATE: June 23, 2020
TO: Newtonville Historic District Commission
FROM: Barbara Kurze, Senior Preservation Planner
SUBJECT: **Additional Review Information**

The purpose of this memorandum is to provide the members of the Newtonville Historic District Commission (Newtonville HDC) with information about the significance of the properties being reviewed and the application process, which may be useful in the review and decision-making process of the Newtonville HDC. Additional information may be presented at the meeting that the Newtonville HDC can take into consideration when discussing a Local Historic District Review application.

Dear Newtonville HDC Members,

The following is additional information for the Local Historic District Review applications that you should have received in your meeting packet.

Applications

209 Walnut Street – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The house is documented as having been built in 1891 but may have been built earlier. The 1886 Beers Atlas shows a house with a similar footprint on the property; the owner had the last name of Jones. The 1895 Bromley Atlas shows the owner as Laura E. Gordon who lived in the house with her husband A. L. Gordon. By 1899, the house was owned by Arthur C. Walworth who lived at 131 Centre Street and worked in Boston in the steam heating apparatus business. Mr. and Mrs. P. S. Allen, their daughters Maude L., Mildred V. and physician John B. Martin lived in the house.

APPLICATION PROCESS: The owners want to remove all the existing fencing and gates and replace it with scalloped closed board cedar fencing. The existing fences are a combination of shadow-box, post and rail with wire mesh, open picket and scalloped closed board designs. The proposed fencing will be six feet high in most locations with some four-foot-high sections close to the

sidewalks on Walnut and Foster Streets. They will also install wooden gates on the left and right side of the house.

MATERIALS PROVIDED:

Assessors database map

MHC Form B

Project description

Photographs

Product information

Fence plans

47 Prescott Street – Working Session

HISTORIC SIGNIFICANCE: 47 Prescott Street was built in 1940. There is no MHC Form B for this property. Building Permit records show that bookkeeper Hughena Fraser was the owner in 1940. Giles M. Smith of the Boston firm Wadsworth and Smith (formerly Bigelow, Wadsworth, Hubbard, and Smith) was the architect and the builders were Clarke & Tait, Inc. of Allston.

APPLICATION PROCESS: The owners would like feedback on the proposal to expand and change the left side connector and garage to additional living space, to change the front entry, and to add new dormers to the main house.

MATERIALS PROVIDED:

Assessors database map

Site plan

Plans

Elevations

Photographs

Administrative discussion:

Minutes: The March and May draft meeting minutes are included for your review.

Commission Elections: Commission to vote on Chair, Vice Chair and Secretary.

161 Walnut Street violations: Staff will provide an update on the outstanding window items and the work that was started on the driveway.



Date: June 16, 2020

Application for: 209 Walnut Street, Newtonville, MA

Project: Consideration at the July 2, 2020 meeting for approval of removal/replacement of existing fence at the subject property

Submission to: Newton Historic Commission/Newtonville Local Historic District, to:
Senior Preservation Planner bkurze@newtonma.gov
Chief Preservation Planner kholmes@newtonma.gov

Submitted by: Adam Lewis, Owner, 617-512-3441, adamlewis360@gmail.com


Submission Items:

Item 1.	Application for Local Historic District Certificate of Appropriateness, Non-Applicability or Hardship
Item 2.	General Permit Application
Item 3.	Property Location on Assessor's Database Map
Item 4.	Project Description, including images of existing fence
Item 5.	Property Survey (topography, spot elevations, plantings)
Item 6.	MHC Form B (available at mhc-macris.net)
Item 7.	Existing Fence location
Item 8.	Proposed New Fence
Item 9.	Specifications


Notes: In response to comments from Barbara Kurze's comments on 6/15/20, we have provided the following additional information:

1. In the narrative, we provided:
 - a. more information about the proposed fence between 209 and 203-205
 - b. images of the existing fence between 209 and 203-205 to show that is a closed shadow box fence
 - c. more information about gates and their locations
 - d. the height of the existing fence on Foster (6'H)
 - e. photos of typical transitions
2. On the fence diagram, we:
 - a. Added notes to make it clear exactly what is proposed where
 - b. provided snapshots of the proposed fence styles and the gate to clarify what goes where
 - c. We have added notes to fence sections to indicate approximately where height transitions will occur.

Item 1 – LHD Application

 Ruthanne Fuller Mayor	City of Newton, Massachusetts Department of Planning and Development 1000 Commonwealth Avenue Newton, Massachusetts 02459	Telephone (617) 796-1320 Telefax (617) 796-1086 www.newtonma.gov Barney S. Healy Director		
APPLICATION FOR LOCAL HISTORIC DISTRICT CERTIFICATE OF APPROPRIATENESS, NON-APPLICABILITY, OR HARDSHIP				
DATE RECEIVED: <u>6-17-2020</u>	PROJECT #: <u>20060054</u>			
PROJECT ADDRESS: <u>209 Walnut Street, Newtonville Ma</u>				
PROJECT INFORMATION				
IS THE PROPERTY AND/OR STRUCTURE DESIGNATED (check all that apply):				
<input checked="" type="checkbox"/> LOCAL HISTORIC DISTRICT	<input type="checkbox"/> LOCAL LANDMARK	<input type="checkbox"/> NATIONAL REGISTER SITE		
(Depending on how a property is designated, different Newton City Ordinances may apply.)				
NAME OF LOCAL HISTORIC DISTRICT: <u>Newtonville</u>				
TYPE OF STRUCTURE(S) AFFECTED (Check all that apply):				
<input type="checkbox"/> HOUSE	<input type="checkbox"/> FENCE	<input type="checkbox"/> GARAGE	<input type="checkbox"/> NON-RESIDENTIAL BUILDING	<input type="checkbox"/> SHED
<input type="checkbox"/> SIGN	<input type="checkbox"/> WALL	<input checked="" type="checkbox"/> OTHER		
IF OTHER, PLEASE DESCRIBE: <u>Fence</u>				
WHAT YEAR WAS THE STRUCTURE BUILT (IF KNOWN): <u>1880</u>				
TYPE OF PROPOSED WORK (Check all that apply):				
<input type="checkbox"/> ADDITION	<input type="checkbox"/> ALTERATION	<input type="checkbox"/> DEMOLITION	<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> REPAIR
<input checked="" type="checkbox"/> REPLACEMENT	<input type="checkbox"/> OTHER			
IF OTHER, PLEASE DESCRIBE:				
DESCRIBE SCOPE OF WORK: Remove existing perimeter and interior lot fencing and replace with new. In some case, the fence height and style will be the same as existing. In other cases, the fence will be a different style and or height. All fencing shall be 6'-0" or lower.				
BRIEFLY DESCRIBE THE HISTORY OF THE PROPERTY (IF KNOWN): Not 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. <u>INCOMPLETE OR INACCURATE APPLICATIONS WILL NOT BE ACCEPTED.</u>				
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.				

Item 2 – General Permit Application



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 Heath
Director

GENERAL PERMIT APPLICATION

PROJECT #: 20060054 ZONING DISTRICT: MR3 DATE RECEIVED: 6-17-2020

PROJECT DESCRIPTION:
 Remove and replace existing fence

PROPERTY LOCATION INFORMATION
 STREET ADDRESS: 11 Chester Street CITY/ZIP: Newtonville 02460
 LEGAL DESCRIPTION (SECTION, BLOCK, LOT): 21.028.0006

PROPERTY OWNER INFORMATION
 NAME: Adam Lewis PHONE: 617 512 3441 ALT. PHONE: _____
 MAILING ADDRESS: 209 Walnut Street Newtonville MA 02460 E-MAIL ADDRESS: adam@wis350@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 Adam M Lewis 06-16-20
 (Property Owner Signature) (Date)

X _____ _____
 (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: same as Owner PHONE: _____ ALT. PHONE: _____
 MAILING ADDRESS: _____ E-MAIL ADDRESS: _____

X _____ _____
 (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

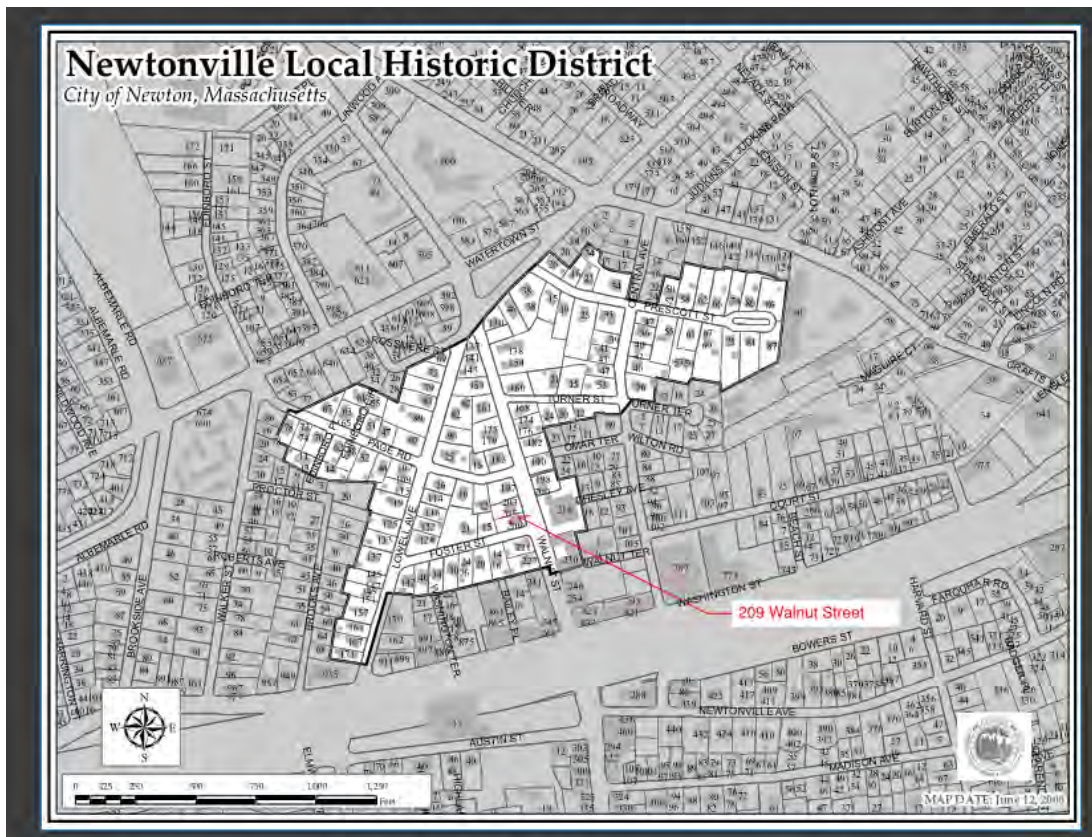
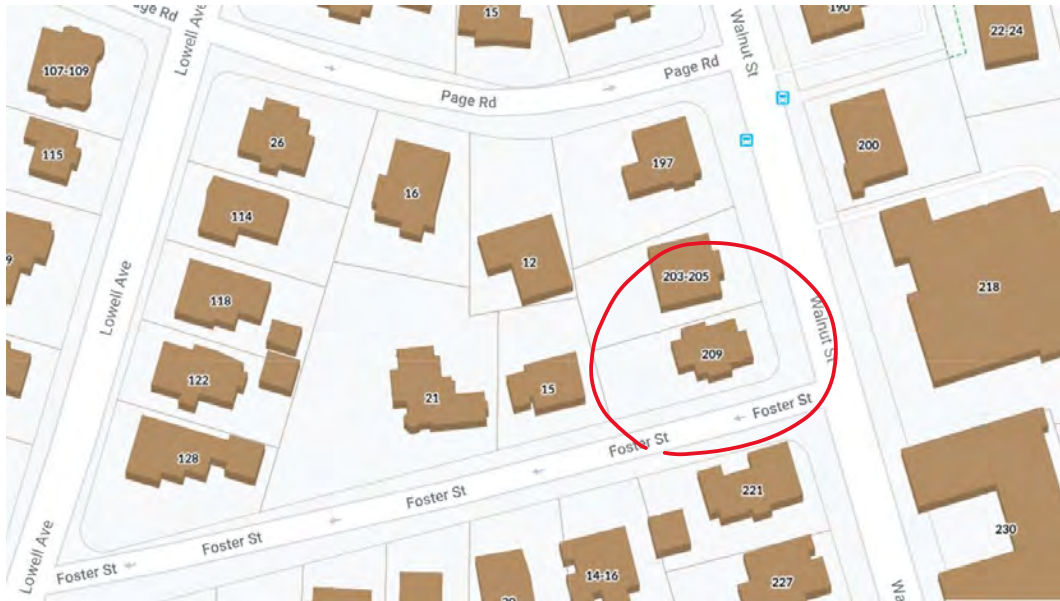
CHECK APPROPRIATE PERMIT OR REVIEW PROCESS (CHECK ALL BEING SUBMITTED)	
<input type="checkbox"/> Zoning Review Application	<input type="checkbox"/> Comprehensive Permit
<input type="checkbox"/> Administrative Site Plan Review	<input type="checkbox"/> Variance Application
<input type="checkbox"/> Sign 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.

Item 3 – Property Location on Assessor’s Database Map



Property Information:

Section 21; Block 028; Lot 0006; MR3
Two family home, Lot size – 7494 square feet

Item 4: Project Description

The subject property, 209 Walnut Street, is a 2-family house located on the west side of Walnut Street at the northwest corner of Foster Street. According to the Mass Historical Commission, the house was built in 1891 and is a white aluminum-sided, three-story structure located in the Newtonville Local Historic District. A view of the house from Walnut Street is below.

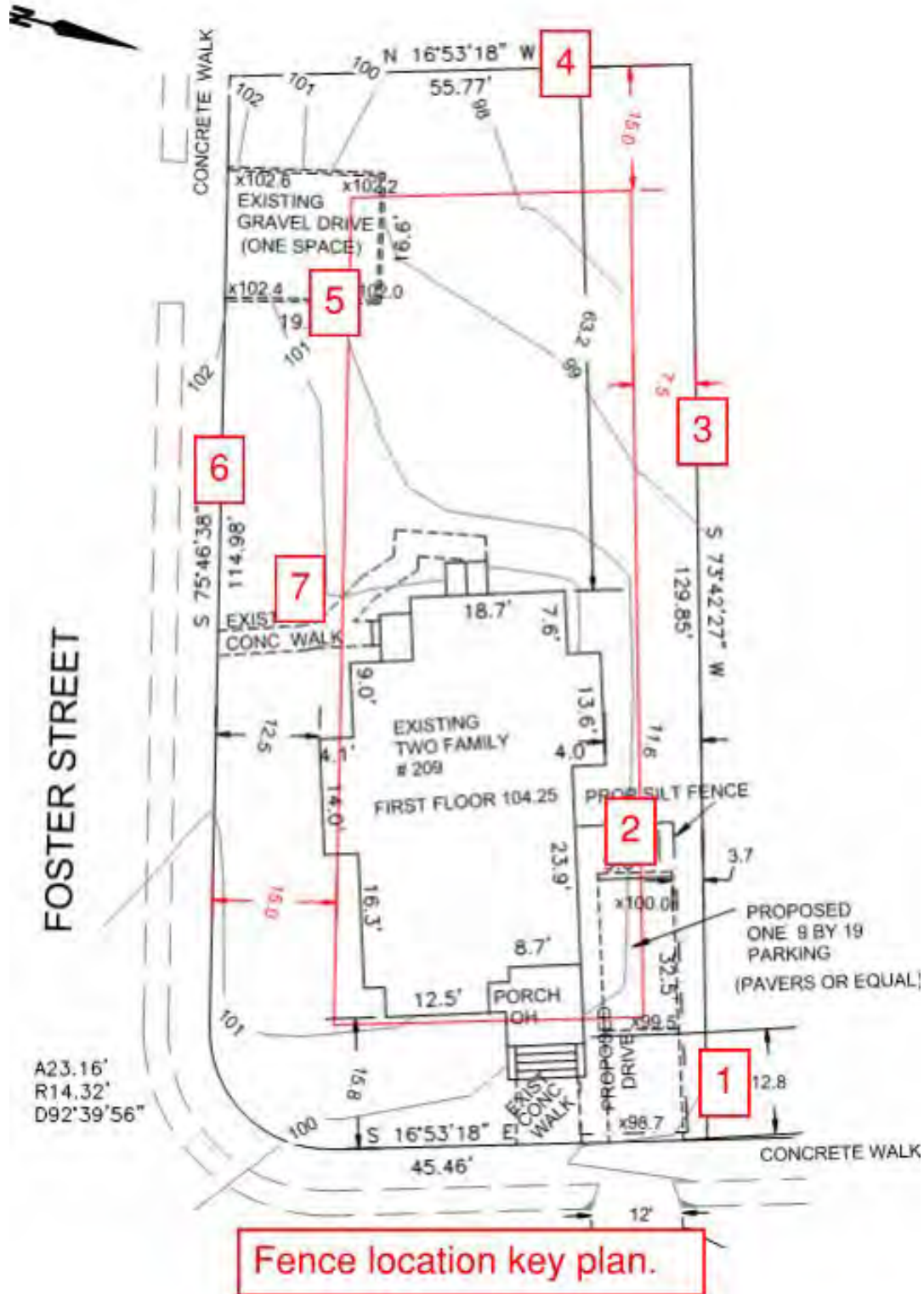


The project consists of removing all the existing fencing and gates on the property and replacing with a new solid panel scalloped privacy fence and gates.

Proposed fencing: See below for interior views of the proposed fence type, which is a solid panel, privacy fence called Parkway Board by Reliable Fence. It has a scalloped top and is cedar. We propose leaving the cedar untreated, to weather over time, rather than painting or staining. The fence sections will be no more than 6' tall, with some sections 4' tall. The center of each scallop is approximately 4" lower than the endpoints. Each fence section will be 6'-8' long.



Fence location key plan is below. See following pages for a description of each numbered section.



Location 1. The existing shadow box style privacy fence between 209 Walnut and 203-5 Walnut Street (pictured in the three images below) will be replaced with a new solid panel Parkway Board fence shown on page 6.



The first 6' long, panel of the new fence, closest to the sidewalk will be 4'H. The second panel will transition from 4'H to 6'H, similar to below. The third panel will be 6'H. See below for a sense of what this would look like when viewed from 203-205 Walnut Street.



The view of the new fence from the driveway at 209 Walnut Street looking toward 203-5 Walnut Street will look something like the image below with an added 4'H section on the east (righthand) side of the transition panel.



Location 2. There is an existing fence and gate parallel to Walnut Street and perpendicular to the property line between 203-205 Walnut Street. This 4'H fence and gate will be replaced with a Parkway Board 4'H fence and an open board gate.

Image of existing fence and gate is below.



New gate will be open slat, similar to this image, but without the metal bars.



Location 3. Beyond the gate in Location 2 above, fencing on the property line between 209 Walnut Street and 203-205 Walnut Street is currently a 4'H fence (post and rail with wire mesh). This will be replaced with 6'H Parkway Board fence.



Location 4. Fencing at the rear property line (boundary between 209 Walnut Street & 15 Foster Street) shown below will be replaced with 4' Parkway Board fence.



Location 5. At the parking area on Foster Street, there is a fence on the east side (pictured below). This open fence will be replaced with a new solid Parkway Board fence, 4'H.



Location 6. Fence height and style along Foster Street will remain as is, with new cap style similar to the cap style shown on page 6. Existing fence on Foster Street is 6' tall.



Below – close up views of existing 6'H fence on Foster Street (close up of left side of image above). New fence will be same height and location and style but with a new cap style, as shown in the images on pages 6.

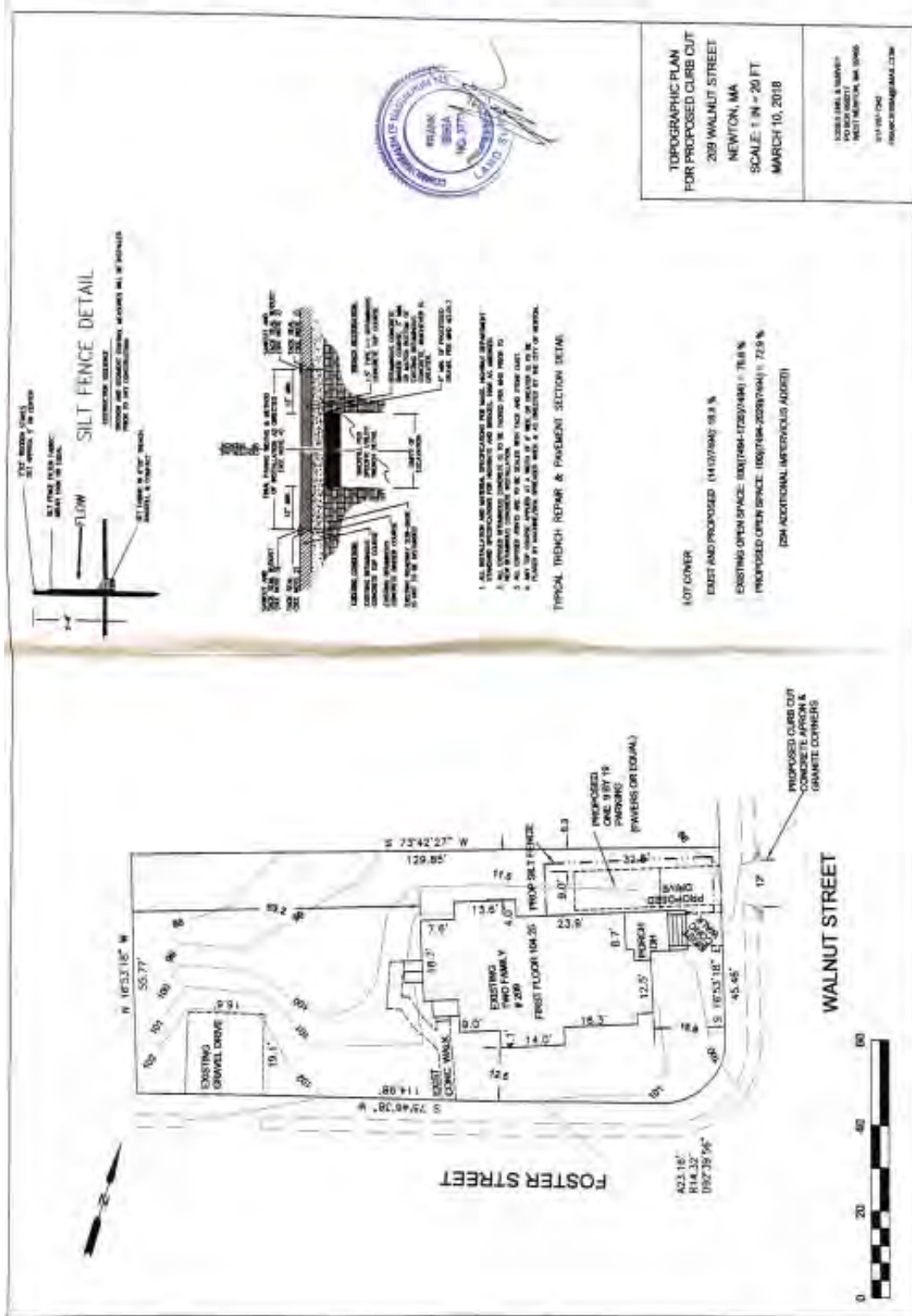


Location 7. Adjacent to the fence pictured in location 6 is a section of fence which transitions from 6'H at Foster Street to 5'H and ends with 5' double gates next to the side entrance of the house. See red rectangle in image on prior page for location. Existing 5'H double gates are pictured below. The new fence and gates will be the same heights as the existing. The new double gates will be similar in appearance to the image at the bottom of page 10.



Item 5 - Survey

Below is a survey that was prepared in 2018.



Item 6 – MHC Form

Massachusetts Cultural Resource Information System MACRIS

[MHC Home](#) | [MACRIS Home](#)

For more information about this page and how to use it, [click here](#).

Inventory No:	NWT.6364
Historic Name:	Gordon, A. L. House
Common Name:	
Address:	209 Walnut St
City/Town:	Newton
Village/Neighborhood:	Newtonville
Local No:	21028-0006;EI
Year Constructed:	1891
Architect(s):	
Architectural Style(s):	Queen Anne; Stick Style
Use(s):	Single Family Dwelling House
Significance:	Architecture
Area(s):	NWT/EI: Newtonville Local Historic District
Designation(s):	Local Historic District (09/03/2002)
Building Material(s):	



There is no form for this resource. Information can be found on the [NWT/EI](#) form and/or the appropriate area forms listed below.

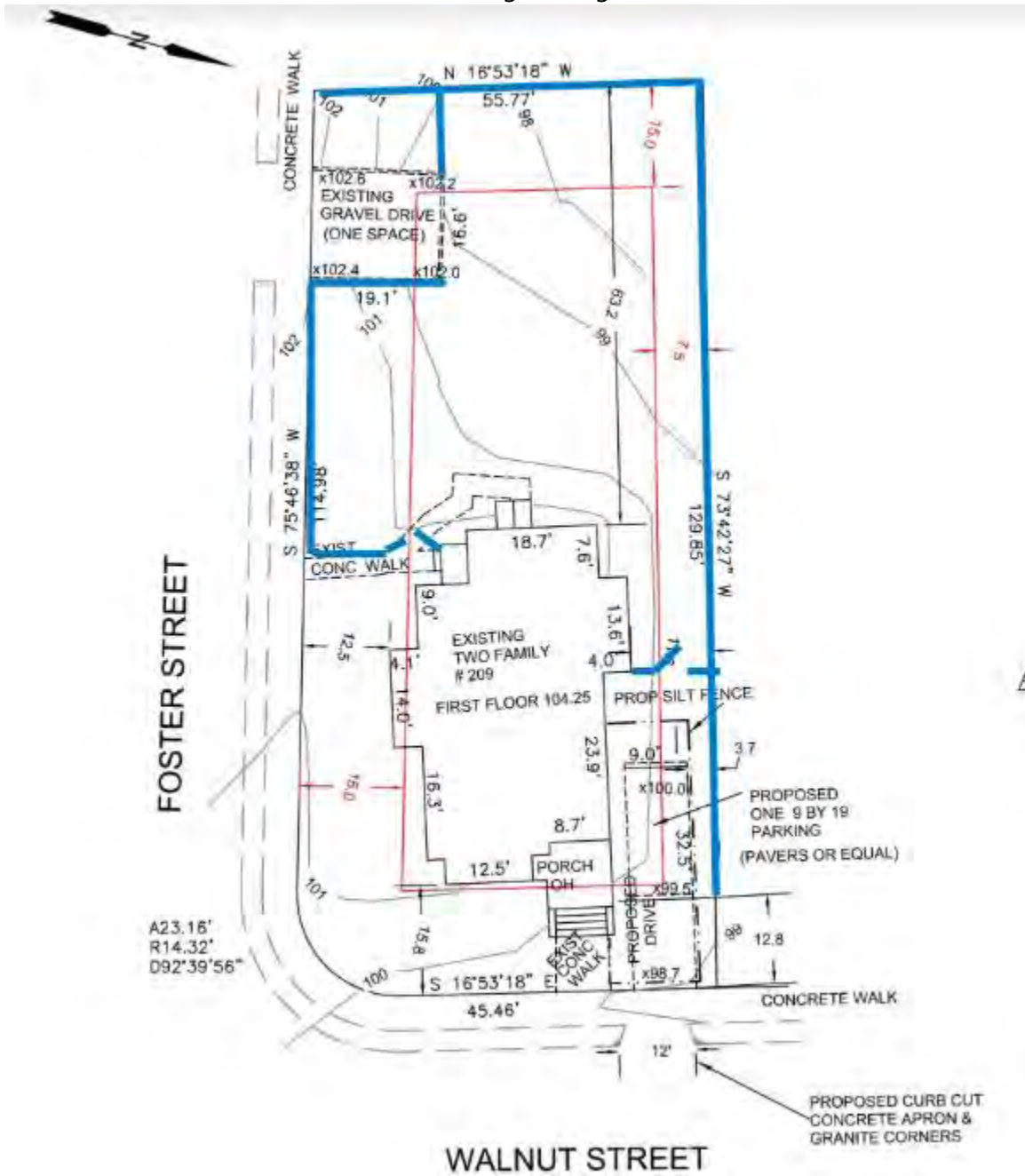
[New Search](#)

[Previous](#)

[MHC Home](#) | [MACRIS Home](#)

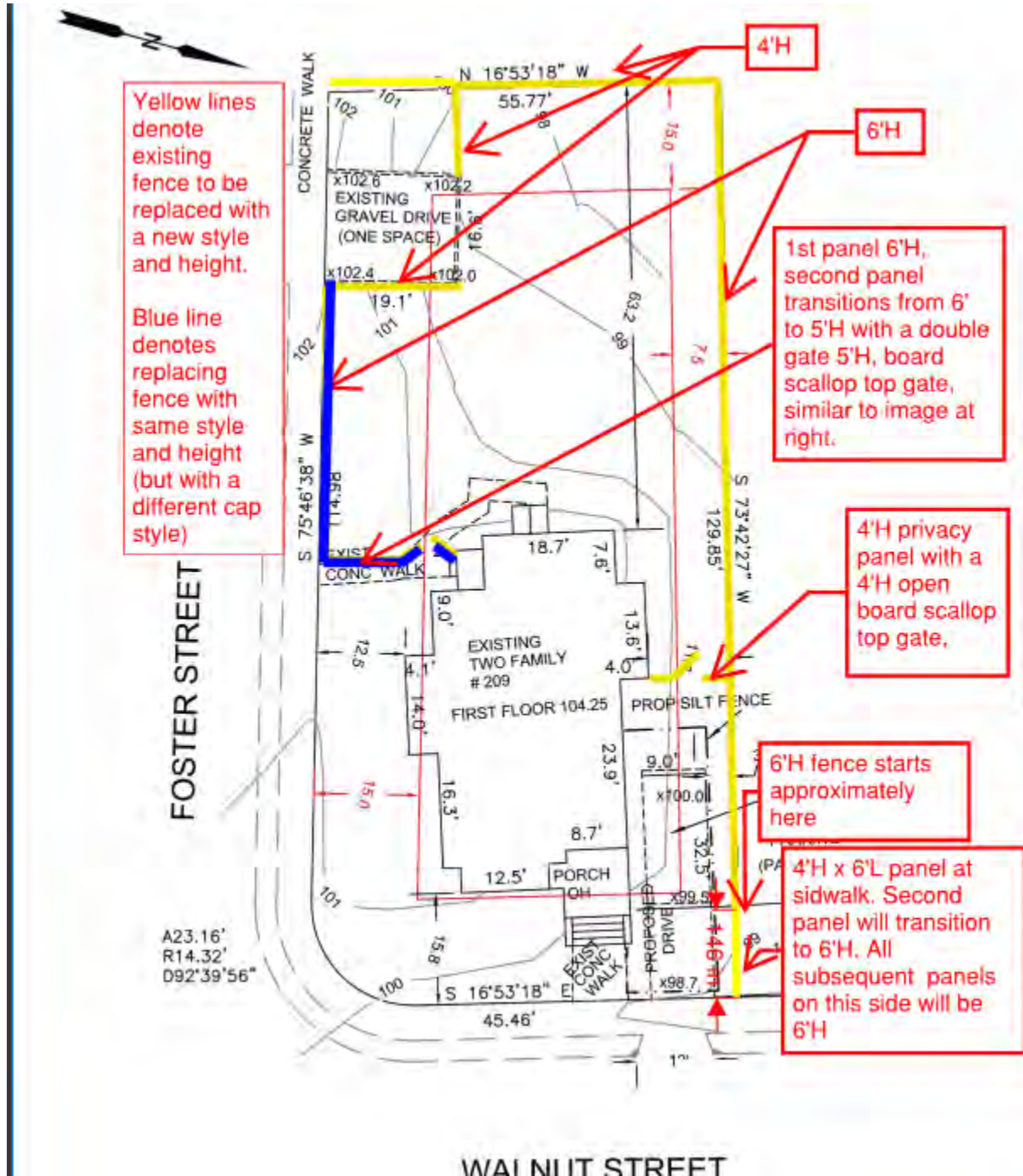
Item 7 - Existing fencing

Blue lines indicate existing fencing to be demolished



Item 8 – Proposed new fencing

(A separate PDF of this diagram with reference photos is included with this submission)



Item 9 - Specifications

Proposed fence is unpainted cedar Parkway Board Fence by Reliable Fence, or other similar manufacturer. Top will be scalloped. All fencing will be 6'-0" tall or lower.

For images go to: <https://reliablefenceboston.com/cedar/privacy>



Thank you for your time in reviewing our submission.
Please contact Adam Lewis if you require any additional information.

END



Ruthanne Fuller
Mayor

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Department of Planning and Development
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Barney S. Heath
Director

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

DATE RECEIVED: 06/17/2020

PROJECT #: 20060055

PROJECT ADDRESS: 47 Prescott Street, Newton, MA 02460

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): 1940

TYPE OF PROPOSED WORK (Check all that apply):

ADDITION ALTERATION DEMOLITION NEW CONSTRUCTION REPAIR
 REPLACEMENT OTHER

IF OTHER, PLEASE DESCRIBE: _____

DESCRIBE SCOPE OF WORK:

Our house is a 2-story, 2-BR Cape attached by a low-ceilinged breezeway to a single-story garage. To accommodate my 3 growing children, I need to add a second story to the garage to create additional bedrooms. Because the main house has only a dirt crawl space and the garage and breezeway are built on a slab, we have never had a basement and the garage/breezeway is extremely expensive to heat as a result since only baseboard electric heaters are possible. We will need to demolish the current garage (which is in need of extensive repairs to be habitable) to create a foundation and basement. Our design replicates the appearance and orientation of the current garage. Except for widening the breezeway to match the width of the existing house, we will be making no changes to the current footprint of the house.

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

The house is a cinderblock and clapboard Cape-style residence attached by a low-ceilinged breezeway to a garage. It was built in 1940 from plans by architect Giles Smith. I have attached all the building permits on file with the city, which include an extension of the garage in 1945 and an enclosure/extension of the breezeway in 1960. When our second daughter was born in 2005, we applied for a permit to finish the interior of the garage to use as living space (the existing house had no dining room and 1.5 baths and the washer/dryer were in the kitchen), which we did in 2006 without any alteration to the exterior or the home's existing footprint.

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.



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 www.newtonma.gov

Ruthanne Fuller
 Mayor

Barney Heath
 Director

GENERAL PERMIT APPLICATION

PROJECT #: 20060055 ZONING DISTRICT: Newtonville, MA DATE RECEIVED: 06/17/2020

PROJECT DESCRIPTION:

Demolish existing one-story garage and breezeway to accommodate a foundation that can support a second story, bringing the roofline into conformity with existing house. Add dormers to current house. Minimal change to footprint.

PROPERTY LOCATION INFORMATION

STREET ADDRESS: 47 Prescott Street CITY/ZIP: Newton, MA 02460

LEGAL DESCRIPTION (SECTION, BLOCK, LOT): _____

PROPERTY OWNER INFORMATION

NAME: Julia Clinger PHONE: 857-234-1717 ALT. PHONE: _____
 MAILING ADDRESS: 47 Prescott Street, Newton, MA 02460 E-MAIL ADDRESS: jbclinger@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.

Julia Clinger [Signature] 06/16/20
 (Property Owner Signature) (Date)
 _____ _____
 (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: Julia Clinger [Signature] PHONE: _____ ALT. PHONE: _____
 MAILING ADDRESS: 47 Prescott Street, Newton MA 02460 E-MAIL ADDRESS: jbclinger@gmail.com

Julia Clinger 06/16/20
 (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



CITY OF NEWTON

PUBLIC BUILDINGS DEPARTMENT

Application for Permit to Build

(FRAME)

Ser. No. 70
 No. 224

Newton, Mass., Feb. 12 1940

To the
 PUBLIC BUILDINGS COMMISSIONER:—

The undersigned hereby applies for a permit to build, according to the following specifications:

1. Street and No.? 47 PRES. SCOTT Ward? 2
2. What is the nearest street? CENTRAL AVE.
3. Material? Frame & Cinder Block Purpose of Building? Residence
4. Garage—No. Cars? One License..... Issued?.....
5. Name of Owner? Miss. Hughena Fraser Address? Watertown, Mass.
6. Name of Architect? Gold. Smith Address? 11 Beacon St. Boston
7. Name of Builder? Clarke & Tail. Inc. Address? 422 Cambridge St. Allston
8. If a Dwelling, for how many families? One
9. Size of Lot, No. of feet front? 90'-0" No. of feet rear? 90'-0"; No. of feet deep? 53'-8 3/4"
10. Size of Building, No. of feet front? 28'-4" No. of feet rear? 28'-4"; No. of feet deep? 20'-4"
11. Height of Building? 22'-0" Distance from street line? 25'-0"
12. Distance of the proposed structure from the adjoining lot lines? Front 25'-0" Rear 7'-6" Sides 25'-0" Left Side 2'-6"
13. Distance from adjoining buildings, front,.... feet; side,.... feet; side,.... feet; rear,.... feet
14. Size of girder? None Material of girder? None
15. Size of columns in cellar? None Material of columns? None
16. Size of sills? None
17. Size of posts? 4 x 8
18. Size of girts? 4 x 8
19. Size of rafters? 2 x 6 Distance on centres? 1'-8" OC
20. Size of floor timbers, 1st, floor? None Distance on centres?
21. Size of floor timbers, 2nd floor? 4 x 6 H.P. Distance on centres? 2'-4" OC
22. Size of floor timbers, 3rd floor? None Distance on centres?
23. Foundation on filled land? Solid
24. Foundation, material of Cinder Block height of? 5'-0"; thickness of? 12"; Mortar? 1-1-4
25. Will the roof be flat, pitch, gambrel, or hip? Pitched; Material of roofing? Asphalt Slate
26. Heating, steam?..... Hot water?..... Furnace? Gas..... Combination?.....
27. Estimated cost? \$ 4,507
28. Sewer, Cesspool or Septic Tank? Sewer Material?.....

Plans in duplicate must be submitted to and approved by this Department before a permit for erection will be granted.

NO WORK TO BE STARTED UNTIL PERMIT CARD IS DISPLAYED.

ALL MEASUREMENTS TAKEN FROM OVERHANGS.

The above is subscribed to and executed by me under the penalties of perjury in accordance with Chapter 187 Acts of 1926.

Approved Feb 20 1940
T. D. P.

Signature Clarke & Tail. Inc.
by T. D. Tail.
 Address 422 Cambridge St.
Allston.

PLOT PLAN

The Applicant for a building permit shall draw in ink to a scale of 40 ft. to an inch a plan of their lot and all adjoining lots, all buildings erected and all proposed buildings giving size of all buildings, including all overhangs, projections, and distances.

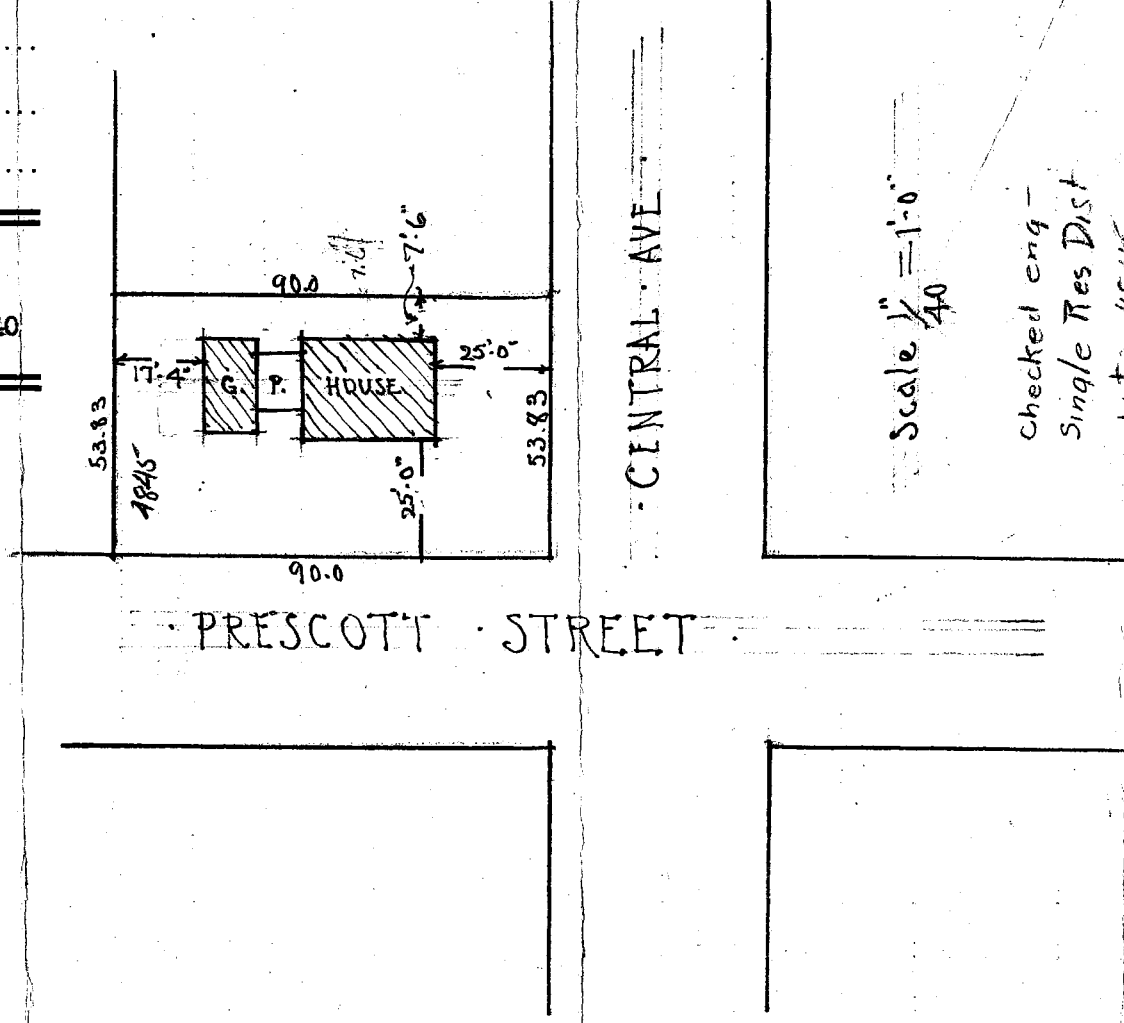
Data obtained from the office of the City Engineer may not be correct except as to street lines. Applicants must not rely on information obtained from that office.

APPLICATION FOR PERMIT TO BUILD
Frame

St. & No. ... **47 Prescott** Wd. ... **2** ...
 Permit No. **224** Ser. No. ... **70** ...
 Owner, .. **Hughena Fraser**
 Architect, **Giles Smith**
 Builder, .. **Clarke & Tait, Inc.**

PERMIT GRANTED

February 20, 1934



Scale 1/4" = 1'-0"
 40

Checked eng -
 Single Res Dist
 lot = 4845
 30% = 1453.5
 House = 944

I hereby certify that the dimensions and other information on this plot plan are correct. The above is subscribed to and executed by me under the penalties of perjury in accordance with Chapter 187 Acts of 1926.

House No. **47 Prescott St.**
 By **Ray**
 Signature, **Donald S. Tait**
 Address, **427 C.E. Dr. S.E. Atlanta**

CITY OF NEWTON

PUBLIC BUILDINGS DEPARTMENT

Application for Permit for Alteration



Ser. No. 213

No. 473

To the

Newton, Mass., July 6, 1945

PUBLIC BUILDINGS COMMISSIONER:—

The undersigned applies for a permit to alter the following described building:

- 1. Street and No. 47 Prescott St. Newtonville Ward? 2
- 2. Name of Owner? W.K. Whorf Address? same
- 3. Name of Architect? Address?
- 4. Name of Builder? W.K. Whorf Address? same
- 5. For what was building last occupied? Dwelling No. of families? 1
- 6. How is building to be occupied now? " " No. of families? 1

DESCRIPTION OF PROPOSED ALTERATIONS

Erect addn to garage 8'-6" x 19'-6" - 8'-4" to rear lotline Concrete blocks

- 7. Size of extension, No. of feet front? 8 1/2 No. of feet rear? 8 1/2 No. of feet deep? 19 1/2
- 8. Height of extension? 12; Distance from street line?
- 9. Distance of the extension from the adjoining lot lines? 8'-4" rear - 7'-6" side
- 10. Distance from adjoining buildings, front...ft.; side...ft.; side...feet; rear...feet
- 11. Size of girder? Material of girder?
- 12. Size of columns in cellar? Material of columns?

IF OF FRAME

- 13. Size of sills? Size of posts? Size of girts?

OTHER THAN FRAME

- 15. Thickness of walls? 1st floor 8"; 2nd floor; 3rd floor; 4th floor; 5th floor; 6th floor

IN GENERAL

- 15. Size of rafters? 2 x 6 Distance on centres? 20
- 16. Size of floor timbers, 1st floor? Distance on centres?
- 17. Size of floor timbers, 2nd floor? Distance on centres?
- 18. Size of floor timbers, 3rd floor? Distance on centres?
- 19. Foundation on Filled land? no
- 20. Foundation, material of? conc; height of? 4; thickness of? 8 Mortar?
- 21. Will the roof be flat, pitch, gambrel or hip? pitch Material of roofing? asphalt
- 22. Heating, kind of?
- 23. Estimated cost? 300

Plans in duplicate must be submitted to and approved by this department

Bd. of A. Permit 6-25-45 before a permit for erection will be granted.

NO WORK TO BE STARTED UNTIL PERMIT CARD IS DISPLAYED

ALL MEASUREMENTS TAKEN FROM OVERHANGS

The above is subscribed to and executed by me under the penalties of perjury in accordance with Chapter 187, Acts of 1926.

Approved JUL 6 1945 194.

H. O. F.

Signature [Handwritten Signature] Address 47 Prescott St.

23-7

APPLICATION FOR PERMIT FOR ALTERATIONS

St. & No. 47. Prescott
Permit No. 473 Ser. No. 213
Owner, W. K. Whorf
Architect,
Builder, W. K. Whorf

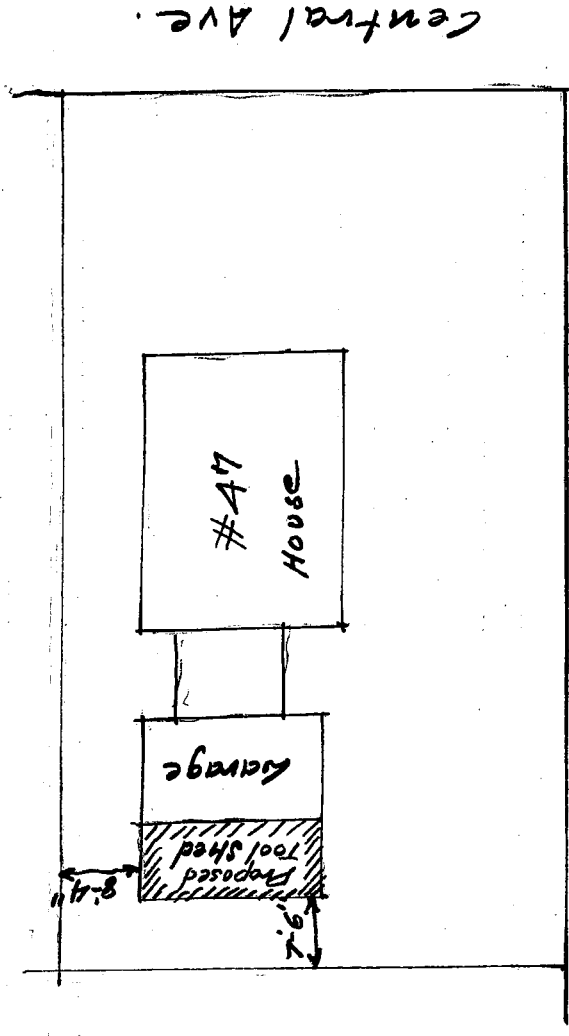
PERMIT GRANTED

..... July 6, 1945

PLOT PLAN

The applicant for a building permit shall draw in ink to a scale of 40 ft. to an inch a plan of their lot and all adjoining lots, all buildings erected and all proposed buildings giving size of all buildings, including all overhangs, projections, and distances.

Data obtained from the office of the City Engineer may not be correct except as to street lines. Applicants must not rely upon information obtained from that office.



I hereby certify that the dimensions and other information on this plot plan are correct. The above is subscribed to and executed by me under the penalties of perjury in accordance with Chapter 187, Acts of 1926.

House No.
By
Signature W. K. Whorf
Address, 47. Prescott St.

CITY OF NEWTON

PUBLIC BUILDINGS DEPARTMENT

Application for Permit for Alteration



Ser. No. 584

No. 1853

To the

Newton, Mass., October 19, 19 20

PUBLIC BUILDINGS COMMISSIONER:—

The undersigned applies for a permit to alter the following described building:

1. Street and No. ? 47 Prescott Street Ward? 2 Newtonville
2. Name of Owner? Melvin Maddocks Address? 47 Prescott Street
3. Name of Architect? Melvin Maddocks Address? 47 Prescott Street
4. Name of Builder? Melvin Maddocks Address? 47 Prescott Street
5. For what was building last occupied? dwelling No. of families? one
6. How is building to be occupied now? dwelling No. of families? one

DESCRIPTION OF PROPOSED ALTERATIONS

Enclosing of breezeway; extend rear breezeway three feet

7. Size of extension, No. of feet front? 2; No. of feet rear? 9'0"; No. of feet deep? 13'0"
8. Height of extension? _____; Distance from the street line _____
9. Distance of the extension from the adjoining lot lines? _____
10. Distance from adjoining buildings, front _____ ft.; side _____ ft.; side _____ ft.; rear _____ feet
11. Size of girder? _____ Material of girder? _____
12. Size of columns in cellar? _____ Material of columns? _____

When was house erected? 1941

IF OF FRAME

13. Size of sills? _____ Size of posts? _____ Size of girts? _____

OTHER THAN FRAME

14. Thickness of walls? 1st floor _____; 2nd floor _____; 3rd floor _____
4th floor _____; 5th floor _____; 6th floor _____

IN GENERAL

15. Size of rafters? _____ Distance on centres? _____
16. Size of floor timbers, 1st floor? _____ Distance on centres? _____
17. Size of floor timbers, 2nd floor? _____ Distance on centres? _____
18. Size of floor timbers, 3rd floor? _____ Distance on centres? _____
19. Foundation on Filled land? _____
20. Foundation, material of? _____; height of? _____; thickness of? _____; Mortar? _____
21. Will the roof be flat, pitch, gambrel or hip? _____ Material of roofing? _____
22. Heating, kind of? _____
23. Estimated cost? 1 \$ 1000

Plans in duplicate must be submitted to and approved by this Department before a permit for erection will be granted.

NO WORK TO BE STARTED UNTIL PERMIT CARD IS DISPLAYED.

ALL MEASUREMENTS TAKEN FROM OVERHANGS.

The above is subscribed to and executed by me under the penalties of perjury in accordance with Chapter 187, Acts of 1926.

Approved Oct 19 19 20

Signature Melvin Maddocks

Address 47 Prescott Street

Newtonville

Fee: 2

Receipt No. 543

23
check
APPLICATION FOR PERMIT FOR ALTERATIONS

Per. No. 1853 Ser. No. 586

St. & No. 47 Prescott Street

Owner, Melvin Maddocks

Architect, Melvin Maddocks

Builder, Melvin Maddocks

PERMIT GRANTED

October 19, 1960 194

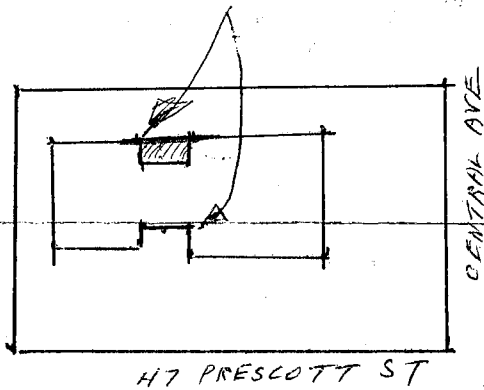
PLOT PLAN

The Applicant for a building permit shall draw in ink to a scale of 40 ft. to an inch a plan of their lot and all buildings erected and all proposed buildings giving size of all buildings, including all overhangs, projections, and distances.

Data obtained from the office of the City Engineer may not be correct except as to street lines and grades. Applicants must not rely upon information obtained from that office.

The applicant for a building permit shall obtain a permit for access to his plot over the existing sidewalk in accordance with Section 19.20 (b) of the revised ordinances.

ENCLOSE EXISTING BREEZWAY AND EXTEND REAR 3' TO FACE OF HOUSE



Other means of providing lateral support either in embankment or excavation, such as walls, cribbing, riprap or other, may be employed only with, and subject to, the approval of the city engineer. The requirements of this paragraph shall apply to the providing of lateral support on or adjacent to all public streets and other public streets and other public property.

I hereby certify that the dimensions and other information on this plot plan are correct. The above is subscribed to and executed by me under the penalties of perjury in accordance with Chapter 187, Acts of 1926.

House No. _____

Signature, Melvin Maddocks

By _____

Address, 47 Prescott St.
Newtonville







































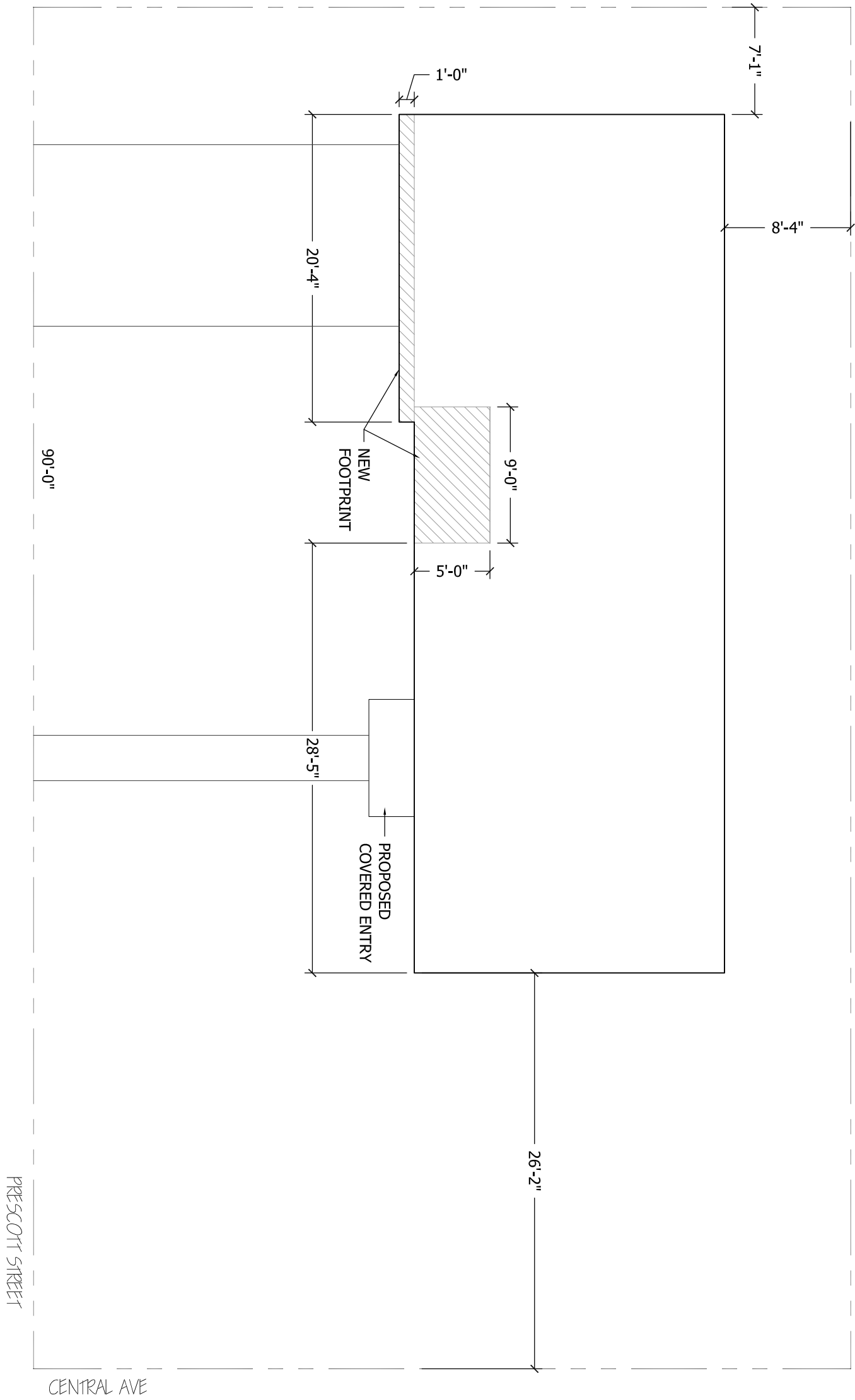






47





Proposed Site Plan

06/17/2020
Drawing Scale: 1/8" = 1'-0"

The Clinger Residence

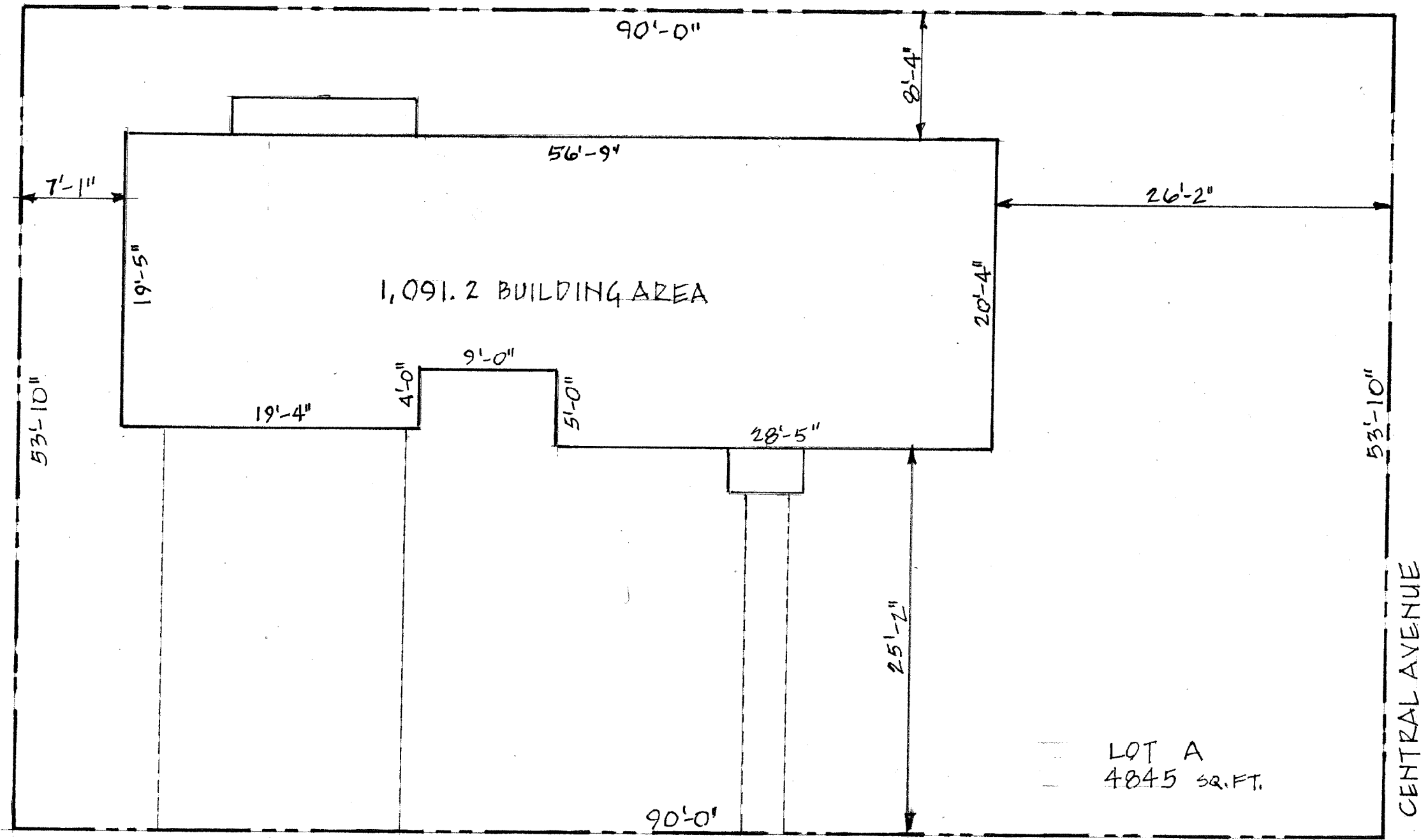
47 Prescott Street
Newton, Massachusetts

SBW Design

57 Hancock Street
Newton, MA 02466

Telephone: 617.416.3184

1



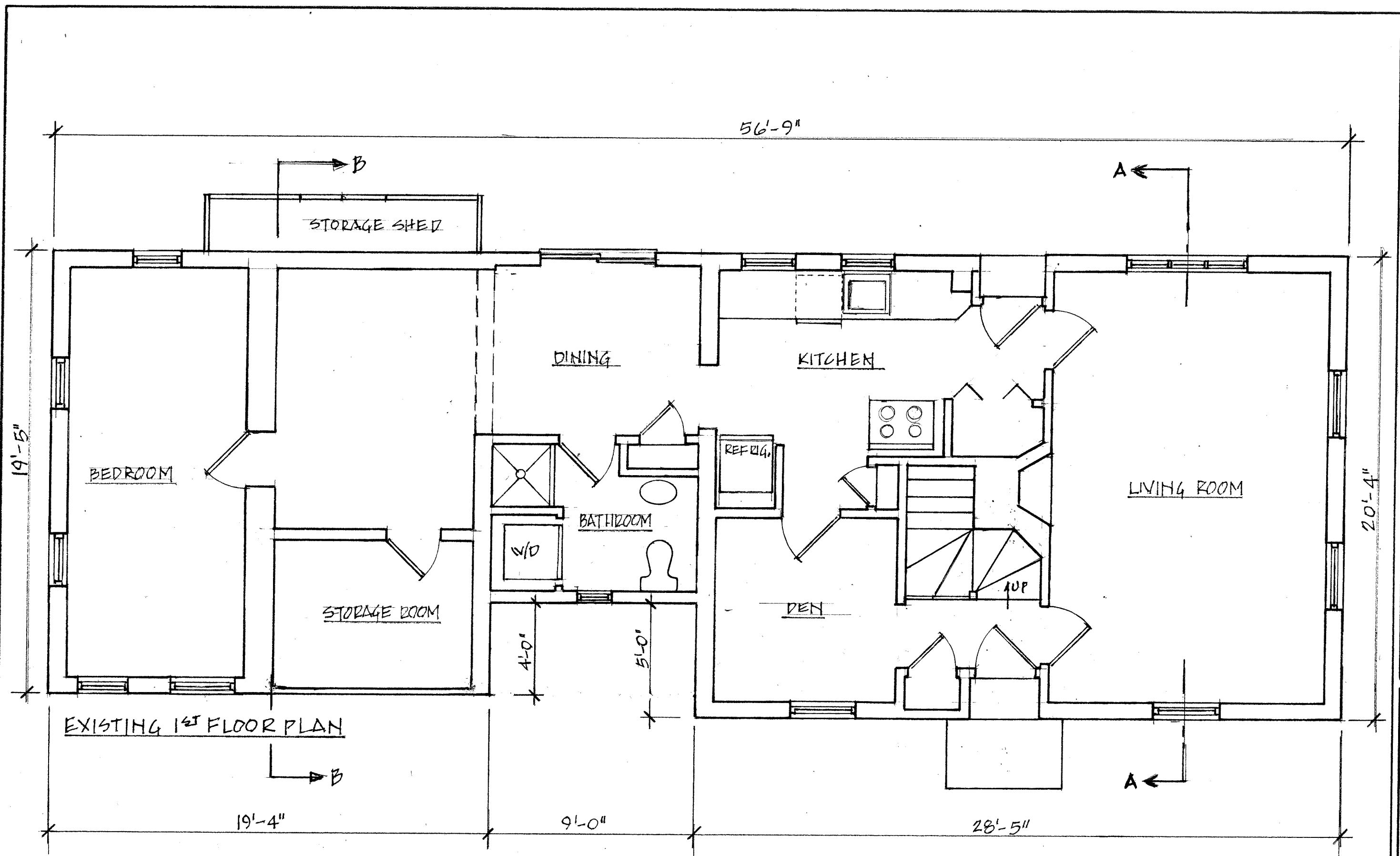
EXISTING PLOT PLAN

PRESCOTT STREET

CLINGER RESIDENCE
47 PRESCOTT STREET
NEWTON, MA 02160

CONSTANTINE CACOS, ARCH.
75 WASHINGTON STREET
NATICK, MA 01760

EXISTING PLOT PLAN
SCALE: 1/8" = 1'-0"
DATE: MAY 21, 2019

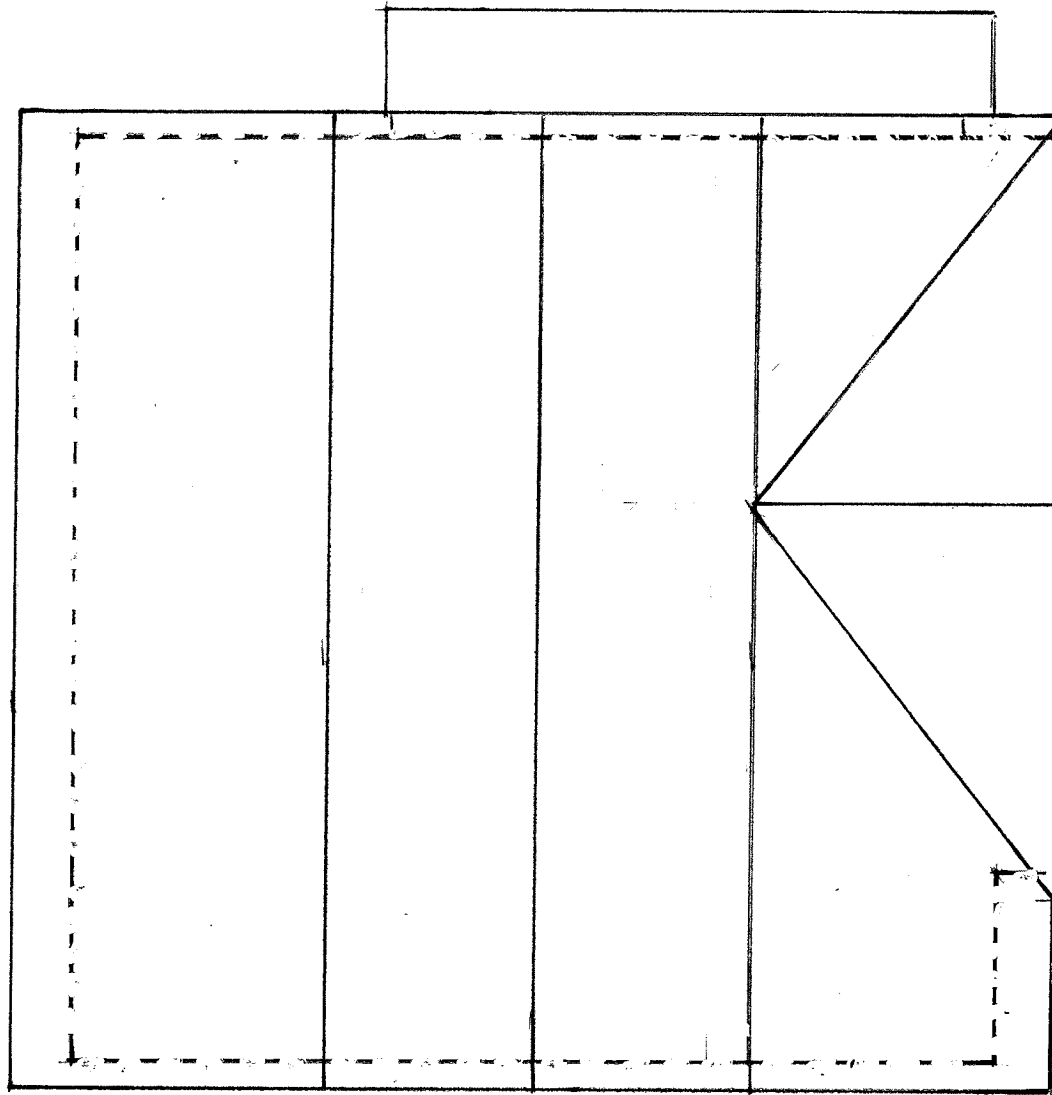


EXISTING 1ST FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 DATE: MAY 21, 2019

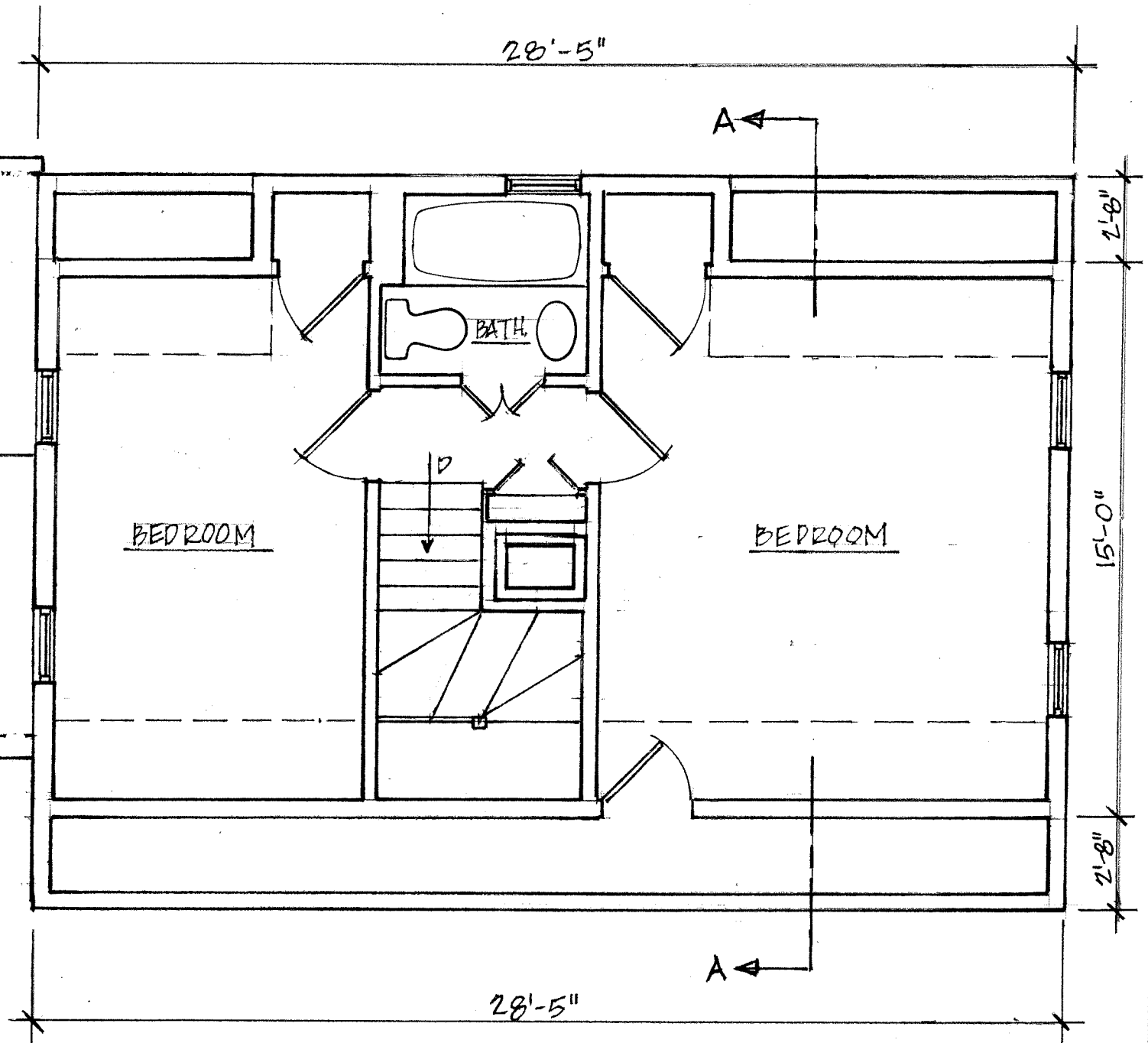
CONSTANTINE CACOS, ARCH
 75 WASHINGTON STREET
 NATICK, MA 01760

CLINGER RESIDENCE
 57 PRESCOTT STREET
 NEWTON, MA 02460

EXISTING 1ST FLOOR PLAN



EXISTING 2ND FLOOR PLAN



EXISTING 2ND FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 DATE: MAY 26, 2019

CONSTANTINE CACOS, ARCH.
 75 WASHINGTON STREET
 NATICK, MA 01760

CLINGER RESIDENCE
 57 PRESCOTT STREET
 NEWTON, MA 02459



EXISTING FRONT ELEVATION

4

EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"
DATE: MAY 21, 2019

CONSTANTINE CACOS, ARCH
75 WASHINGTON STREET
NATICK, MA 01760

CLINGER RESIDENCE
57 PRESCOTT STREET
NEWTON, MA 02460



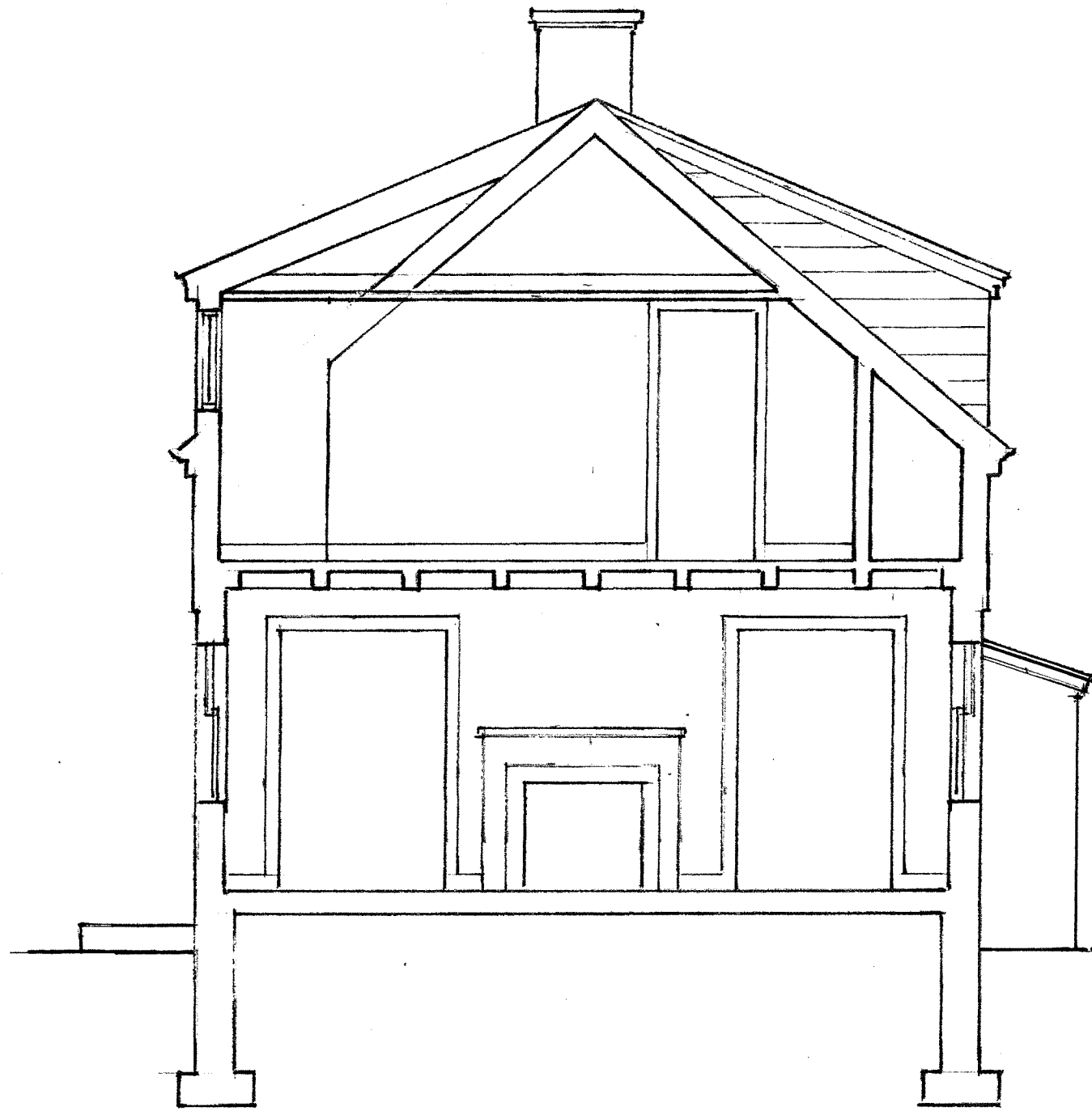
EXISTING REAR ELEVATION

13

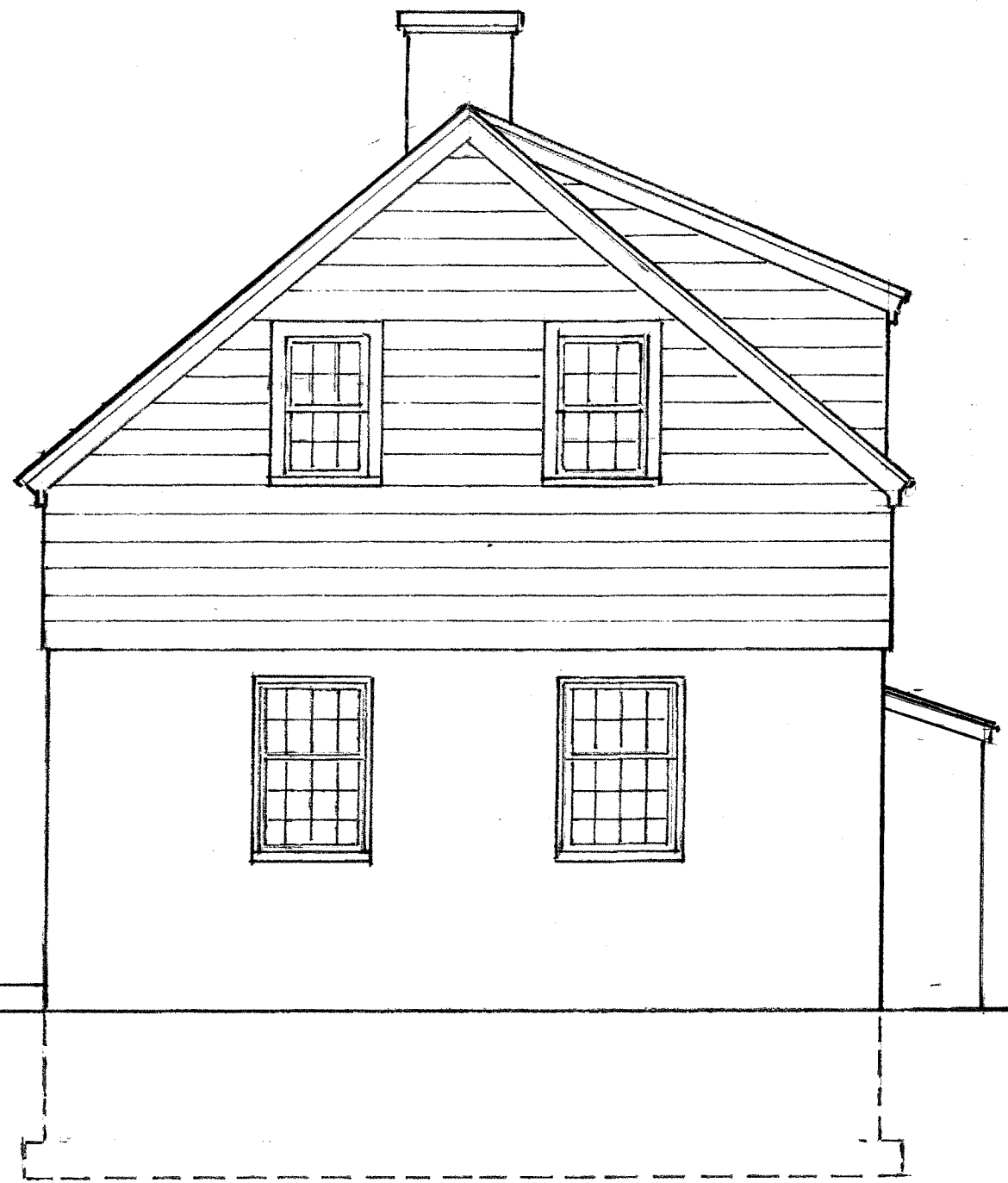
EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"
DATE: MAY 21, 2019

CONSTANTINE CACOS, ARCH.
75 WASHINGTON STREET
NATICK, MA 01760

CLINGER RESIDENCE
57 PRESCOTT STREET
NEWTON, MA 02460



EXISTING SECTION A-A



EXISTING RIGHT END ELEVATION

EXIST, RIGHT END ELEV. & SECT. A-A
SCALE: 1/4" = 1'-0"
DATE: MAY 21, 2019

CONSTANTINE CACOS, ARCH.
75 WASHINGTON STREET
NATICK, MA 01760

CLINGER RESIDENCE
57 PRESCOTT STREET
NEWTON, MA 02460

EXIST. LEFT END ELEV., $\frac{1}{4}$ SECT. B-B
SCALE: $\frac{1}{4}" = 1'-0"$
DATE: MAY 21, 2019

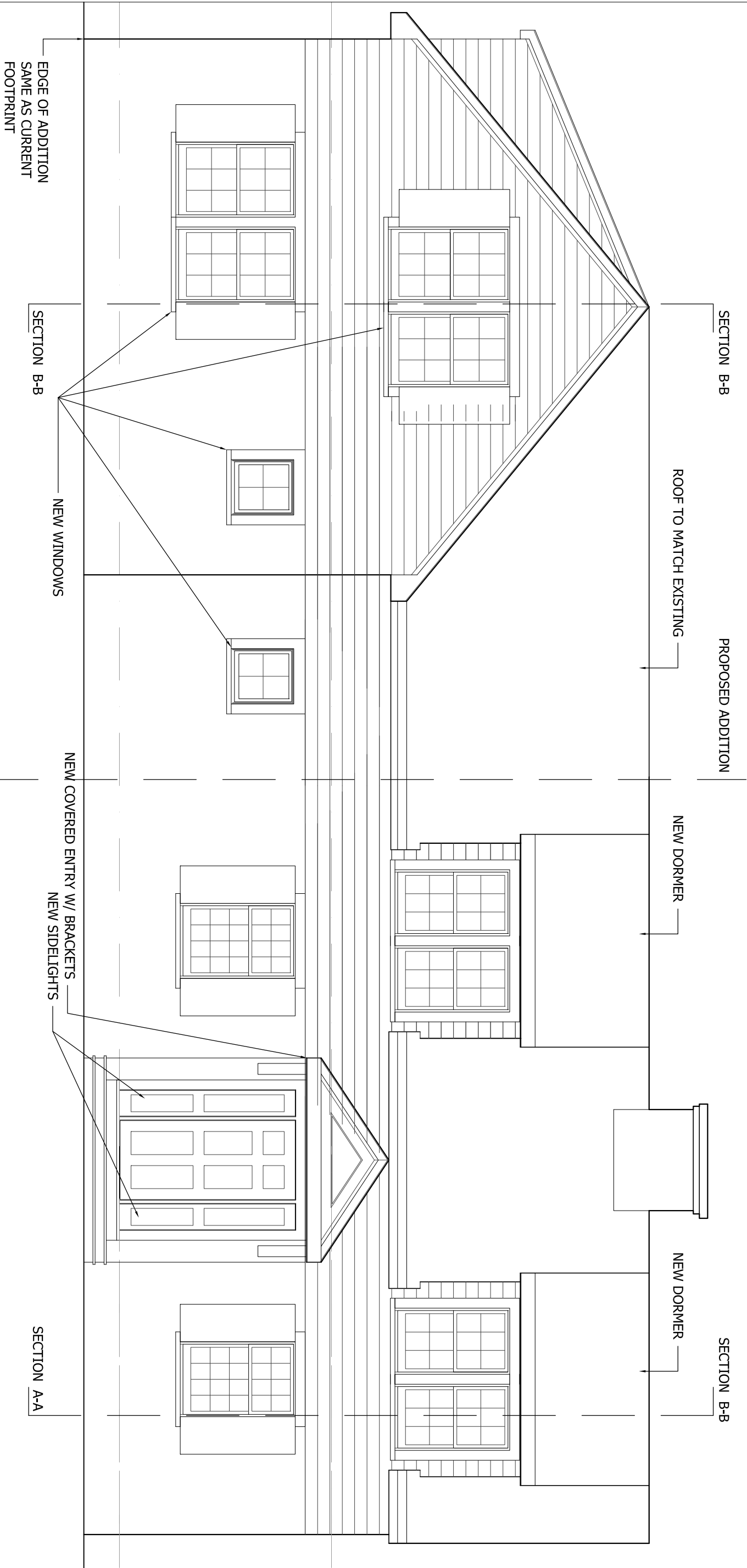
CONSTANTINE CACOS, ARCH.
75 WASHINGTON STREET
NATICK, MA 01760

CLINGER RESIDENCE
57 PRESCOTT STREET
NEWTON, MA 02460



EXISTING SECTION B-B

EXISTING LEFT END ELEVATION



Front Elevation

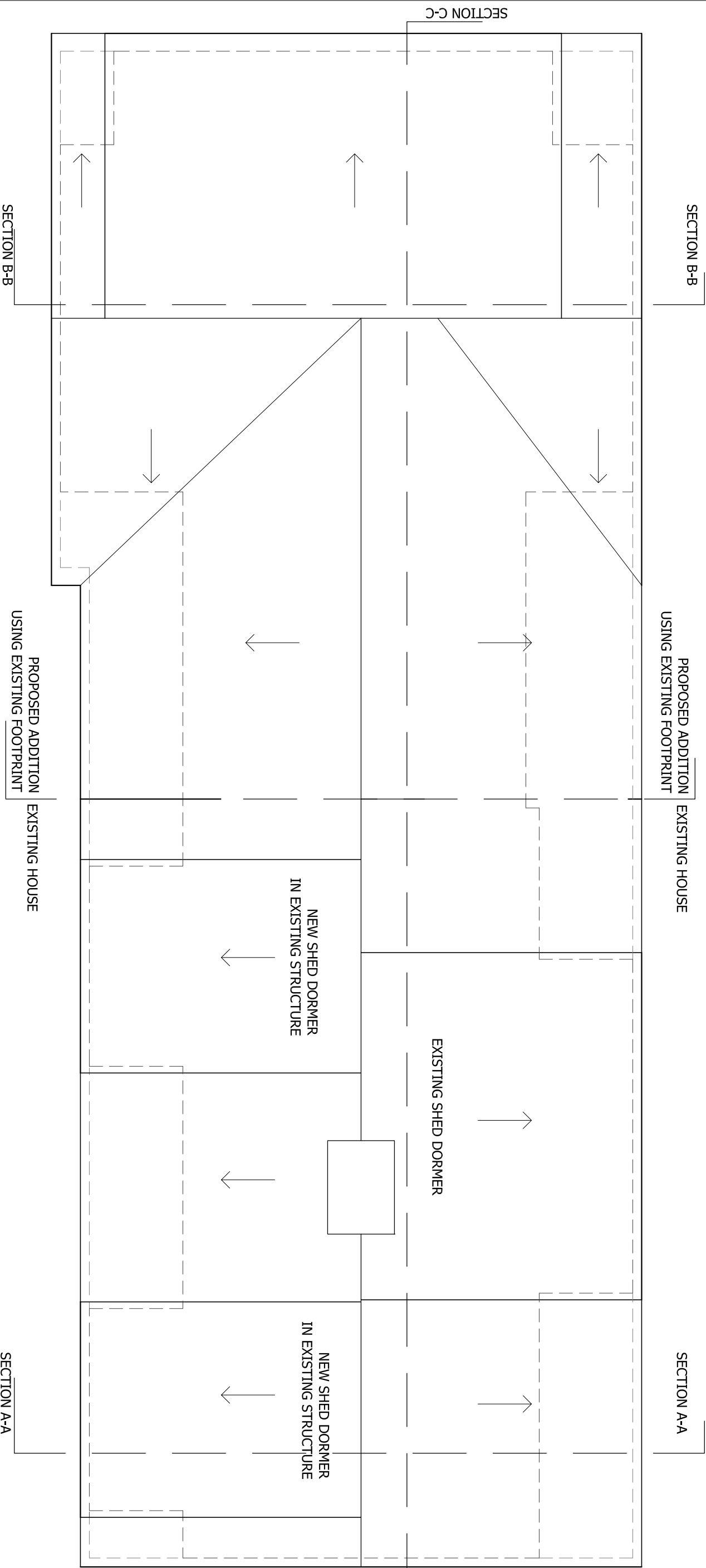
The Clinger Residence

47 Prescott Street
Newton, Massachusetts

SBW Design

57 Hancock Street
Newton, MA 02466

Telephone: 617.416.3184



Roof Plan

06/17/2020
 Drawing Scale: 1/4" = 1'-0"

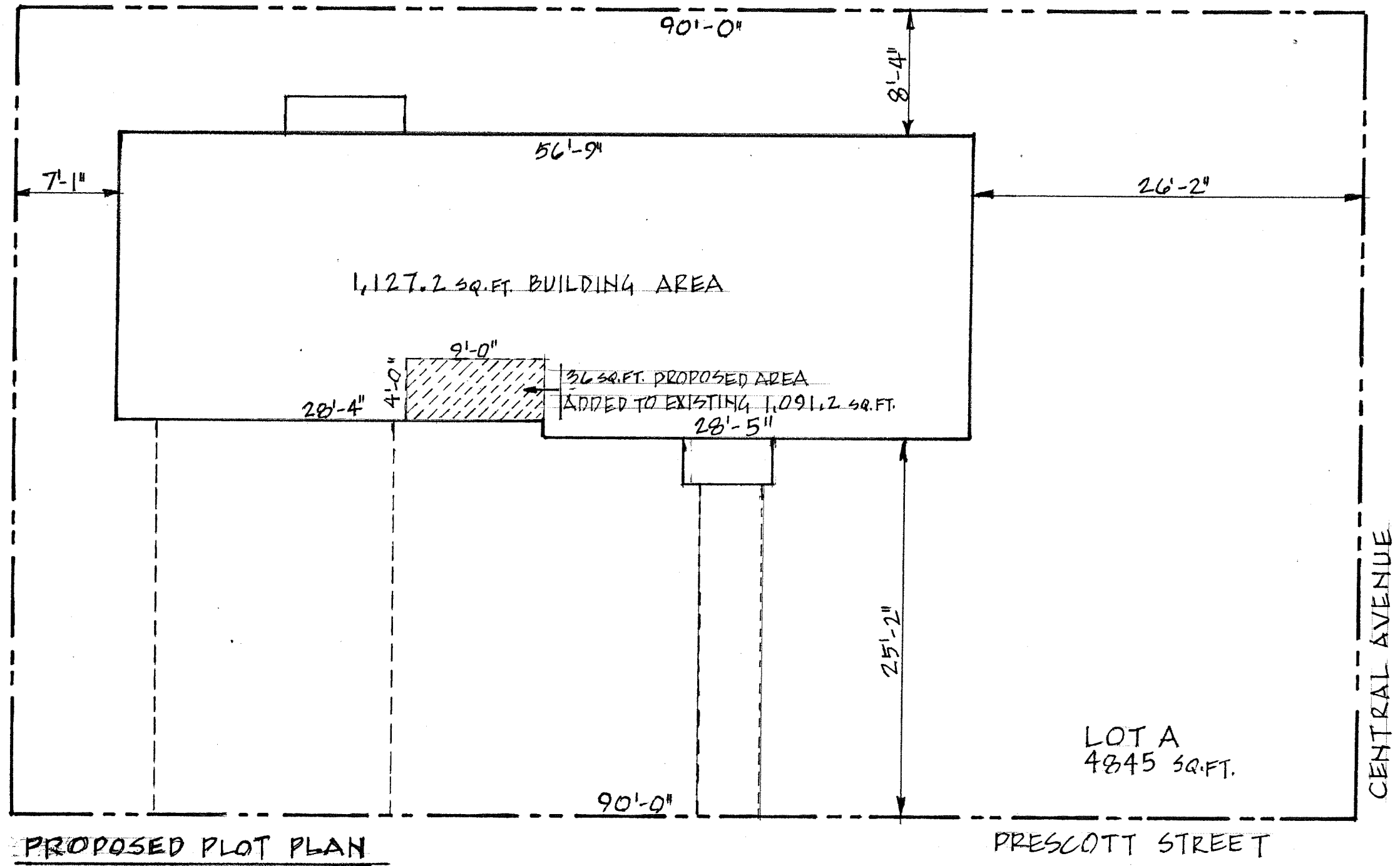
The Clinger Residence

47 Prescott Street
 Newton, Massachusetts

SBW Design

57 Hancock Street
 Newton, MA 02466

Telephone: 617.416.3184

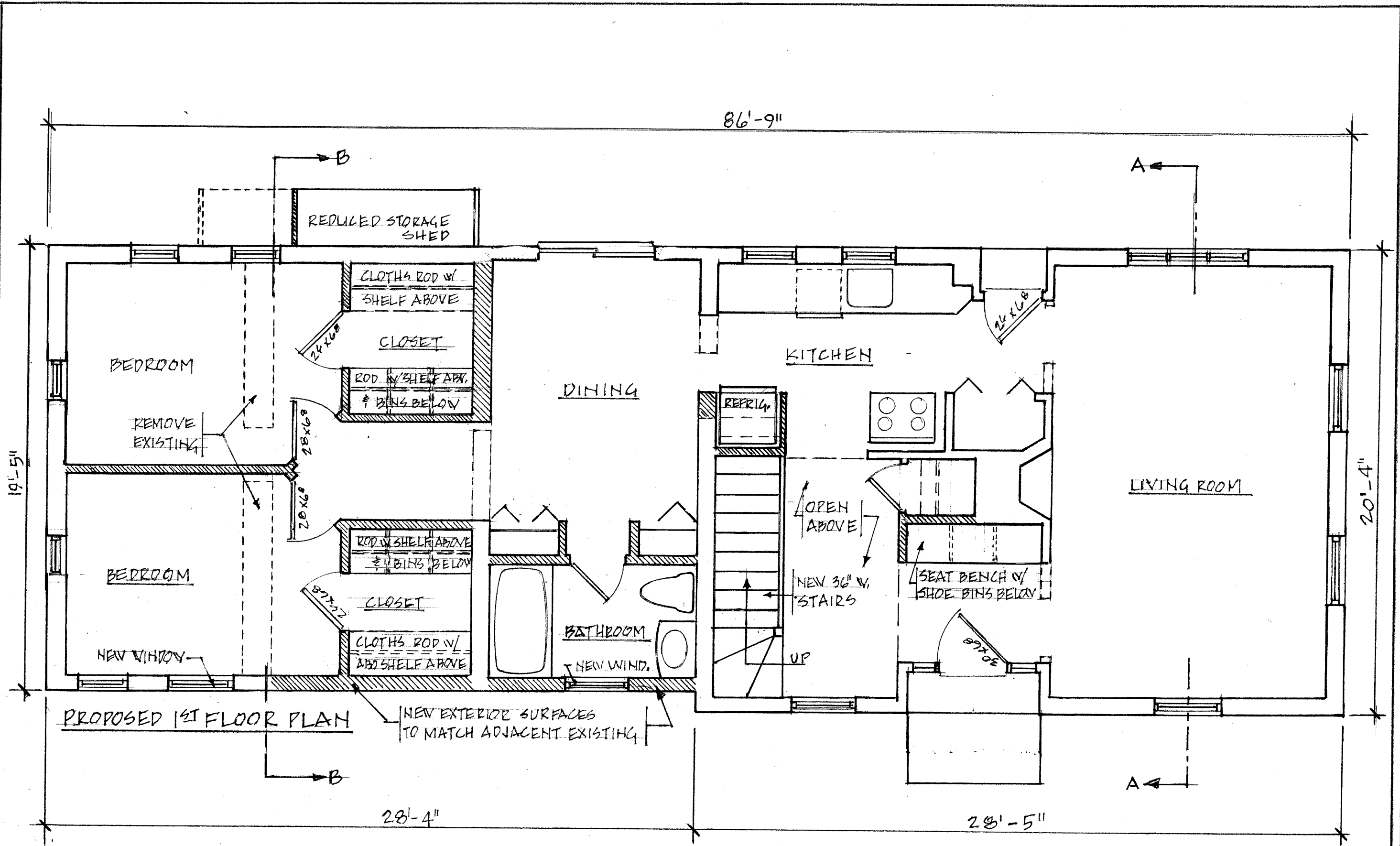


PROPOSED PLOT PLAN

PROPOSED PLOT PLAN
SCALE: 1/8" = 1'-0"
DATE: MAY 21, 2019

CONSTANTINE CACOS, ARCH.
75 WASHINGTON STREET
NATICK, MA 01760

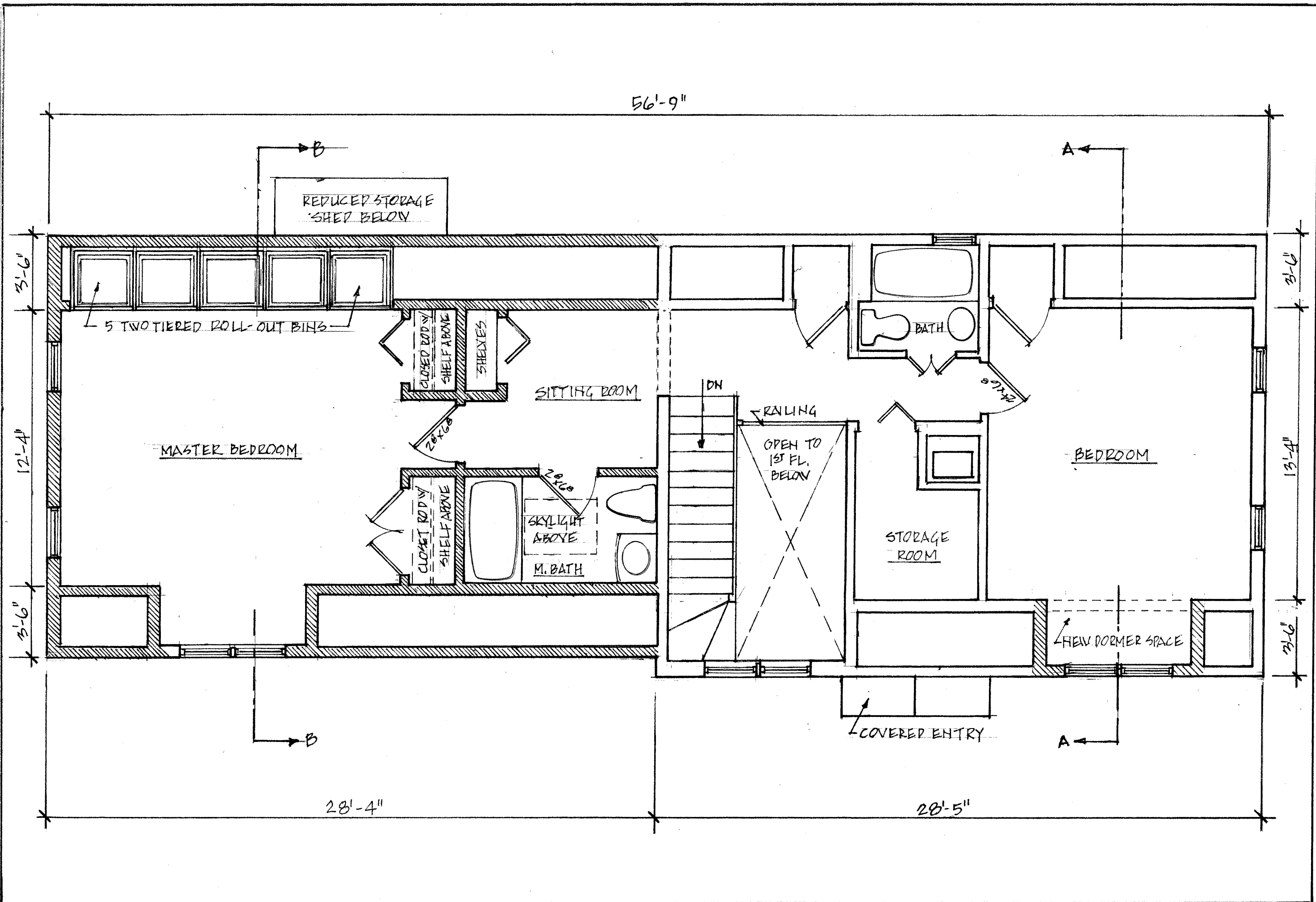
CLINGER RESIDENCE
47 PRESCOTT STREET
NEWTON MA 02460



PROPOSED 1ST FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 DATE: MAY 21, 2019

CONSTANTINE CACOS, ARCH
 75 WASHINGTON STREET
 NATICK, MA 01760

CLINGER RESIDENCE
 57 PRESCOTT STREET
 NEWTON, MA 02460



PROPOSED 2ND FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 DATE: MAY 21, 2019

CONSTANTINE CAPOS, ARCH.
 75 WASHINGTON STREET
 HATICK, MA 01760

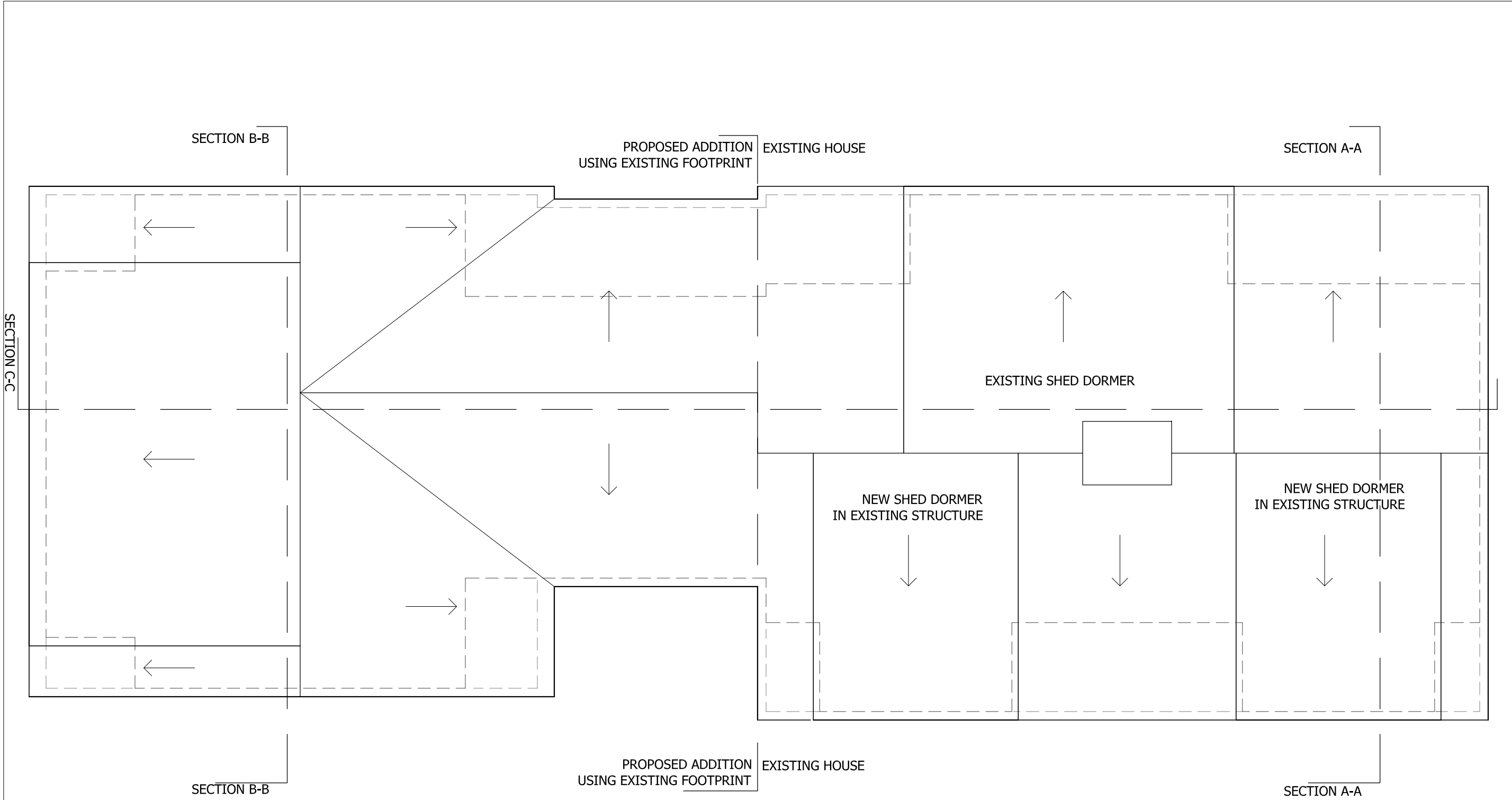
CLINGER RESIDENCE
 57 PRESCOTT STREET
 NEWTON, MA 02160

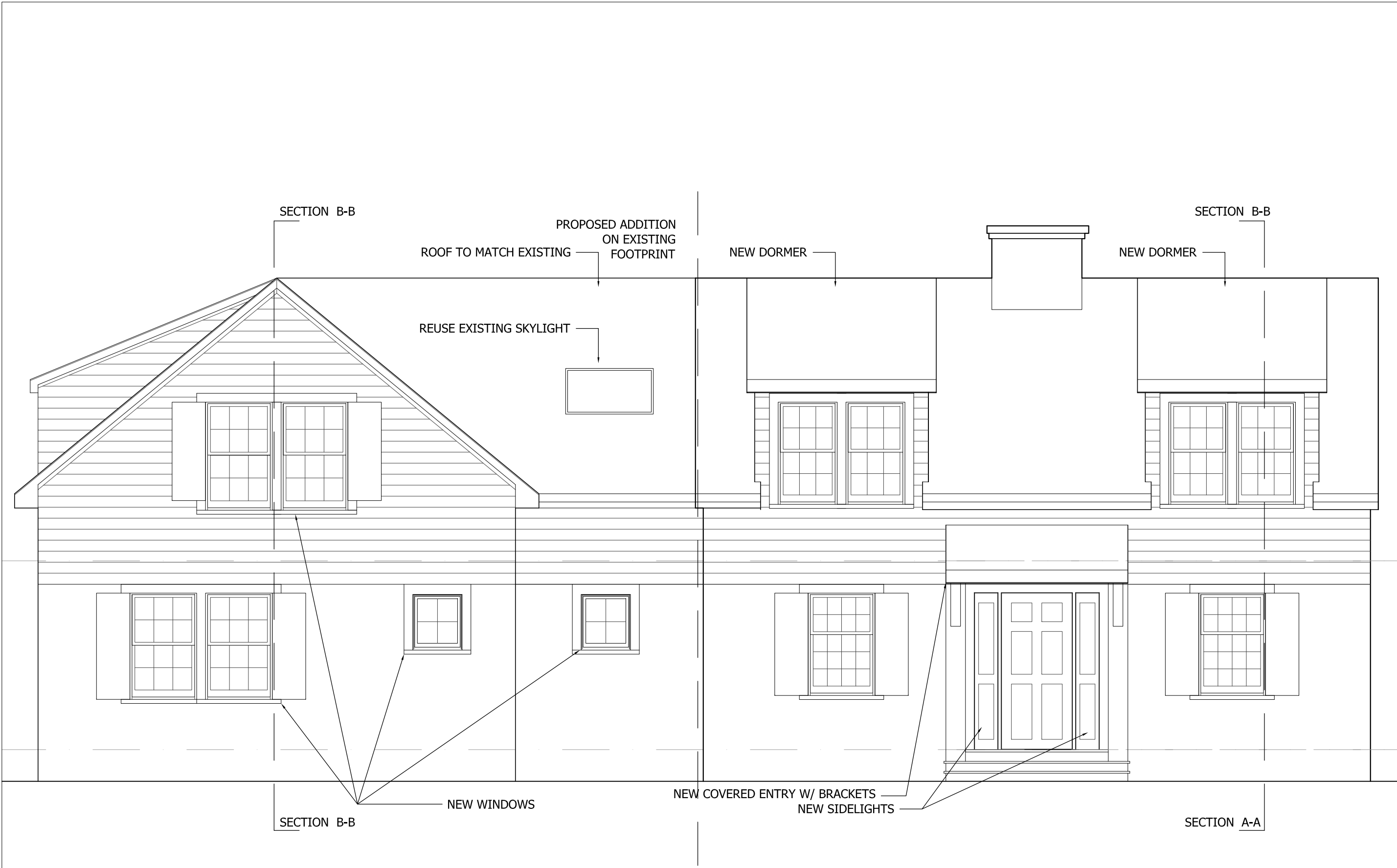
SBW Design
57 Hancock Street
Newton, MA 02466
Telephone: 617.416.3184

The Clinger Residence
47 Prescott Street
Newton, Massachusetts

Roof Plan

06/17/2020
Drawing Scale: 1/4" = 1'-0"





SBW Design
 57 Hancock Street
 Newton, MA 02466

Telephone: 617.416.3184

The Clinger Residence
 47 Prescott Street
 Newton, Massachusetts

Front Elevation

06/17/2020
 Drawing Scale: 1/4" = 1'-0"

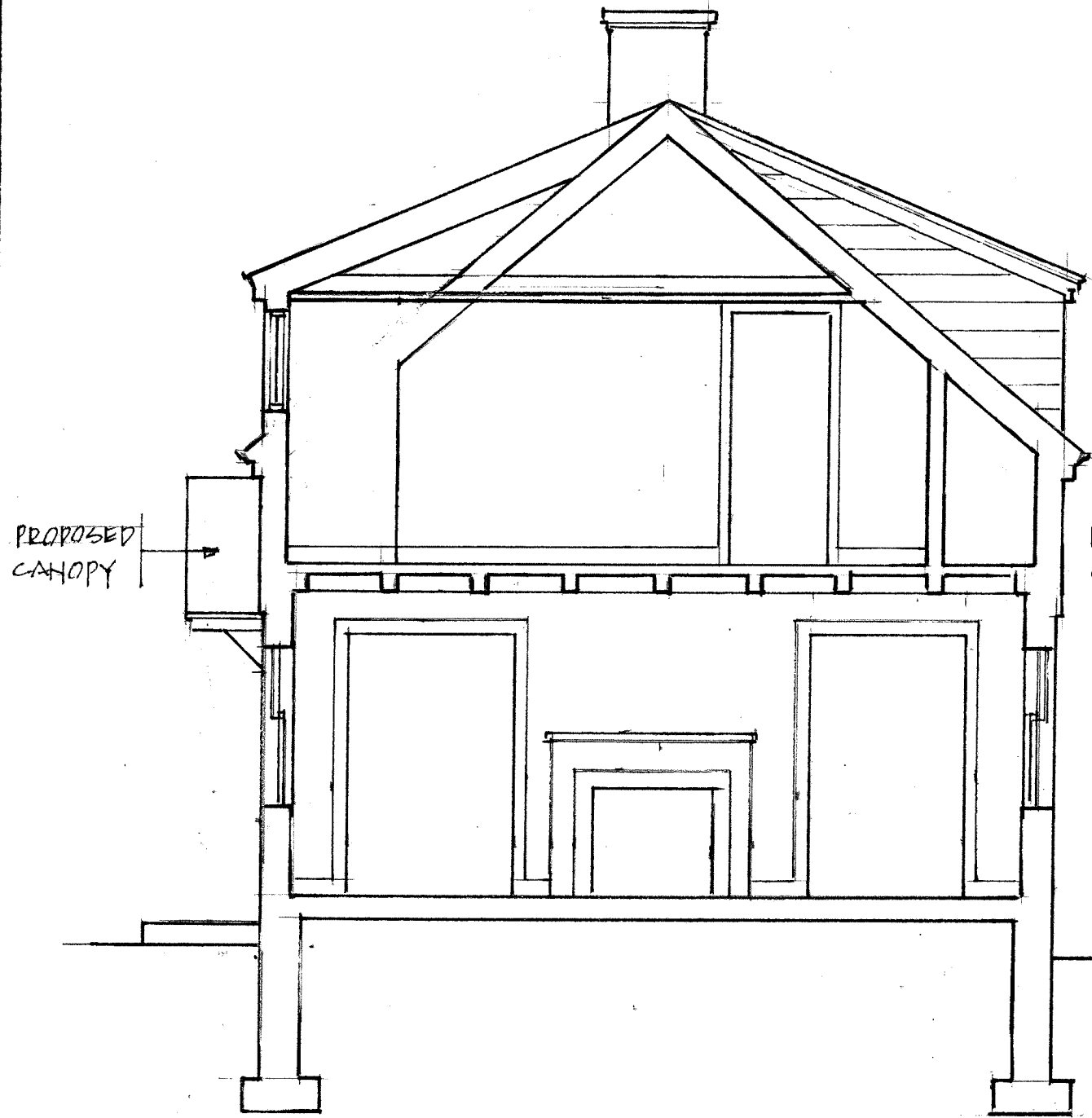


SBW Design
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 Newton, MA 02466
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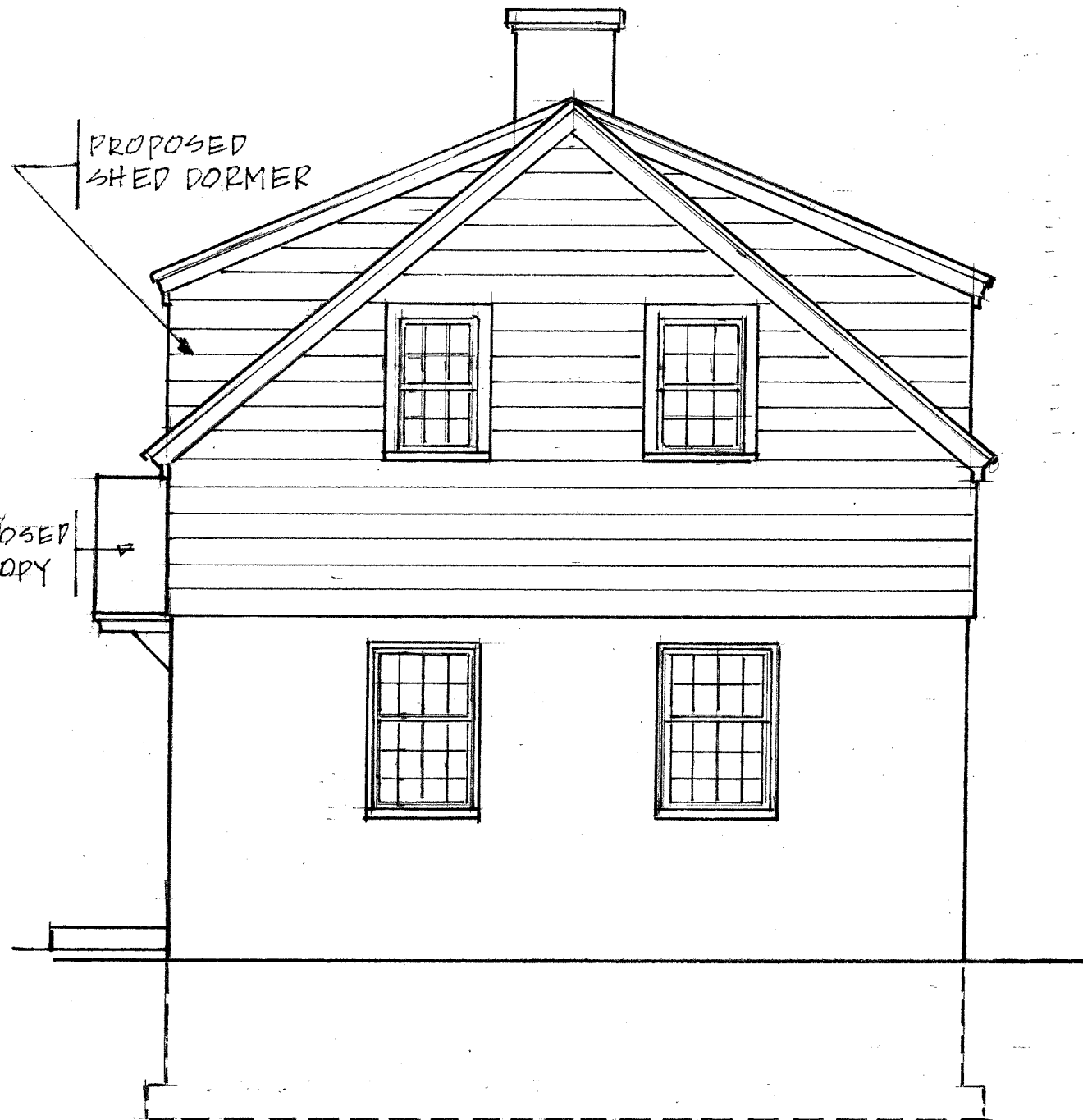
The Clinger Residence
 47 Prescott Street
 Newton, Massachusetts

Rear Elevation

06/17/2020
 Drawing Scale: 1/4" = 1'-0"



PROPOSED SECTION A-A
 (SAME AS EXISTING SECTION A-A)



PROPOSED RIGHT END ELEVATION
 (SAME AS EXISTIN RIGHT END ELEVATION
 EXCEPT AS NOTED)

PROP. RIGHT ENDELEV. & SECT. A-A
 SCALE: 1/4" = 1'-0"
 DATE: MAY 21, 2019

CONSTANTINE CACOS, ARCH.
 75 WASHINGTON STREET
 NATICK, MA 01760

CLINGER RESIDENCE
 57 PRESCOTT STREET
 NEWTON, MA 02460

SBW Design
57 Hancock Street
Newton, MA 02466
Telephone: 617.416.3184

The Clinger Residence
47 Prescott Street
Newton, Massachusetts

**Left Side Elevation
& Section B-B**

06/17/2020
Drawing Scale: 1/4" = 1'-0"

SECTION C-C



CLADDING TO
MATCH EXISTING

SECTION C-C

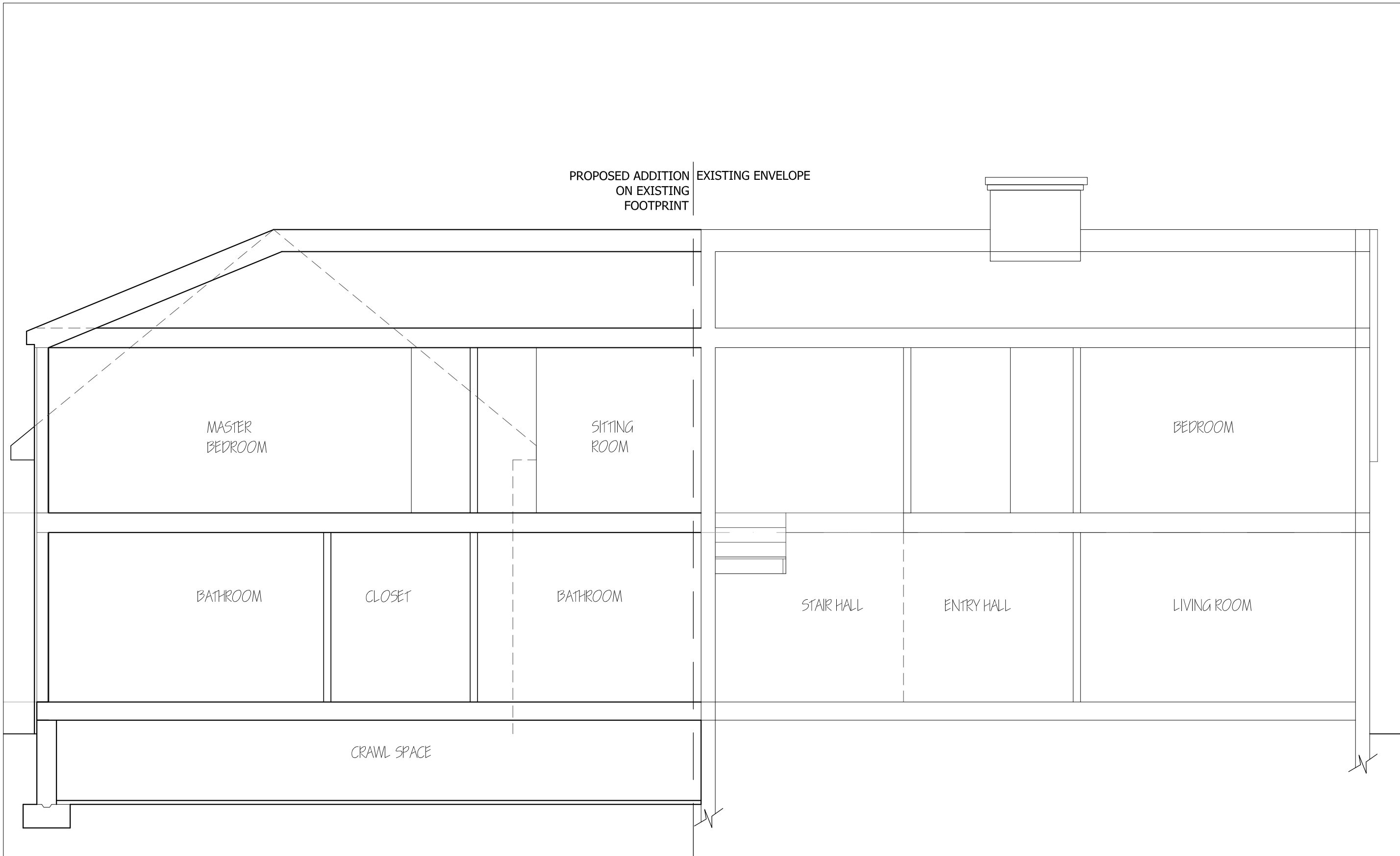
NEW WINDOWS

ATTIC

MASTER BEDROOM

BEDROOM

BEDROOM



8

SBW Design
 57 Hancock Street
 Newton, MA 02466
 Telephone: 617.416.3184

The Clinger Residence
 47 Prescott Street
 Newton, Massachusetts

**Left Side Elevation
 & Section B-B**

06/17/2020
 Drawing Scale: 1/4" = 1'-0"



Ruthanne Fuller
Mayor

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

Telephone
(617) 796-1120
Telefax
(617) 796-1142
TDD/TTY
(617) 796-1089
www.newtonma.gov

Barney S. Heath
Director

**MINUTES OF PUBLIC MEETING AND PUBLIC HEARINGS
NEWTONVILLE HISTORIC DISTRICT COMMISSION**

DATE: May 7, 2020

PLACE/TIME: Full Remote Zoom Meeting
7:30 p.m.

ATTENDING: Jim Gross, Chair
Mark Chudy, Member
John Martin, Member
Dave Morton, Member
Barbara Wales, Member
Tarik Lucas, Alternate
Barbara Kurze, Commission Staff

ABSENT: Ralph Abele, Member
Nancy Grissom, Member
Peter Mooradian, Alternate

The meeting was called to order at 7:30 p.m. with Jim Gross presiding as Chair. Voting permanent members were M. Chudy, J. Martin, D. Morton, and B. Wales. Alternate T. Lucas was appointed to vote as a full member. B. Kurze acted as recording secretary and the meeting was digitally recorded on an H2 Zoom recording device.

75 Lowell Avenue – Renewal of Certificate of Hardship

Steve Hiu presented an application to renew the Certificate of Hardship to replace the slate roof with architectural shingles that expired in 2017. He requested that the Commission also approve changing the roof material from the CertainTeed Grand Manor shingle that was approved. He proposed the less expensive GAF Royal Sovereign three-tab shingles in “Slate” color which he thought was a similar product.

Materials Reviewed:

Assessors database map
MHC Form B
Product information
January 2016 application with roof photos
July 2016 approved submission and decision

Preserving the Past  Planning for the Future

THESE ARE DRAFT MINUTES WHICH HAVE NOT BEEN APPROVED BY THE COMMISSION

January 2016 meeting minutes

July 2016 meeting minutes

Commission members stated that the CertainTeed Grand Manor shingle that was approved was layered and textured to create a shadowline and to give the appearance of a slate roof. The information provided for the GAF Royal Sovereign product suggested that it was not similar. B. Wales noted that not all the Commission members had voted to approve replacing the slate roof with a different material shingle. Commission members agreed that the Certificate of Hardship could be renewed for the CertainTeed Grand Manor shingle. If the applicant wanted to come back with more information and samples of the GAF Royal Sovereign, they could do that. M. Chudy moved to renew the previously granted Certificate of Hardship to replace the slate roof with the CertainTeed Grand Manor shingle with conditions. J. Martin seconded the motion. The motion passed, 5-1. B. Wales voted against renewing the Certificate of Hardship; she had voted against replacing the slate roof with a composite product in 2017.

RECORD OF ACTION:

DATE: May 8, 2020

SUBJECT: 75 Lowell Avenue – Renewal of Certificate of Hardship

At a scheduled meeting and public hearing on May 7, 2020 the Newtonville Historic District Commission, by roll call vote of 5-1,

RESOLVED to grant a renewal of the Certificate of Hardship for the application that was approved on July 7, 2016 for 75 Lowell Avenue to replace the slate roof with CertainTeed Grand Manor architectural shingles **with the requirement that a photograph of the CertainTeed Grand Manor architectural shingles that will be used will be submitted to Staff for final review and approval before the installation work is started.**

Voting in the Affirmative:

Jim Gross, Chair

Mark Chudy, Member

John Martin, Member

David Morton, Member

Tarik Lucas, Alternate

Voting in the Negative:

Barbara Wales, Member

Administrative Discussion

Minutes: The March meeting minutes were approved.

The meeting was adjourned at 8:15 p.m.

Recorded by B. Kurze, Senior Preservation Planner