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## STAFF MEMORANDUM

Meeting Date: August 6, 2020  
DATE: July 28, 2020  
TO: Newtonville Historic District Commission  
FROM: Barbara Kurze, Senior Preservation Planner  
SUBJECT: **Additional Review Information**

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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.

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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

#### ***122 Lowell Avenue – Certificate of Appropriateness***

**HISTORIC SIGNIFICANCE:** The 1892 Queen Anne house was constructed by Newton builders Willard S. Higgins and Theodore C. Nickerson. Higgins & Nickerson were listed in the 1891 City Directory as “carpenters and builders” and the shop was in Newtonville Square at the rear of 277 Walnut Street. In 1897, the shop was moved to 10 Bailey Place in Newtonville. Higgins initially owned the property and sold it to Mr. and Mrs. Harley B. Curtis in 1897. Mr. Curtis worked at 27 School Street in Boston as a cutter. The 1900 U.S. Federal Census shows that Harley B. Curtis, his wife Susan, and son Thomas lived in the house with two servants Mary Morrissey and Winnie Lindsay. Mr. Curtis’s occupation is listed as merchant tailor.

**APPLICATION PROCESS:** The owners want to replace the grass, gravel and stone dust area between the driveway and the front walkway with concrete Turfstone pavers.

**MATERIALS PROVIDED:**

Assessors database map  
MHC Form B  
Photographs  
Product information

***161 Walnut Street – Certificate of Appropriateness (Violation)***

**HISTORIC SIGNIFICANCE:** The circa 1898 Colonial Revival house was owned by Mark C. Taylor who was a flour salesman with a firm at 172 State Street in Boston. He lived in the house with his wife Thankful, daughters Edith and Helen D., and servant Mary Hines.

**APPLICATION PROCESS:** The owners are seeking approval for the outstanding windows and window areas that are in violation. Here is the list:

1. Boarded up left side basement window RB2. The window is probably not visible and appears to have been boarded up quite some time ago.
2. Replaced right side basement window LB1. The window is probably not visible.
3. Removed window, new infill, and new vent on the right side; between L9 and L10. Area is partially screened by plantings.
4. Enclosed second-story three-season porch and new windows. Window R3 is visible. The windows at the back are not visible.

The owner has also submitted the specifications for the four-over-one windows that will replace two windows at the back, B1 and B2, which were changed to one-over-one windows. The Commission needs to review and approve the proposed windows.

The Commission needs to confirm which changes are visible from a public way and if the visible changes are appropriate. Changes which are not visible need to be granted a Certificate of Non-Applicability. If the visible changes are not appropriate, the Commission will determine what additional changes are necessary. It is recommended that the Commission work out a timetable with the owner to address all the changes that the Commission has required to get the windows in compliance.

**MATERIALS PROVIDED:**

Photographs  
Product specifications  
Tracker of items reviewed in previous meetings

***161 Walnut Street – Working Session (Violation)***

**HISTORIC SIGNIFICANCE:** The circa 1898 Colonial Revival house was owned by Mark C. Taylor who was a flour salesman with a firm at 172 State Street in Boston. He lived in the house with his wife Thankful, daughters Edith and Helen D., and servant Mary Hines.

**APPLICATION PROCESS:** The owners did not submit the required materials and information for a full review, so have requested feedback on several projects. They want to expand the driveway and install drainage. They also want to remove the historic retaining wall and front entry steps, build a new retaining wall, and install a path and stairs connecting the driveway and front entry.

The side entry deck would be replaced with a larger deck and new stairs and railings. Sections of the historic retaining wall were removed the end of May and early June without approvals or permits.

**MATERIALS PROVIDED:**

Sketches

Photographs

Material information

**Administrative discussion:**

Minutes: The July draft meeting minutes are included for your review.