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STAFF MEMORANDUM

Meeting Date: January 2, 2020
DATE: December 26, 2019
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

114 Lowell Avenue – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The circa 1890 Colonial Revival was probably 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. The first owners appear to have been John W. Dickinson who worked as a banker at 53 State Street in Boston.

APPLICATION PROCESS: The review of the project to expand the rear addition, replace the rear windows, add an entry door, steps and windows on the right-side of the house, and remove a window on the left side of the house is continued from the December working session. Commission members agreed that the project concept for the addition was appropriate. Several Commission members wanted to look at the property again to better understand how removing

the left-side window would present. **The left-side window is visible from Lowell Avenue and the much of the proposed addition expansion will be visible looking down the driveway of 26 Page Road.**

MATERIALS PROVIDED:

Project description

Assessors database map

Photographs

Elevations

Plans

Product and material 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: This review is continued from previous meetings. The Commission made decisions on most of the windows that were replaced without approval **except for windows on the former sun porch on the back-left side of the house. That area was filled in without the necessary approvals and permits. There is also a window on the right side of the house that was filled in without the necessary approvals and permits. Staff is reviewing the enclosures with the Law Department to determine what actions the Commission can take.** The Commission should also review the basement windows that were replaced or blocked; these are probably eligible for a Certificate of Non-Applicability as they are not visible.

MATERIALS PROVIDED:

Photographs

Window program

Product specifications for proposed and installed windows

Updated information on windows that were approved in the last meeting

Administrative discussion:

Minutes: Draft minutes for the December meeting have been included for your review.

Commission applicants: Update on applicant status.