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STAFF MEMORANDUM

Meeting Date: May 7, 2020
DATE: April 29, 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

75 Lowell Avenue – Renewal of Certificate of Hardship

HISTORIC SIGNIFICANCE: The 1886 Victorian Eclectic house was built by Henry F. Ross. Ross was a local lumber dealer and millworker who built many houses in Newtonville, including 130, 141-143 and 153 Walnut Street. The first occupants were F. J. Wetherell and Mrs. Mary A. Washburn, possibly as renters since it appears Ross still owned the property at that time.

APPLICATION PROCESS: The owner was granted a Certificate of Hardship to replace the existing slate roof with CertainTeed Grand Manor architectural shingles and to use copper flashing in 2016. The owners planned to come back to the Commission with the details for replacement gutters and downspouts. The owners provided a report from an experienced slate roof installer who provided information to show that the existing slate roof was too deteriorated to be repaired and that inappropriate repairs were made over the years which made the conditions worse. The roofer also provided cost estimates to show that there would be financial hardship.

The Certificate of Hardship expired in 2017 and they are requesting to renew the Certificate of Hardship and to change the roof material to GAF Royal Sovereign three-tab shingles in "Slate" color.

MATERIALS PROVIDED:

Assessors database map

MHC Form B

Product information

January 2016 application with roof photos

July 2016 approved submission and decision

January 2016 meeting minutes

July 2016 meeting minutes

Administrative discussion:

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