



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

STAFF MEMORANDUM

Meeting Date: June 11, 2020
DATE: May 4, 2020
TO: Newton Upper Falls 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 Newton Upper Falls Historic District Commission (Newton Upper Falls 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 Newton Upper Falls HDC. Additional information may be presented at the meeting that the Newton Upper Falls HDC can take into consideration when discussing a Local Historic District Review application.

Dear Newton Upper Falls HDC Members,

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

Applications

1 Rockland Place – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The 1892 Queen Anne house was constructed for Frank Fanning. His father Henry had a printing and a grocery business in Upper Falls. Frank worked in his father's printing business. Frank, his wife Mary, and father Henry lived at 1 Rockland Place for several years and then leased it out after they moved back to the family homestead at 6 Summer Street.

APPLICATION PROCESS: The owners need to do lead abatement and want to replace 27 or 28 of the existing windows with Marvin Signature Ultimate aluminum-clad SDL double-hung inserts matching the existing one-over-one and two-over-one lite patterns. There are also some multi-lite windows that will be replaced with similar patterns. The exterior "Wineberry" cladding color will be factory-applied. The owners may provide additional details about the proposed Marvin SDL construction.

Several rear windows were replaced in 2006; these are not visible from a public way. Some front windows were approved for replacement in 2006 with the condition that they either be all-wood, fiberglass or aluminum-clad simulated divided lites with attached interior and exterior muntins with a two-over-one lite pattern. The previously approved applications are included in the packet.

MATERIALS PROVIDED:

Assessors database map

MHC Form B

Project description

Photographs

Product information

Lead abatement report

Applications approved in 2006

18 Cliff Road – Certificate of Hardship (Violation)

Note: The rear of the property is visible from Shawmut Park which is not a private way.

HISTORIC SIGNIFICANCE: The Craftsman house was built in 1914; the first known owner was F.A. Littlehale.

APPLICATION PROCESS: The owners were denied a Certificate of Appropriateness for the replacement of the rear deck and stair structure which was done without Commission review and approval because the new structure was larger than the existing one that was replaced. The Commission needs to vote on a Certificate of Hardship. In order to grant a Certificate of Hardship, the Commission must determine that all three criteria are met: 1) substantial hardship, financial or other; 2) no detriment to the public welfare; and 3) no derogation of the purpose of the local historic district commission. The owners have not submitted any materials to make a case for hardship.

MATERIALS PROVIDED:

Previously submitted application and decision

No new materials provided

1234 Chestnut Street (formerly 1238 Chestnut Street) – Letter of Support for Historic Tax Credits

HISTORIC SIGNIFICANCE: The Gamewell Fire Alarm and Telegraph Company (GFATC) moved to this site in 1889 and remained until the company became a division of Gulf and Western in the 1970s. The frame building was built between 1889 and 1890 and the brick building was designed by Lockwood, Greene and Company of Boston in 1904; in 1912, Lockwood, Greene and Company also designed the four-story brick building which wraps around the corner. The concrete block was added relatively recently; probably between 1964 and 1970. The firm designed factories, mills and machine shops in Massachusetts; the Saco-Pettee Textile Machine Shop buildings which were built between 1892 and 1907 are attributed to Lockwood, Greene and Company.

APPLICATION PROCESS: The owners are applying for state and federal historic tax credits and need letters of support from the Upper Falls Historic District Commission and the Newton

Historical Commission. The Commission needs to vote whether to approve the letter of support to the Massachusetts Historical Commission for historic tax credits for the renovation and restoration project of the property.

MATERIALS PROVIDED:

Draft letter of support

Letter of support issued by the Newton Historical Commission

Administrative discussion:

Minutes: Draft minutes for the May meeting are not ready and will be sent out with the next meeting packet

Commission elections: The Commission is required to vote for Chair, Vice Chair and Secretary at the beginning of the fiscal year which is July. The vote will be held at the next regularly scheduled meeting.