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STAFF MEMORANDUM

Meeting Date: May 14, 2020
DATE: May 5, 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

336 Elliot Street/7 Hale Street – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The circa 1830 Greek Revival house was built as worker housing by Otis Pettee around the time that he opened his Textile Machine Works. By 1855, the property was owned by Dr. Warren.

APPLICATION PROCESS: The owners want to restore the exterior, remove the existing dormer and install four new shed dormers, extend the second floor to the back, and add details and an entry overhang on the left side to break up the massing. The existing and new roofs will be CertainTeed Landmark Pro asphalt shingles. The vinyl siding will be replaced with smooth HardieBoard and the aluminum window casings will be removed; historic corner board and trim elements will be replicated either in wood or PVC. The windows will be replaced with Harvey Majesty aluminum-clad wood windows. The aluminum K-style gutters will be replaced in-kind as required, and all the downspouts will be replaced with round downspouts. The front door,

sidelites, and porch railing and columns will be restored, and the porch decking will be replaced with AZEK. All the side entrance doors will be replaced, and new light fixtures will be installed at the entrance doors.

MATERIALS PROVIDED:

Assessors database map

MHC Form B

Elevations

Product and material information

56 Rockland Place – Certificate of Appropriateness

Note: Rockland Place is a private way so exterior changes that are only visible from Rockland Place must be granted a Certificate of Non-Applicability. The Commission has jurisdiction over exterior changes that are visible from the public ways which could include Pettee, Roundwood, Tamarac, Thurston, White Pine, the public playground and the path connecting Thurston and Rockland.

HISTORIC SIGNIFICANCE: The 1878 Queen Anne house was built for civil engineer John A. Gould, Jr. on land owned by his father. By 1889, John A. Gould, Jr. had moved to 1206 Boylston Street and his brother Melvin W. Gould lived in the house.

APPLICATION PROCESS: The owners want to replace the existing rear addition with a new rear addition that is more in keeping with the historic home. The intent is to create accessible living space.

MATERIALS PROVIDED:

Assessors database map

MHC Form B

Concept boards

Site plan

Plans

Elevations

Details

Product and material information

18 Cliff Road – Certificate of Appropriateness (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 replaced most of the rear deck and stair structure without Commission review and approval. They are requesting approval for the work that was done and the remaining work to complete the project.

MATERIALS PROVIDED:

Assessors database map

MHC Form B

Construction plan

Photographs

Administrative discussion:

Minutes: The November and December 2019 draft meeting minutes are included for your review.