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STAFF MEMORANDUM

Meeting Date: November 12, 2020
DATE: November 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

959 Chestnut Street – Certificate of Appropriateness (Violation)

HISTORIC SIGNIFICANCE: The Federal/Greek Revival style house was built circa 1825 and is located within an important cluster of early 19th century houses on Chestnut Street. (Number 954 (circa 1830), 960 (circa 1830), 965 (circa 1825), 966 (circa 1830), 969 (1843), and 970 (circa 1820). 959 Chestnut Street is representative of the housing type that was common to the period when Rufus Ellis was establishing mill buildings and factories. In 2019, the owner was approved to keep and restore the main house block, to remove and replace the front porch, demolish the rear additions, and build new additions and a garage.

APPLICATION PROCESS: The review of the demolition of the main house block and left-side bay violation is continued from previous meetings. In September, the owners were approved to reinforce the existing foundation and to build the rough framing with the requirement that the dimensions be reproduced exactly as they were. In the October meeting, the Commission started

the review of the detailed drawings for the trim details required to match the existing historic details. The Commission required accurate elevations for the left-side bay and more detailed information.

Staff consulted with the City Law Department. The Law Department determined that the review of the main house block and left-side bay is a new process and not a continuation of the 2019 application. The reason being that the 2019 decision required retaining the existing main house block and left-side bay; the main house block and left-side bay were destroyed and so it is impossible to effectuate the 2019 requirement regarding the main house block and left-side bay.

The owner wants to change the previously approved fiberglass gutters to black aluminum k-style gutters with black aluminum round downspouts.

Here is the summary of what is approved and will not be reviewed:

- The Commission approved the design and materials for the rear addition and garage in September and October 2019, and approved work to continue in September 2020. The dimensions appear to follow what was approved in September and October 2019. The as-built drawings will be reviewed at the end of the project.
- The replacement of the front porch with a new design and materials was approved in September and October 2019.
- Products and materials for the rear addition, garage, and front porch were approved in October 2019.
- Site elements approved in September and October 2019:
 - Repaving existing driveway
 - Two new condensers
- Rough framing of the main house block was approved in the September 2020 meeting and appears to follow what was approved. The as-built drawings will be reviewed at the end of the project.

Here is the list of the main house block and left-side bay details that were requested to confirm that they will match the existing historic details. These require Commission approval:

- Left-side bay elevations; to-scale side and front elevations provided
- Left-side bay trim details including bay panel dimensions and bay panel molding profiles with dimensions; details and panel dimensions provided on elevation drawings. Molding profiles are missing.
- Half-round windows in gable ends casing details; casing details provided
- Crown molding and bed molding details with dimensions of the rake detail; details provided. Mock-up required.
- Facia and soffit details; details provided
- Water table details; details provided
- Barge board dimension; confirm should be 5/4 x 8 to 5/4 x 12 with wood visible below the bed molding at least four inches
- Cornerboard call; confirm should be approximately 5/4 x 6
- Casing; confirm should be approximately 5/4 x 5

Per the Law Department, the Commission must explicitly approve the previously approved products and materials that are carried over to the main house block and left-side bay. The previously approved products and materials are:

- Windows: Pella Lifestyle aluminum-clad 6-over-6 double-hung SDLs with interior and exterior muntins and dark spacer bars
- Material for window molding, trim and sills: PVC – Versatex; smooth, 5/4 (1 inch actual)
- Window molding, trim and sill profiles and details
- Front door and sidelites: Jeld-wen
- Siding: 5/4 smooth HardiePlank Lap Siding
- Gutters: fiberglass Fibergutter FG60
- Roofing: GAF Marquis WeatherMax Charcoal 3-Tab shingles

Product pending final Staff approval:

- Exterior light fixtures: Appropriate design identified. Owner to submit product specifications and photos for final approval by Staff.

Other items that need to be submitted to the Commission for review and approval:

- Any exterior elements of the structures that have not been explicitly reviewed and approved by the Commission
- Any exterior design changes from what has been approved
- Any repairs or changes to existing site elements such as walls
- Any new elements to the site that have not been explicitly reviewed and approved by the Commission (fencing, hardscaping, service equipment, etc.)

MATERIALS PROVIDED:

September and October 2020 decisions

Email clarifying required details

New detail drawings for left-side bay, crown molding and trim details

Photographs of left-side bay

Amendment and photos for aluminum gutters and downspouts

Additional photos of historic structure?

Detail drawings submitted in October meeting

Elevations submitted in September meeting

Elevations, drawings, products, and materials approved in October 2019

Engineering approved plans July 2020

Pettee Square – Working Session

APPLICATION PROCESS: The City of Newton would like feedback on a project to reconstruct and improve the intersection of Oak and Chestnut Streets to make it safer and more accessible. The changes include: a new traffic signal, a raised intersection, utility pole relocations, upgrades to the drainage system, stamped concrete sidewalks, reconstructed curb ramps, landscape and streetscape amenities, lighting upgrades, new pavement markings, and new signage. The City also wants feedback on the proposed replacement of the brick area in front of the Depot Café

and the brick sidewalk along Oak Street at 1214-1220 Chestnut Street with a stamped concrete to make those areas more accessible; both these areas are within the district boundaries.

Note: The district boundaries only include part of the intersection and project area; see the boundaries drawn in red on the MHC Form A map. South of Indiana Terrace, the boundary includes the sidewalk along 81 Oak and 1214-1220 Chestnut Street. The boundary continues south through the intersection of Oak and Chestnut and cross over to include the Depot Café parcel at 1225 Chestnut Street. The boundary then follows Chestnut Street to Linden Street.

MATERIALS PROVIDED:

Project description

MHC Form A; includes map with district boundaries

Project boundaries

Plans

Photographs

Product and material information

Assessors database map

Administrative discussion:

Minutes: The October draft minutes were emailed to Commission members and are included in the packet.