

161 Walnut Street

Hello Benny,

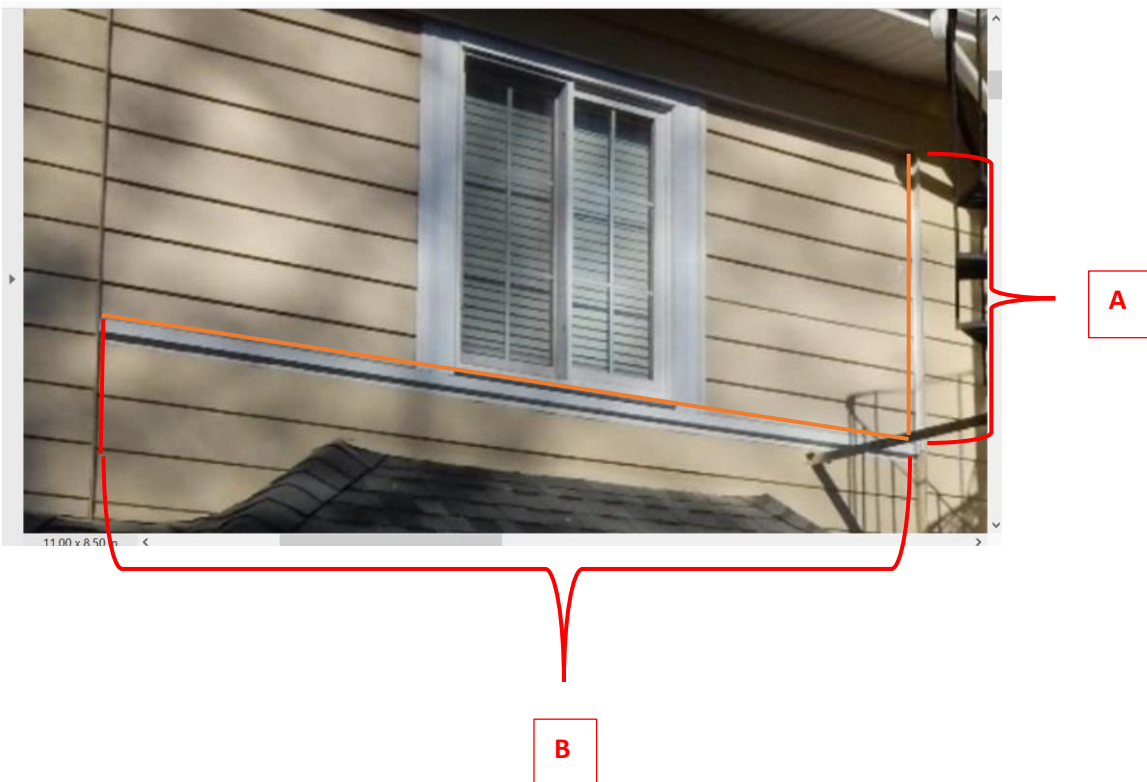
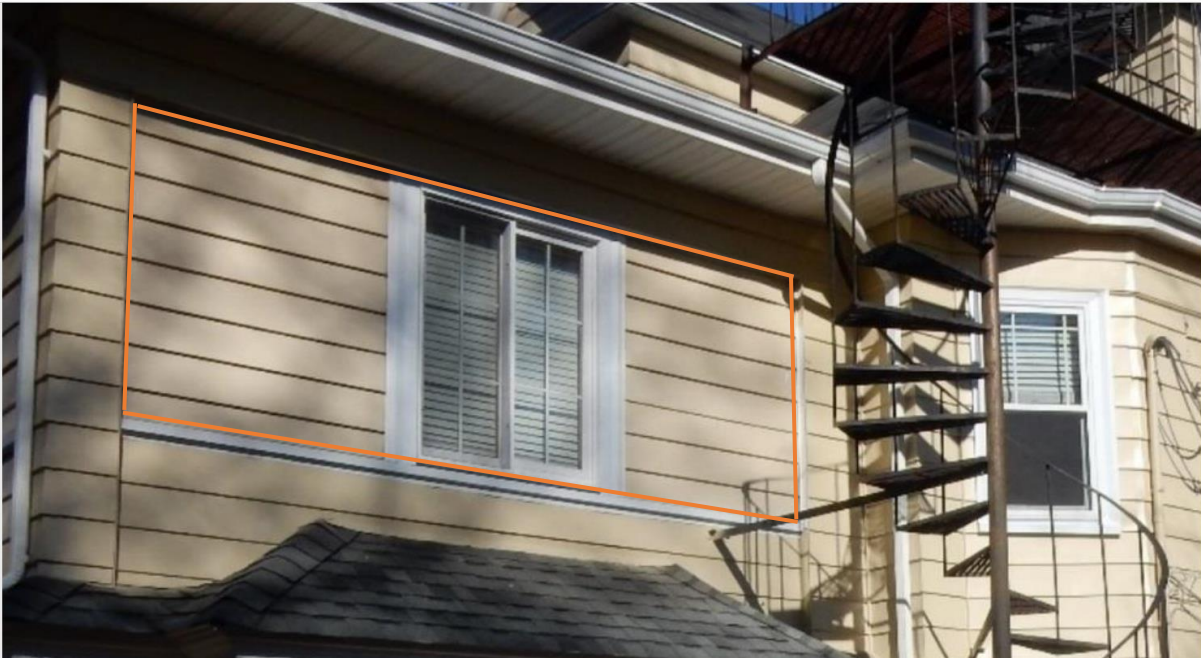
I think we are very close to getting an application that meets the required details and information for Commission review. Please provide an accurate sketch that shows the windows and trim with all of the measurements requested by the Commission, specifications for the trim that will be used, and a revised specification for the Harvey windows that documents the measurements of the window that will work for this project.

There was a request that the new windows be centered over the triple window below, but that assumes that the small bay and triple windows below are centered in that area of the building. Since we don't know if the existing first story bay and windows are centered, it makes more sense equally fill the second-story area per the requirements and information spelled out in this document and then also provide a sketch showing how that will relate to the small bay and windows below. That sketch should include measurements for the small bay: distance from the left and right house corners to the left and right bay walls; measurements for the distance between left and right bay wall edges to the start of the left and right window trim; and the measurements for the three windows.

Here are the project requirements and the information that the Commission has asked for. I am following the sketch that Commission member John Martin provided at the meeting and the requirements stated by the Commission member. John's sketch is included at the end of this document.

161 Walnut Street

1. The enclosed triple windows and trim must fill the area of the existing white trim boundary. The existing white trim boundary will remain. If the existing white trim boundary needs to be replaced, the owner must let the Commission know and provide the existing dimensions.
2. The sketch must show the vertical interior dimension (A) and horizontal interior dimension (B) of the existing white trim boundary (outlined in orange.)



161 Walnut Street

3. The sketch must show the measurements from the left corner to the right edge of the corner post (C) and from the right corner to the outside right edge of the trim (D).



161 Walnut Street

4. The vertical and horizontal trim and the vertical mullions must match the dimensions and details of the vertical and horizontal trim and the vertical mullions of the triple window below.
  - a. The trim at the far left and far right must match the design and width of the far left trim (E) and far right trim (E) used on the triple window below.



See page 50 for

The sketch must show the width (E) of the far left and far right trim on the new windows.



161 Walnut Street

- b. The trim at the top and bottom must match the width and details of the top trim (F) and bottom trim (G) of the triple window below.



The sketch must show the width of the trim at the top (F) and the bottom (G).



161 Walnut Street

- c. The vertical mullions must match the width (H) and details of the two vertical mullions of the triple window below.



The sketch must show the width of the two vertical mullions (H)



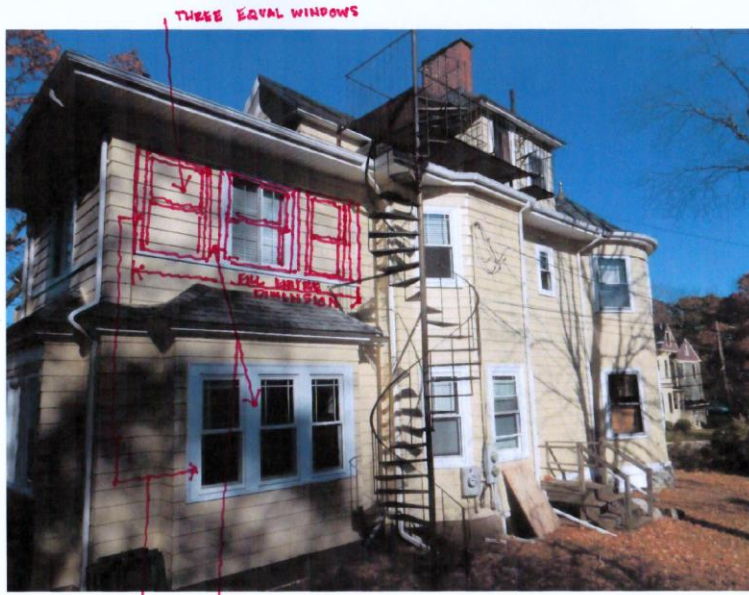
d. With all of these elements measured, the height and width of the three windows can be determined. The sketch must show the height (I) and width (J) of the windows, as well as the other required measurements. The height and width must be identical for each window.

e.



f.

161 Walnut Street



MAKE TRIM DIMENSIONS IDENTICAL





Ruthanne Fuller  
Mayor

City of Newton, Massachusetts  
Department of Planning and Development  
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone  
(617) 796-1120  
Telefax  
(617) 796-1086  
www.newtonma.gov

Barney S. Heath  
Director

**APPLICATION FOR LOCAL HISTORIC DISTRICT CERTIFICATE OF  
APPROPRIATENESS, NON-APPLICABILITY, OR HARDSHIP**

DATE RECEIVED: 10-20-2020

PROJECT #:

PROJECT ADDRESS: 161 Walnut St Newtonville MA 02460

**PROJECT INFORMATION**

IS THE PROPERTY AND/OR STRUCTURE DESIGNATED (check all that apply):

- LOCAL HISTORIC DISTRICT
- LOCAL LANDMARK
- NATIONAL REGISTER SITE

(Depending on how a property is designated, different Newton City Ordinances may apply.)

NAME OF LOCAL HISTORIC DISTRICT: Newtonville

TYPE OF STRUCTURE(S) AFFECTED (Check all that apply):

- HOUSE
- FENCE
- GARAGE
- NON-RESIDENTIAL BUILDING
- SHED
- SIGN
- WALL
- OTHER

IF OTHER, PLEASE DESCRIBE: Windows

WHAT YEAR WAS THE STRUCTURE BUILT (IF KNOWN): 1895

TYPE OF PROPOSED WORK (Check all that apply):

- ADDITION
- ALTERATION
- DEMOLITION
- NEW CONSTRUCTION
- REPAIR
- REPLACEMENT
- OTHER

IF OTHER, PLEASE DESCRIBE:

DESCRIBE SCOPE OF WORK:

R3 Window Remove and Replacement with 3 hansey  
double hung Window. detail plan in page #1

BRIEFLY DESCRIBE THE HISTORY OF THE PROPERTY (IF KNOWN):

**THIS APPLICATION FORM MUST BE ACCOMPANIED BY A GENERAL PERMIT APPLICATION FORM AND BY THE REQUIRED  
SUBMISSION MATERIALS IDENTIFIED ON THE LOCAL HISTORIC DISTRICT APPLICATION REQUIREMENTS SHEET. INCOMPLETE OR  
INACCURATE APPLICATIONS WILL NOT BE ACCEPTED.**

**THE COVER PAGE AND THE INSTRUCTIONS ON THE BACK OF THE APPLICATION FORMS HAVE ADDITIONAL INFORMATION ABOUT  
THE APPLICATION INTAKE AND REVIEW PROCESS, AND THE HARD COPY REQUIREMENTS.**



**City of Newton, Massachusetts**  
 Department of Planning and Development  
 1000 Commonwealth Avenue Newton, Massachusetts 02459

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 Telefax  
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 www.newtonma.gov

Ruthanne Fuller  
 Mayor

Barney Heath  
 Director

**GENERAL PERMIT APPLICATION**

PROJECT #: \_\_\_\_\_ ZONING DISTRICT: Newtonville DATE RECEIVED: 10-20-20

PROJECT DESCRIPTION: \_\_\_\_\_

**PROPERTY LOCATION INFORMATION**

STREET ADDRESS: 161 Walnut St Newtonville MA CITY/ZIP: 02460

LEGAL DESCRIPTION (SECTION, BLOCK, LOT): \_\_\_\_\_

**PROPERTY OWNER INFORMATION**

NAME: Yang Shi Lu PHONE: 718-496-0088 ALT. PHONE: \_\_\_\_\_

MAILING ADDRESS: 161 Walnut St Newtonville E-MAIL ADDRESS: lu@bera.com

**PROPERTY OWNER CONSENT**

I am (we are) the owner(s) of the property subject to this application and I (we) consent as follows:

- This application for a land use permit or administrative approval for development on my (our) property is made with my permission.
- I (we) grant permission for officials and employees of the City of Newton to access my property for the purposes of this application.

X Yang Shi Lu \_\_\_\_\_ 10-20-20  
 (Property Owner Signature) (Date)

X \_\_\_\_\_ \_\_\_\_\_  
 (Property Owner Signature) (Date)

NOTICE: The City of Newton staff may need access to the subject property during regular business hours and will attempt to contact the applicant/agent prior to any visit. Further, members of a regulatory authority of the city may visit the property as well.

**APPLICANT / AGENT INFORMATION**

NAME: \_\_\_\_\_ PHONE: \_\_\_\_\_ ALT. PHONE: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_ E-MAIL ADDRESS: \_\_\_\_\_

X \_\_\_\_\_ \_\_\_\_\_  
 (Applicant/Agent Signature) (Date)

NOTICE: The applicant/agent is the primary contact and may be any individual representing the establishment or property owner. The applicant/agent must also be legally authorized to make decisions on behalf of the Property Owner(s) in regards to the application.

OFFICE USE ONLY BELOW THIS LINE

**CHECK APPROPRIATE PERMIT OR REVIEW PROCESS (CHECK ALL BEING SUBMITTED)**

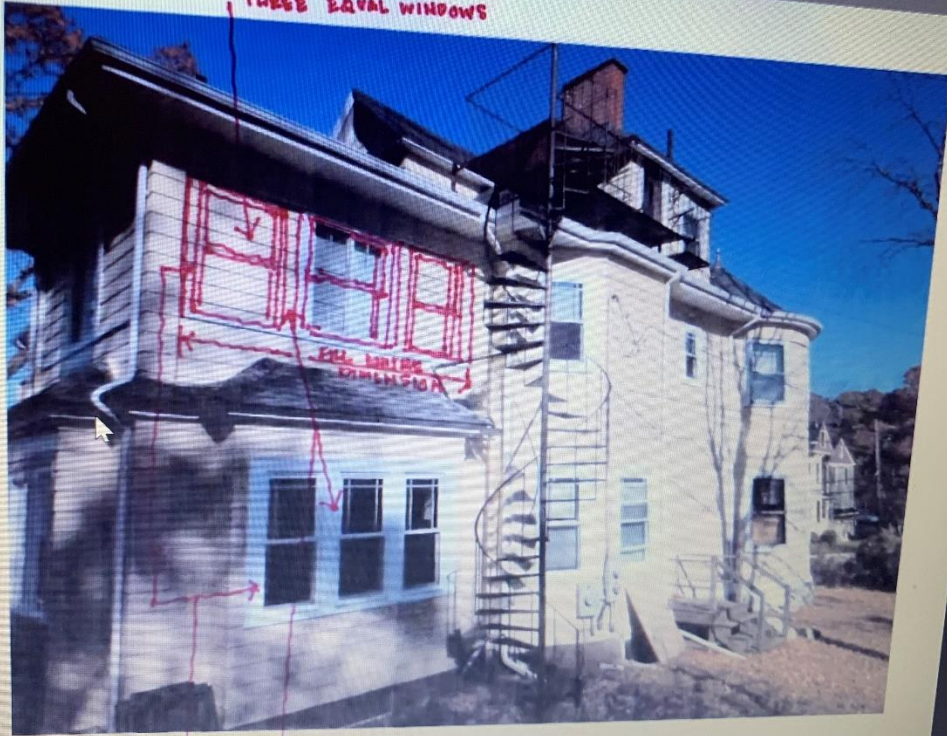
<input type="checkbox"/>	Zoning Review Application	<input type="checkbox"/>	Comprehensive Permit
<input type="checkbox"/>	Administrative Site Plan Review	<input type="checkbox"/>	Variance Application
<input type="checkbox"/>	Sign Permit	<input type="checkbox"/>	Historic Preservation Review
<input type="checkbox"/>	Special Permit/Site Plan Approval	<input type="checkbox"/>	Conservation Commission Review
<input type="checkbox"/>	Fence Appeal	<input type="checkbox"/>	Other, describe
Comments: _____			PERMIT INTAKE INITIALS AND DATE STAMP
_____			
_____			

NOTE: This form **MUST** accompany all other Department of Planning and Development applications.

May, 2014

To Be Completed By Applicant

THESE EQUAL WINDOWS



MAKE TRIM DIMENSIONS IDENTICAL

Walson

City of New

Jim Gross

Dave Morton



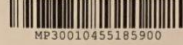
Harvey Industries, Inc.  
1400 Main Street Waltham, MA 02451-1689  
(781) 899-3500 harveybp.com



Manufacturing  
ORDER

Dealer Quote Summary

Waltham  
19 Athletic Field Road  
WALTHAM, MA 02451-1461  
Phone: (781) 899-2880 Fax: (781) 899-7307



BILL TO:

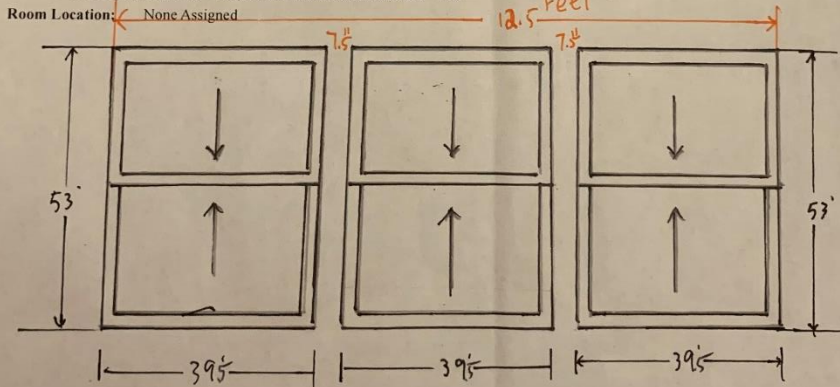
VS CONSTRUCTION  
15 BATES RD  
FRAMINGHAM, MA 01702-0000

SHIP TO:

VS CONSTRUCTION  
15 BATES RD  
FRAMINGHAM MA 01702-0000  
Phone: 774-244-2927 Fax:

QUOTE NBR	CUST NBR	CUSTOMER PO	ENTERED	DATE ORDERED	ORDER TYPE
4551859	1081134		2/21/2019	2/26/2019 1:58:33 PM	Cash
ORDERED BY	STATUS	SHIP VIA	DELIVERY AREA		
LAO	Ordered	Whse Pickup	WALTHAM WAREHOUSE		
CLERK		JOB NAME	COUPON		
KPC - Ken Cosgrove		LAO			

LINE #	DESCRIPTION	QTY	UNIT PRICE	EXTENDED
10000-1	Majesty DH, Unit Size 27.5 x 56.5, RO 27.75 x 56.75 Unit 1: U-Factor = 0.27, SHGC = 0.26, VT = 0.45, H11-M-26-00453-00002, Size Options = Custom Size, Replacement Frame Width (Inches) = 27.5, Frame Height (Inches) = 56.5 Double Glazed, Double Low-E RS, Argon Filled Natural Pine, Base Color = White, Jamb Liner Color = White Single, White, Non-Routed Half Screen, Fiberglass Mesh Unit 1 Top: Contour In-Glass, Prairie, A-White, 3W2H LRT Unit 1 Bottom: None Overall Frame Width (Inches) = 27.5, Overall Frame Height (Inches) = 56.5, Overall Rough Opening Width (Inches) = 27.75, Overall Rough Opening Height (Inches) = 56.75 Clear Opening Width = 23.625, Clear Opening Height = 22, Clear Opening Square Footage = 3.61 E-Star Zone:North=Yes, E-Star Zone:North-Central=Yes	4		



Last Update: 2/26/2019 1:58 PM

Page 1 Of 3

Printed: 10/4/2019 9:46 AM

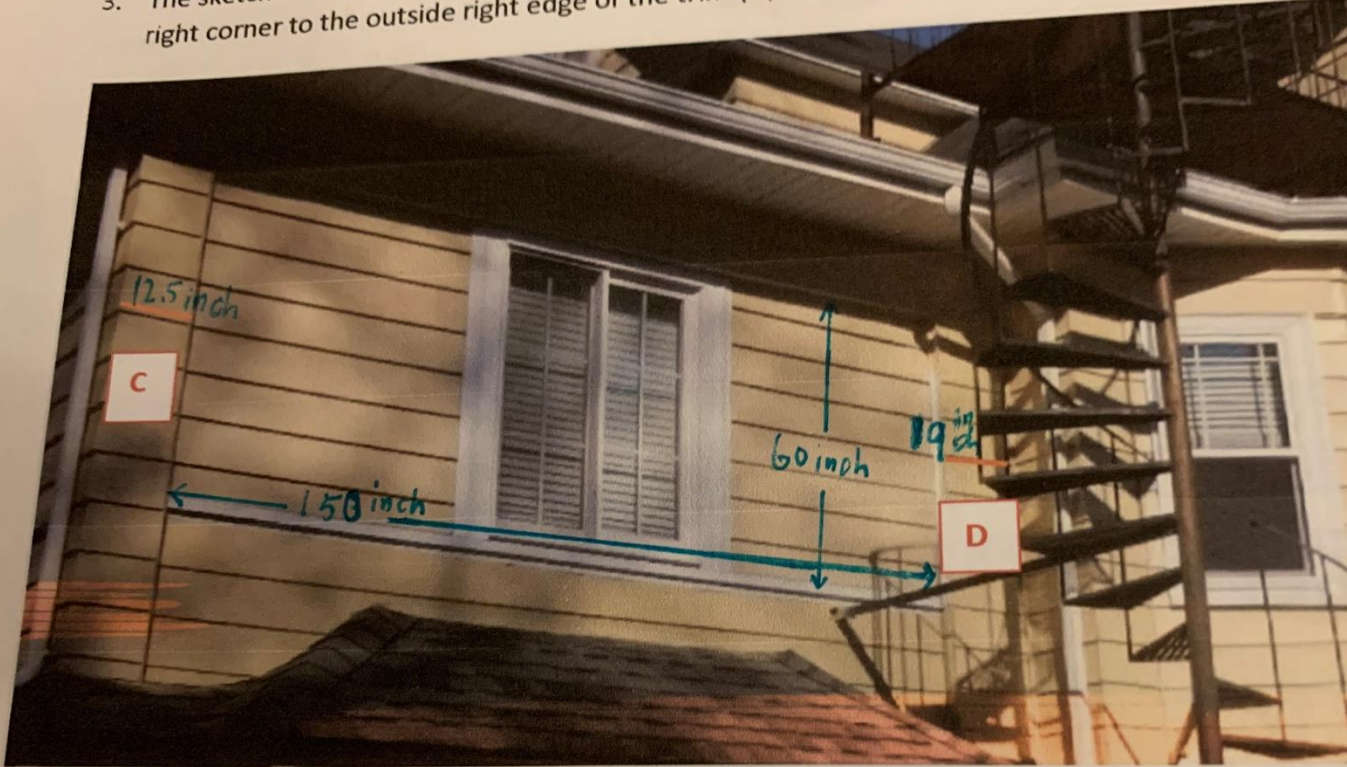


Scan with Smartphone to access installation  
instructions in H11's Document Center

**Propose window for R 3 window  
Make By HARVEY double hung window  
with up and down**

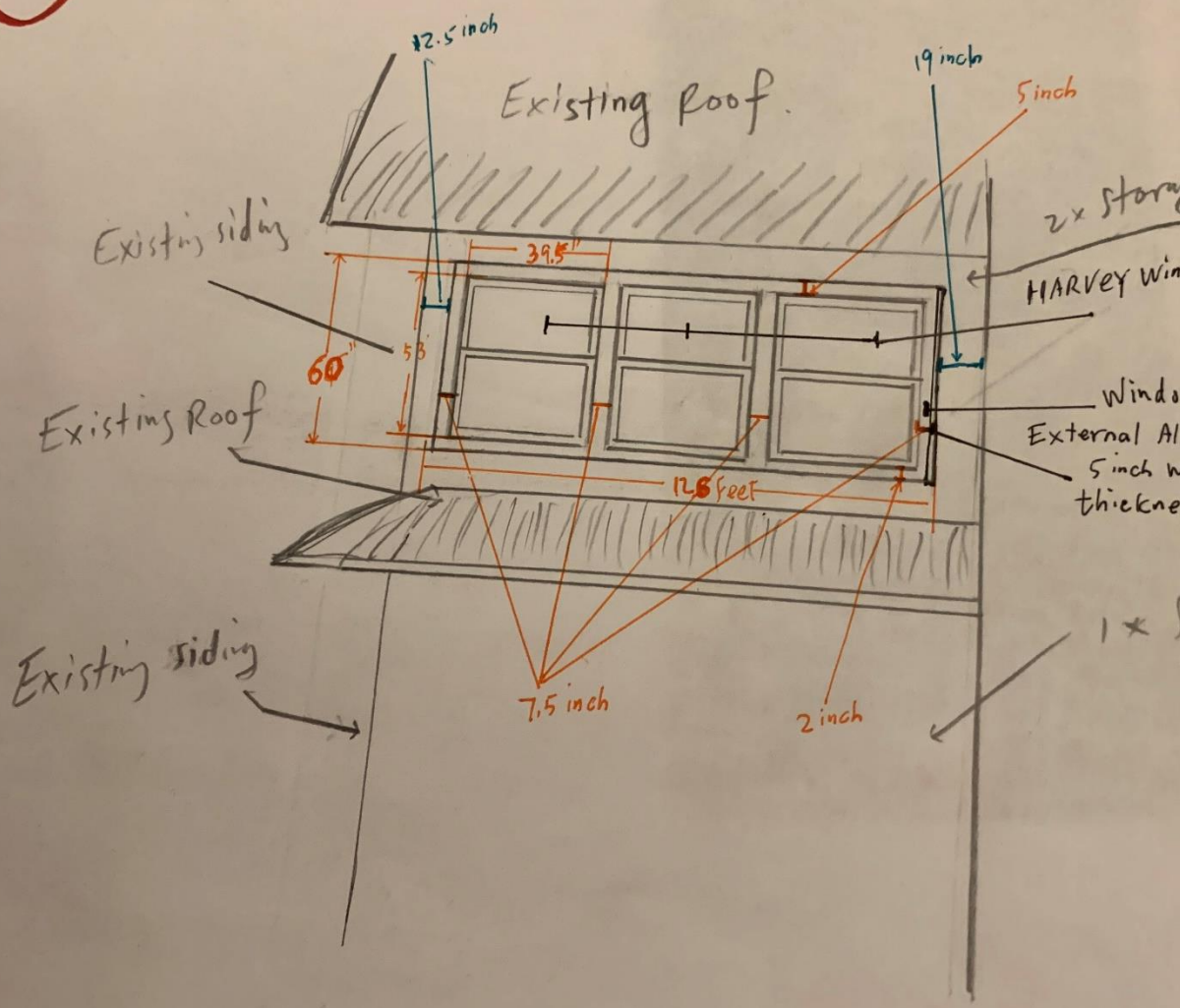
161 Walnut Street

3. The sketch must show the measurements from the left corner to the right corner to the outside right edge of the trim (D).



3

Propose R3 Window and look like .



161 Walnut Street

- b. The trim at the top and bottom must match the width and details of the top trim (F) and the triple window below.



The sketch must show the width of the trim at the top (F) and the bottom (G).

