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STAFF MEMORANDUM

Meeting Date: March 11, 2021
DATE: March 4, 2021
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

70 Cottage Street – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: See MHC Form B in packet.

APPLICATION PROCESS: The owners want to wrap the rear entry porch column with an AZEK sleeve and replace the wood decking with composite. The porch column is visible from the street; the decking may not be visible. If it is not visible, the replacement composite decking must be granted a Certificate of Non-Applicability.

The owners also want to replace the front porch wood decking in-kind with mahogany in the same dimensions and replace rear corner boards and water table with flat stock AZEK. This part of the project will be approved administratively as replacement in-kind.

MATERIALS PROVIDED:

Photos

Material information

MHC Form B

16 Sullivan Avenue – Certificate of Appropriateness

Note: Sullivan Avenue is a private way; the applicants are entitled to a Certificate of Non-Applicability for project features that are not visible from Chestnut or Elliot Street.

HISTORIC SIGNIFICANCE: See MHC Form B in packet.

APPLICATION PROCESS: The owner wants to install an above ground pool in back of the house. Some of the project will be visible from the public way. **The owners will NOT build the deck that is shown on the site plan.**

MATERIALS PROVIDED:

Plans

Assessors map

Aerial view

Photos

Product information

MHC Form B

13-19 Winter Street – Working Session

HISTORIC SIGNIFICANCE: The circa 1840 Federal style house is one of the oldest surviving structures in Newton Upper Falls. The first owner appears to have been Elijah W.H. Trask who was a foreman at the rolling mill.

APPLICATION PROCESS: The owner wants feedback on a proposal to demolish and replace the rear addition, move the main house block six feet towards the front lot line and eight feet away from Spring Street, expand the main house block to the back and right side, increase the height of the house, install a driveway on the left side and build garages in the new basement area.

Commission feedback from the January working session: Commission members said the massing and rooflines were critical and the existing front façade needed to be kept as is. The building could be expanded to the back and additions to the rear needed to be inferior to the front house block so that the roofline was not higher than the existing front house block roof. Commission members recommended good photos to give the context and information about the site and structures and submitting the plot or site plan if it was available. And recommended that the owner submit several different design options for review.

Feedback from the February working session: The key points were that the appearance of the existing front elevation needed to remain, and the scale and massing of any additions needed to be in keeping with the existing main house block and right-side addition; additions would need to be subordinate to the main house block and have consistent roof pitches. Most members wanted to see additions happening at the back. Some members were open to having the house moved forward; but needed to see detailed plans and understand how the view from the street would change (the current siting at the top of the hill with space around is important.) Several members were against moving the house. More information was needed about how the

proposed driveway on the left would present (again, street view would be helpful). One proposal was to build a garage in the right rear corner of the lot. Staff recommended providing a separate set of existing elevations and site plans and a separate set of proposed elevations and site plans to make it easier to understand the changes that are being proposed. Submitting several different options was also recommended so the Commission can respond to different concepts.

MATERIALS PROVIDED:

Site plan

Schematic drawings

Photographs submitted in February

Administrative discussion:

Minutes: Draft December minutes are **not** available yet.