



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](http://www.newtonma.gov)

Barney S. Heath  
Director

---

## STAFF MEMORANDUM

Meeting Date: May 13, 2021  
DATE: May 7, 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**

#### ***10 Cliff Road – Certificate of Appropriateness***

**HISTORIC SIGNIFICANCE:** The 1899 Colonial Revival house was built in a form popular for more modest housing in the early 1900s. There are similar houses on nearby Linden Street – numbers 20, 26, 47 and 51. The first known occupant was John T. Brittain, a painter. The property is located among other early 20th century buildings that served as housing for mill workers and local tradesmen.

**APPLICATION PROCESS:** The owner wants to amend the previously approved garage project to lower the garage roof slope, remove the existing right-side retaining walls and some of the existing fence segments, and to replace the fence segments in-kind as needed.

The Commission gave approval for a non-wood garage door without raised panels and lites. The owner is submitting a garage door for approval.

## MATERIALS PROVIDED:

Project description  
Photographs  
Plans  
Elevations  
Product specifications  
Previously approved project and decision

***3-5 Summer Street – Certificate of Appropriateness***

HISTORIC SIGNIFICANCE: The Colonial Revival house was built in 1949 for the Methodist Church as a single-family house. The builder was Kenteth E. Stata of Needham Heights. The building replaced a two-family house owned by the Methodist Episcopal Church that was rented out. The 1951 Newton City Directory listed Stata as a carpenter living at 18 Ohio Avenue in Upper Falls with his wife Lillian F. Stata.

APPLICATION PROCESS: The owners want to build a rear deck using Trex Fiberon decking and Trex ArmorGuard railing systems.

## MATERIALS PROVIDED:

Site plan  
Plans  
Elevations  
Sections  
Details  
Photographs  
Product and material specifications

***13-19 Winter Street – Certificate of Appropriateness***

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: This review is continued from previous meetings. The owner wants to demolish the rear ell, move the main house block and right addition forward and to the left, build a new rear addition, extending the driveway and build retaining walls, and build garages under the house. The materials show two options for the garages: 1) garage areas below the main house block and the rear addition; and 2) garage areas only below the rear addition. **Proposed double-hung windows are Anderson 400 series six-over-six with seven-eighth-inch wide muntins; the exterior material is not identified. The Commission has approved aluminum-clad windows and requires simulated divided lites with interior and exterior grilles and spacer bars. Aluminum gutters and downspouts are proposed. For projects with significant new construction, the Commission has required fiberglass downspouts. The garage door specifications do not identify the exact design of the proposed door.**

## MATERIALS PROVIDED:

Renderings  
Elevations  
Sections  
Product and material list  
Detail drawings  
Plans  
Photographs  
Site plan  
Product and material information

### ***300 Elliot Street – Certificate of Appropriateness***

**HISTORIC SIGNIFICANCE:** The original house was built circa 1840 and owned by Charles Winslow. Charles Winslow may have been related to Samuel Winslow who lived at 23 High Street in the mid-1800s. A later owner was David L. Jewell who was an agent at the Newton Mills on the corner of Elliot and Chestnut Streets. In 1882, the house was remodeled in the Stick Style for Richard T. Sullivan. Sullivan owned wool extract mills in Lower Falls and owned the land between Oak Street and the house lot, and a large lot behind the property.

**APPLICATION PROCESS:** This review is continued from the previous meeting. The owners want to renovate the house and carriage house, demolish the rear one-story addition, build a new two-story rear addition and a new garage.

#### **MATERIALS PROVIDED:**

Maps  
Historic information  
Photographs  
Neighboring properties  
Plot Plan  
3-D views  
Site plan  
Elevations  
Section and detail drawings  
Product and material information  
MHC Form B

### ***216 Elliot Street – Certificate of Appropriateness and Hardship***

**HISTORIC SIGNIFICANCE:** The circa 1845 Federal/Greek Revival house was one of many mill worker houses built by Otis Pettee along Elliot Street. This property is different from the others in that it is deeper and has a larger roof. Otis Pettee (1795-1853) came to Upper Falls in 1819, eventually became supervisor of the Elliot Manufacturing Company, and started his first mill in 1831.

**APPLICATION PROCESS:** This review is continued from the previous meeting. The owners of the front unit facing Elliot Street want to install solar panels on the roof. Because we did not receive

a written agreement to continue the review, the Commission must move on a Certificate of Appropriateness and a Certificate of Hardship.

**MATERIALS PROVIDED:**

Plans

Product specifications

Detail and section drawings

Photos

**Administrative discussion:**

Minutes: Review draft December minutes.