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## STAFF MEMORANDUM

Meeting Date: June 10, 2021  
DATE: June 4, 2021  
TO: Newton Upper Falls Historic District Commission  
FROM: Barbara Kurze, Senior Preservation Planner  
SUBJECT: **Additional Review Information**

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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.

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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

#### ***Pettee Square – Certificate of Appropriateness***

APPLICATION PROCESS: The review of the improvements at the intersection of Chestnut and Oak Streets is continued from previous meetings.

The City of Newton plans 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 for ADA/AAB-accessibility, landscape, and streetscape amenities such as seating, bike racks, and planters, lighting upgrades, new pavement markings, and new signage.

Changes to the areas within the district include: 1) installing brick-stamped concrete sidewalks, bollards, and granite curb planters along 1234 Chestnut Street and 1214-1220 Chestnut Street along Oak Street; 2) replace the brick area in front of the Depot Café with brick-stamped

concrete; and 3) install a monolithic granite Pettee Square sign, benches, game tables, bike racks, trash and recycling bins, and a granite seat wall at the Depot Cafe. In the November 2020 meeting, Commission members agreed that a brick-stamped concrete would be an appropriate material and that it was important to make those areas more accessible. Other changes should be in the character of the historic district. Safety features include warning pavers and bollards.

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

Aerial view showing project area

Plans

Details

Photographs

***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 main house block and the rear addition; and 2) garage areas only below the rear addition. The Commission held a non-actionable vote in the May meeting; five members said they supported the proposed footprint and garage locations under the main house and under the rear addition.

The owner revised materials and design details based on feedback from the Commission and from the site visit with Jay Walter. The owner would like to discuss the recommendations regarding the windowsill horns and options for the flat fieldstone walls.

The Commission should make sure to review the proposed vinyl clad exterior for the Anderson 400 series windows and the change to the front elevation of the right-side block to make the windows symmetrical.

**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 previous meetings. 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.

The applicants believe they have addressed several issues identified by commission members. The roof intersection at the south-west corner of the addition was revised so that it is now aligned. East, west and south elevations show the revised entry areas. They included a perspective drawing of the garage with the corner of the main house; however, there is no perspective from the street.

**MATERIALS PROVIDED:**

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

### ***7 Shawmut Park – Working Session***

**HISTORIC SIGNIFICANCE:** The modest 1900 Queen Anne was built by Louis F. Abbott as speculative development. The first known occupants were Nora Collins, machinists Louis and George Albrecht, melter James Murphy and John Murphy.

**APPLICATION PROCESS:** The owners want feedback on a project to replace the roof, add dormers, windows, and window wells, and build a deck.

**MATERIALS PROVIDED:**

Project description  
Site plan

Elevations  
Photographs

***88 High Street – Certificate of Appropriateness***

HISTORIC SIGNIFICANCE: The 1889 Colonial Revival structure was first occupied by the Fanning Printing Company, with a printing operation on the first floor and a paper box factory on the second floor. The Fannings worked in the printing trade, and as grocers with shops on Chestnut Street near Ellis Street.

APPLICATION PROCESS: The owner wants to replace the asphalt shingle roof on the house and garage, replace the back second-story porch decking with composite decking and to repair the railing system, remove the fire escape and replace the second-story rear door with a window to match the existing windows. The roofs would be replaced in-kind and should be granted a Certificate of Non-Applicability.

MATERIALS PROVIDED:

Plans  
Elevations  
Photographs  
Site plan  
Product and material information

***44-46 High Street – Certificate of Appropriateness***

***Will not come to meeting - owner was granted a Certificate of Non-Applicability***

HISTORIC SIGNIFICANCE: The structure was built as a carpenter's shop between 1848 and 1855 by George W. Keyes, who also built 45 High Street opposite the shop. By the early 1900s, the property was used or lived in by photographer, J.K. Hemphill.

APPLICATION PROCESS: **The owners were granted a Certificate of Non-Applicability** for the application to install condensers on the right side of the house behind the stairs and landing. The condensers will not be visible from High Street. Sullivan Avenue is a private way.

**Administrative discussion:**

Minutes: Review draft January minutes.