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## STAFF MEMORANDUM

Meeting Date: July 8, 2021  
DATE: July 1, 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) replacing the brick area in front of the Depot Café with brick-stamped

concrete; and 3) installing a monolithic granite Pettee Square sign, planters, 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

***73 Ellis Street – Certificate of Appropriateness***

**HISTORIC SIGNIFICANCE:** The 1833 Greek Revival church was remodeled in the 1880s. The two large two and one half story blocks are part of the original construction. The gable front one story enclosed portico and open porch were added later. Windows and siding were more recently altered.

**APPLICATION PROCESS:** The owners want to replace windows and doors and rebuild the side entry stairs and landing.

The existing windows are not original. The applicant needs to provide a sample of the Pella Architect series Enduraclad window as the commission has not reviewed that product before and to confirm that the windows will be SDLs with two-over-two vertical grilles and have black spacer bars, and interior and exterior grilles that are fastened at the factory.

Fiberglass doors have been previously approved. The recommendation was to submit an option for a four-panel door with two long panels on the bottom and two short panels on top, and to identify what casings will be used.

The existing pressure-treated side stair and landing were built without commission approval and building permit and cannot be replaced in-kind. PT framing with wood or composite risers, outside skirt, and railings with a beaded top rail would be appropriate.

**MATERIALS PROVIDED:**

Property location

Photographs

Product and material information

MHC Form B  
1889 Historical sketch

### ***7 Shawmut Park – Certificate of Appropriateness***

**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 to replace the roof in-kind and remove the vinyl siding. The intent is to repair the siding and trim underneath the vinyl siding, if possible. Windows would be replaced with Harvey Majesty aluminum-clad SDLs, and new doors and windows would be installed, including an egress window with a window well on the left side. The front entry porch and stairs would be reconfigured, a second-floor rear addition would be built over the roofed porch, and a new deck would be built at the back. The exterior chimney would remain.

**MATERIALS PROVIDED:**

Elevations  
Photographs  
Product specifications  
MHC Form B

### ***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. 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 the designs to reduce the height of the previously submitted main house block elevations. The materials and design details were revised based on feedback from the Commission and from the site visit with Jay Walter.

**MATERIALS PROVIDED:**

Certified drawings of existing structure  
Renderings  
Elevations  
Sections  
Product and material list  
Detail drawings  
Plans

Photographs  
Site plan  
Product and material information

***959 Chestnut Street – Certificate of Appropriateness (Violations)***

APPLICATION PROCESS: The owner submitted an application that includes the following:

- As-built height
- Basement windows and exposed foundation area on the right side of the rear addition
- Window program on the left side of the garage
- New retaining walls
- Space between the top of the window molding and the frieze board on the main house block
- Location of the garage lights and the dropped garage floor
- Grade changes and exposed basement wall, the exterior walls, stairs and windows on the rear gable and elevation
- Locations of the vents and vent pipes and the products used, and the location of the electric panel
- Change the previously approved fiberglass gutters to aluminum

MATERIALS PROVIDED:

Assessors database map  
Photographs  
Product and material information  
Average grade plane calculations  
Site plans  
MHC Form B  
Elevations

**Administrative discussion:**

Minutes: Review draft February minutes.

Meeting schedules: Discuss options to manage lengthy meeting agendas