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STAFF MEMORANDUM

Meeting Date: December 9, 2021
DATE: November 30, 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

1284 Boylston Street, Barn – Working Session

HISTORIC SIGNIFICANCE: The circa 1830 Greek Revival house may have been built by either Rufus Ellis (who built the Manufacturer's Hotel at 1269 Boylston Street and workers' cottages on Richardson Road) or William Ellis (who built the 1828 Greek Revival house at 1235 Boylston Street.) Richard P. Kerrivan (also spelled Kerivan) was a later owner. He is listed at this address in the 1871 City Directory, occupation machinist. The 1880 Federal Census records show that he lived at number 1282 with his wife Margaret J., daughters Mary A. and Alice C., and son William H. He was still living at this address and working as a mechanic in a silk mill when the 1900 Federal Census was taken, shortly before his death in 1903.

1284 Boylston Street was used as a rental property for a period. The 1880 Federal Census and the 1881 City Directory show that at least three families were living there: laborer Patrick J. Kerley with his wife Jane; laborer John Shea with his wife Nellie B., son Daniel J., and brothers Timothy

and Daniel; and grocer John Sullivan with his wife Bridget and son Daniel. In 1900, William H. Kerrivan, wife Anna C. and son Richard lived at the address.

The barn on the property dates to the mid-1800s.

APPLICATION PROCESS: The owners want to stabilize the structure by reinforcing the retaining wall and to renovate the barn. They are looking for commission feedback on the proposed project. The owners did not submit a complete application, so this is on the agenda for a working session.

Working sessions should typically not be more than 20-30 minutes, and commission members should provide clear direction on additional materials required for a full review.

Staff identified the following gaps: scope of work on the application is not complete (does not include all the changes shown on the drawings, including the new entry stairs and landing); drawings do not include detail drawings for the proposed entry stairs and railings including materials; detailed door and window product information and product and material cut sheets/information for all the other items that will be replaced are not included; and parts of the drawings (stove pipe) are incomplete.

MATERIALS PROVIDED:

Assessors database information

Photographs

Plans

Elevations

Details

15 Summer Street – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: This important and prominent building is the oldest extant institutional building in the District. The Elliot Manufacturing Company and local mill owner Rufus Ellis built the Greek Revival structure in 1827 to serve as a Unitarian meeting house. By 1832, Methodists had purchased the church. The congregation expanded and improved the church in the 1860s and built a parsonage across the street at 91 High Street in 1865. More recently the property served as a daycare center and is now the Buddhist Compassion Relief Tzu Chi Foundation.

APPLICATION PROCESS: The owners want to repair the back roof by replacing a relatively large area of the shingles; if the new roof shingle is different, this could be very noticeable. The commission should confirm that the outward appearance of the roof shingle, including the texture and material, will fit in with the existing roof.

Staff has already approved the replacement in-kind of the three rubber roofs.

MATERIALS PROVIDED:

Roof plan sketch

Roof shingle information

Assessors database map

Photographs

Administrative discussion:

Minutes: Review draft November meeting minutes.

Submission deadlines: Submission deadlines have been moved up and, starting in 2022, will be 22 days before the meeting. Currently applications are due 15 days before the meeting, and we are required to publish the agenda 14 days before the meeting which means less than a day to review submissions and determine if they can go on the agenda. The change was made to give Staff a week to review applications for completeness and to follow up with applicants before the agenda must be published. We will need to work out a process for when and how to allow applicants to “fix” incomplete applications and still make sure that we stick to the deadline to publish the agenda.

Submission requirements: Continue discussion of application checklist and requirements.