



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

Ruthanne Fuller
 Mayor

Barney S. Heath
 Director

STAFF MEMORANDUM

Meeting Date: June 2, 2022
 DATE: May 26, 2022
 TO: Newtonville 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 Newtonville Historic District Commission (Newtonville 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 Newtonville HDC. Additional information may be presented at the meeting that the Newtonville HDC can take into consideration when discussing a Local Historic District Review application.

Dear Newtonville HDC Members,

The following is additional information for the Local Historic District Review applications that you should have received in your meeting packet.

Applications

58 Page Road – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The first recorded occupants of the circa 1891 Queen Anne house were Francis C. Greenwood, a clerk at 85 Water Street in Boston, his wife, and daughter Henrietta Greenwood. They previously lived at 122 Walnut Street. Mr. Greenwood died sometime before 1901 and his wife and daughter took in Mr. and Mrs. Paul Knight as boarders. After Mrs. Greenwood’s death in 1907, Henrietta Greenwood continued to take in boarders until the 1920s; most of the boarders were nurses and teachers.

APPLICATION PROCESS: The owners want to remove the existing chimney and patch up the roof.

Notes: Staff advised the applicants that if the commission determined that the chimney was ornamental and contributed to the architecture of the house, the applicants should be prepared to consider a chimney “box” which would be a wood box with a brick veneer that matched the chimney design and simulated the depth of the bricks. Applicants would need to submit a detailed design showing how the “box” would be constructed and how the details would be matched.

MATERIALS PROVIDED:
 Assessors database map
 Project description

Photographs
MHC Form B

41-43 Central Avenue – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The 1893 Colonial Revival/Queen Anne house was built as a two-family dwelling for Abbott Barnes Rice. Rice worked in men's furnishings at 121 Tremont Street in Boston.

APPLICATION PROCESS: The owners want to renovate the house and garage, including the enclosed front entry porch and right-side porch. They also want to put back the second-floor front porch which was removed and to add skylights. The driveway would be repaved, the asphalt walkways replaced with pavers, and the concrete steps would be faced with stone. Condensers would be installed at the back of the house.

Notes: Feedback to the applicant was that the submission did not provide enough detail to confirm that the existing porches will be replaced in-kind. The applicant was asked to provide:

- section detail drawing that shows the soffit detail, rake detail, detail for the beams supporting the columns, the column crown and base molding, the dentils, etc.
- details for how the top and bottom railing and balusters will be matched
- provide heights for existing and proposed railings
- confirm with ISD if existing railing height on the side porch can be kept
- confirm that the proposed column has entasis, the same crown and base molding, and same height and diameter dimensions.
- Identify products and materials that will be used

The owner provided some additional information for rakes and balusters. ISD prefers that the railings meet code, but not clear that that is required. Section detail drawing, details for top and bottom railing, and proposed column details not provided.

MATERIALS PROVIDED:

Assessors database map
Photographs
Site plan
Plans
Elevations
Product and material information
MHC Form B

Administrative discussion:

Minutes: The April draft meeting minutes are included for review.

Remote meetings: If the emergency order is not extended past July 15th, we will be holding meetings in person in City Hall.