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STAFF MEMORANDUM

Meeting Date: July 7, 2022
 DATE: June 28, 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

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: This review of the house and garage renovation is continued from previous meetings. The owners were approved to replace the roof, several windows, install skylights, basement windows and condensers, and build a rear second-story egress.

The open items are the renovation of the enclosed front entry porch and right-side porch, the restoration of the second-floor front porch which was removed, and the renovation of the garage. The commission also needs to review the hardscaping including repaving the driveway, replacing the asphalt walkways with pavers, and the facing the concrete steps with stone.

MATERIALS PROVIDED:
 Assessors database map
 Photographs
 Site plan
 Plans and elevations

Detail drawings
Product and material information
MHC Form B

12 Page Road – Working Session

HISTORIC SIGNIFICANCE: The carriage house was built circa 1895 as part of the Calvery Crary estate. The main house stood at 21 Foster Street. The carriage house was later owned by the American Red Cross and used as offices. The three bays of garage space in the building were added some time before 1980. The 1980 survey form indicates that there was Stick Style trim at the shed dormer, cupolas, and several first-story window. By 1996, the carriage house had been converted to a house, and a garage addition had been built.

APPLICATION PROCESS: The owners want feedback on a project to change the front elevation roof line and add dormers and a front entry hood, and to build a second-story addition on the garage that would connect to the former carriage house and run to the back of the house. The rear deck would be replaced by the extension of the new two-story structure. The rear elevation and rooflines would also be changed. New walkways would be installed.

Notes: A submission for a full review requires product and material specifications and details, as well as callouts on the elevations, and detail drawings for elements such as the front entry hood. The Commission should provide clear direction regarding specific details or information required for a full review.

MATERIALS PROVIDED:

Assessors database map
Photographs
Site plan
Plans
Elevations
MHC Form B

Administrative discussion:

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

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

Commission elections: Per the ordinance, the Commission is required to elect the Chair, Vice-Chair and Secretary at the beginning of the fiscal year in July.