



Ruthanne Fuller
Mayor

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

Barney S. Heath
Director

STAFF MEMORANDUM

Meeting Date: July 14, 2022
DATE: July 7, 2022
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

19 High Street – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: Built between 1848 and 1855, the two-story gable front house was first owned by Samuel Winslow. (He may be the same Samuel Winslow who moved to Worcester in 1855 and began manufacturing skates with his brother Seth C. Winslow. By 1880, the Samuel Winslow Skate Company was the largest in America and manufactured ice skates and roller skates.) The 1880 owner was landscape gardener and stone mason Charles H. Hale. The Pettee Machine Works owned the property in the late 1880s; at that time Otis Pettee's son-in-law Henry Billings was the sole owner of the company. After Billings' death in 1889, the property was subdivided and Bernard Billings (a nephew of Henry Billings) built 37 High Street. Based on the historic maps, the right ell and the outbuilding could date to 1886 or earlier. A rear addition was built in 2003.

APPLICATION PROCESS: The owners want to install a six-foot-tall wood closed board fence section along back of the right-side property line with a section that will connect with the front right corner of the right-side addition.

MATERIALS PROVIDED:

Assessors database map

Site plan marked with fence plan

Photographs

MHC Form B

35-37 High Street – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The 1889 Queen Anne house and carriage house were built for Bernard and Lizze T. Billings. The Billings were related to Otis Pettee by marriage. Otis Pettee (1795-1853) was a machinist who established his business in 1831 and was responsible for much of the development of Upper Falls.

APPLICATION PROCESS: The owners have submitted two applications: 1) to install a heat pump behind the lattice on the carriage house second-story stair; and 2) to install solar panels on the roof facing High Street. The heat pump installation will include a conduit running up the side which will be visible from High Street and needs to be painted to match the siding.

Notes:

The owner was approved to replace the roof on the house and garage with either a dark gray or black color roof shingle which should make the dark solar panels less obtrusive. The existing skylight will be removed.

MATERIALS PROVIDED:

Assessors database map

Photograph marked up to show location of heat pump conduit and photo of conduit

Photographs of elevations

Aerial view

Roof plans

Conduit and equipment locations

Roof shingle colors

Installation cross-section

Product specs

Photos of installed panels

MHC Form B

44-46 High Street – Certificate of Appropriateness

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 want to build a brick patio on the right side of the house by the basement door behind the side entry stairs.

MATERIALS PROVIDED:

Assessors database map

Photographs

Site plan

Brick options

MHC Form B

74-76 Rockland Place – Certificate of Appropriateness

Note: Rockland Place is a private way. The back and side of this property are visible from the public park and from Thurston Road.

HISTORIC SIGNIFICANCE: The Greek Revival house was built between 1848 and 1855 and was the second house built on Rockland Place which was laid out in 1850. Isaac Smith was the first known owner. The 1865 Massachusetts State Census lists Isaac Smith as a carpenter living with his wife Adeline C. Smith (maiden name Stoddard), two young sons, his mother Dorothy, and teamster Simeon Whitney, his wife Eliza and daughter Emma. One barn was built by 1874 and additional barns were built by 1886. Smith also owned 66 Rockland Place. Smith owned the property until his death in 1895; the 1907 Atlas shows the property was owned by the heirs of Isaac Smith. The portable Priggen Steel garage was added in 1924.

APPLICATION PROCESS: The owners want to replace the wood siding with Hardie Plank and to use AZEK flat stock for the trim details.

Notes: The owners were approved administratively to replace the gutters with fiberglass gutters with the historic profile, to replace windows and window trim with the requirement that the windows and window trim will match what was approved in 2018 and 2019, and to replace the downspouts in-kind.

The commission should consider approving Staff to administratively approve Hardie siding and AZEK flatstock trim for future projects.

MATERIALS PROVIDED:

Assessors database map

Project description

Elevations

Photographs

MHC Form B

54 High Street – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The 1842 structure served as the first Engine House in Upper Falls until 1879 when it was replaced by a new Fire House at the end of Pettee Street. It was built in response to the major threat of fires to the mill buildings. In 1839, Otis Pettee lost his entire factory to fire and had to rebuild the Pettee Machine Works at the bottom of Oak and Chestnut

Streets. Richard T. Sullivan owned the property in the late nineteenth century and the property served as housing for mill workers.

APPLICATION PROCESS: The owners want to replace five windows at the front of the house with Andersen 400 Series Woodwright fibrex-clad double-hung windows with grille patterns to match the existing. The existing windows only have removable interior grilles. The proposed will have simulated divided lights with factory installed interior and exterior muntins and dark spacer bars.

Note: The commission has approved fibrex-clad SDL windows for other projects.

MATERIALS PROVIDED:

Assessors database map

Photographs

Information about the proposed Andersen windows

MHC Form B

959 Chestnut Street – Remediation of Violation

APPLICATION PROCESS: This review is continued from previous meetings. The owners are proposing two options to remediate the as-built height which is in violation.

In the June meeting, the owner has required to submit revised drawings that showed the measurements detailed in the Record of Action and that showed the ridge height of the rear addition roof lowered to the same height of the ridge of the main roof.

Here is the June decision:

RECORD OF ACTION:

DATE: June 13, 2022

SUBJECT: 959 Chestnut Street – Remediation Plan Documentation Requirements

At a scheduled meeting and public hearing on June 9, 2022, the Newton Upper Falls Historic District Commission, by roll call vote of 6-0,

RESOLVED that the owners at 959 Chestnut Street must provide drawings with additional dimensional information for options B1 and B2 and that the drawings for each option must show the ridge height of the roof of the rear addition lowered to the same height of the ridge of the main roof on the front house block. The commission also requires the following: 1) datum points must be called out in feet and inches; 2) drawings must use dimension strings to clearly show where each measurement starts and where it ends; 3) provide drawings and datum points for all elevations; 4) identify the following survey datum points for the main house block and for the rear addition that intersects the main house block: a) from the first floor to the top of the ridge (gable); b) from first floor to second floor; c) from top of foundation to first floor; and d) from top of foundation to second floor.

MATERIALS PROVIDED:

Assessors database map

Photos

June meeting decision

Existing and proposed surveys

Proposed building height option B1

Proposed building height option B2

Description of construction activities required to reduce the building height and rebuild

Administrative discussion:

Meeting minutes: The June 2021 draft minutes are ready for review.

Remote meeting update: Unless the emergency order is extended, we will be required to have in-person meetings after July 15th and will be required to have a physical quorum.

Commission election: Historic District Commissions are required to vote for Chair, Vice Chair and Secretary from the full members at the start of the fiscal year in July.