



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: September 8, 2022
DATE: September 1, 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

65 Oak Street – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The 1899 Colonial Revival/Queen Anne house was designed by Hunt and Chapman and built by J. G. Kempton for Oliver and Alma Billings. The 1900 Federal Census shows that machinist Fred H. S. James was lived as a boarder with the Billings. Oliver Billings was a grocer at 1220 Chestnut Street, on the corner of Oak Street; he may have inherited the business from his father Beriah Billings who was listed as a grocer at that address in the 1883 City Directory.

APPLICATION PROCESS: The owner wants to build a low stone retaining wall along the front corner and to replace a small existing wall along the left side of the garage entrance off of Indiana Terrace.

Notes: Staff requested additional information and clarification:

- 1. Details about the top of wall for the new wall at the front (should not be capped and should not have a cement covering)**
- 2. Photo of the existing 12" wall that will be replaced, confirmation that it will be same construction as the new wall or details if it will be different**
- 3. The application suggests that there might be something built or replaced behind the garage. If that's the case, this needs to be shown on the site plan, and we need a photo of the existing and details of what will be built or replaced.**

MATERIALS PROVIDED:

Assessors database map with wall location sketch
Photo of front elevation
Isometric and plan
Photo of proposed stone wall construction
MHC Form B

14 Summer Street – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The circa 1840 Greek Revival/Gothic Revival house may have been built at the same time as 6 Summer Street which has some of the same Gothic Revival details. The house is unique because of the Gothic Revival details and because of the incorporated recessed porch. Whipple Freeman, a farmer, lived in the house in the mid- to late 1800s, and probably owned the house during that period.

APPLICATION PROCESS: This review is continued from previous working sessions. The owners want to renovate the existing house and build an addition with an attached garage which would be accessed from Summer Street. They also want to build a new unit with an attached garage that would be accessed from Spring Street. The new unit would be connected to the existing house via the new attached garage.

Notes: In the last meeting, commissioners agreed that the design was improved and moving in the right direction. The smaller scale and roof slopes were a vast improvement.

The Commission asked for additional information to understand the massing, how the structures would fit into the topography including grading and contours, and changes to the site. The applicants have provided 3D renderings and a grading plan.

The Commission also asked that the inappropriate balcony facing Winter Street be removed and it is not in the revised design.

MATERIALS PROVIDED:

Assessors database map
Aerial view
Photos
Project description
Product and material information
3D renderings

Site plans
Existing versus proposed elevations
Elevations
Plans
Sections
Roof plan
Product and material information
MHC Form B

1282-1284 Boylston Street – Certificate of Appropriateness

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: This review is continued from a previous meeting. The owner wants to stabilize the barn at the back by reinforce a retaining wall and partially replacing the south wall. The barn would be renovated by replacing roofs, repairing or replacing the clapboard siding on the north, south and west elevations and replacing the shingle siding on the east elevation with white cedar shingles. Trim, fascia and soffits would be repaired or replaced and aluminum gutters and downspouts would be installed.

The owners want to build a new landing and stairs at the existing door on the north wall and install a condenser unit. The single lite windows on the south wall would be replaced with two lite awning windows.

Windows would be replaced on the east elevation and the double hung windows would be symmetrical under the two story block per the request of the commission. The existing barn and hayloft doors on the west elevation would be refurbished and the cased opening would be replaced with a new wood door.

MATERIALS PROVIDED:
Assessors database map

Photos

Site plan

Plans

Elevations

Sections

Details

Door and window details

MHC Form B

Administrative discussion:

Meeting minutes: The April 2022 draft minutes are ready for review.