



NewGov - Newton, MA

10/19/2022

# HDC-22-299

## Historic District Application

**Status:** Active

**Date Created:** Oct 18, 2022

### Applicant

Wendy Gower  
wendilou@aol.com  
54 High St  
Newton , MA 02464  
6173782656

### Primary Location

54 HIGH ST NUF  
NEWTON UPPER FALLS, MA 02464

### Owner:

Wendy L Gower  
54 54 HIGH ST NUF Newton Upper Falls,  
Massachusetts 02464

### Internal Only

#### Commission Review Required



#### Total Hearings

1

Type of Certification/Documentation Issued

Requested Approvals, Inspections, and Reviews:

### Application Details

**The individual filling out this application is the**  
property owner

### Local Historic District Application Information

#### Name of Local Historic District

Newton Upper Falls

**Type of Structure(s) Affected** (check all that apply):

#### House



#### What year was the structure built?

1842

## Local Historic District Application Proposed Work

**Type of Proposed Work** (check all that apply): **Window Replacement**

### Describe Scope of Work

Replace 12 windows with Andersen Woodright 400 Series windows that have been approved previously by the Commission for the front five windows. These windows will meet the requirements of having of two over two full divided lites with attached interior and exterior muntins (grilles) and a dark spacer bar. Two smaller windows located in the back overlooking the porch will not have grilles as they are too narrow to accommodate them. All windows will be Forest Green exterior and white interior. They will be installed from the inside so exterior trim will not be affected.

### Briefly Describe the History of the Property

Old firehouse

## Application Authorization

I am the owner of the property subject to this application and I consent as follows:

1. This application for a land use permit or administrative approval for development on my property is made with my permission.
2. I grant permission for officials and employees of the City of Newton to access my property for the purposes of this application.

### Property Owner Signature

Wendy L Gower  
10/10/2022

## HISTORIC DISTRICT FINAL PROJECT APPROVAL PROCESS

Historic Preservation Staff, and sometimes the Historic District Commission, must approve the final project work. Without that approval, ISD will not close out the building permits and will not issue a Certificate of Occupancy. Please contact Historic Preservation Staff once all of the project work is completed to start the process. On average, the approval process may take a week and may take longer if the Commission needs to review the project work.

It is the owner's responsibility to make sure that

the completed work matches the site plans, exterior plans and elevations, details and materials that were approved by the Commission. Any changes to what was approved and any new elements must be submitted to the Commission for review and approval.

If it is determined that the final project work does not match exactly what the Commission approved, or includes new elements that were not approved, the project will be considered to be in violation and the final project approval will not be issued until all of the discrepancies are satisfactorily resolved.

All future work will be put on hold and no new building permits will be issued pending resolution with the Commission. The Commission can require that work be redone to match what was approved. The Commission is also authorized to issue a fine of up to \$300.00 per offense for each day that the violation continues.

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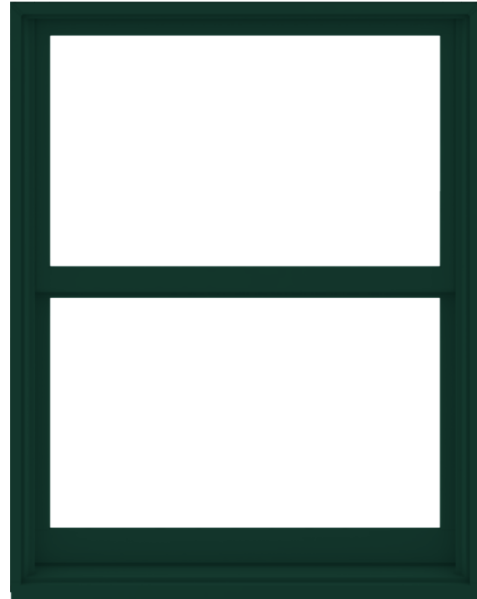








400 Series Woodwright® Double-Hung Window



Interior Exterior

SIZING INTERIOR HARDWARE GRILLES EXTERIOR GLASS SUMMARY

To purchase this product or customize it further, take this summary to your Andersen dealer.

Product Name	400 Series Woodwright® Double-Hung Window
Product ID#	WDH3442
Unit Width	41 5/8"
Unit Height	52 7/8"
Interior Color	White
Glass	Low-E4® Glass
Hardware	Easy-Tilt Release Lock, White
Optional Hardware	None, White
Grille Pattern	None
Exterior Color	Forest Green
Exterior Trim Profile	None
Exterior Trim Color	Forest Green

\* Distressed bronze and oil rubbed bronze are 'living' finishes that will change with time and use.

\* Options shown are not available for all products within the series. Computer monitor limitations prevent exact color duplication. For an accurate representation of color options please view actual color samples available at your Andersen window & patio door supplier.

SAVE FIND A DEALER PRODUCT DETAILS GET A QUOTE



## 400 SERIES WOODWRIGHT® DOUBLE-HUNG WINDOW

LEARN

DESIGN IT

TECH SPECS

### IS IT RIGHT FOR YOU?

#### Functionality

Slides open from the top and bottom and tilts in to make cleaning a breeze.

#### Material

Wood & Fibrex®. Our innovative Fibrex® material protects the exterior from weather while the interior is natural wood.

#### Colors

7 exterior colors with 3 natural wood interiors plus white give you the option of a natural, warm feel or clean look.

#### Sizes

Sizes can be up to 3'9" wide and 6'4" high with custom sizing available so you can fill almost any space with fresh air and natural light.

#### Accessories

Up to 9 hardware finish options and custom grille patterns let you personalize the window to match your home's character.

#### Claim to fame

Our best-selling double-hung window for historic renovations.

[Explore all 400 series windows →](#)

**See this window in real homes.**



# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	NWT.149
<b>Historic Name:</b>	Upper Falls Engine House - Newton Fire House 4
<b>Common Name:</b>	
<b>Address:</b>	54 High St
<b>City/Town:</b>	Newton
<b>Village/Neighborhood:</b>	Upper Falls;
<b>Local No:</b>	227;
<b>Year Constructed:</b>	1842
<b>Architectural Style(s):</b>	Victorian Eclectic;
<b>Use(s):</b>	Fire House; Other Commercial; Single Family Dwelling House;
<b>Significance:</b>	Architecture; Community Planning; Politics Government;
<b>Area(s):</b>	NWT.A, NWT.R
<b>Designation(s):</b>	Local Historic District (12/17/1975); Nat'l Register District (09/04/1986); Nat'l Register MRA (09/04/1986);
<b>Building Materials:</b>	Roof: Asphalt Shingle; Wall: Wood; Wood Clapboard; Wood Shingle; Foundation: Concrete Unspecified;
<b>Demolished</b>	No



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site ([www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)) under the subject heading "MHC Forms."

Commonwealth of Massachusetts  
Massachusetts Historical Commission  
220 Morrissey Boulevard, Boston, Massachusetts 02125  
[www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)

This file was accessed on: Thursday, October 20, 2022 at 12:43 PM

FORM B - BUILDING

Assessor's number

USGS Quad

Area(s)

Form Number

Massachusetts Historical Commission  
80 Boylston Street  
Boston, Massachusetts 02116

51-06-10

Boston South

NWT.149

Town NEWTON

(neighborhood or village) \_\_\_\_\_

Newton Upper Falls

Address 54 High Street

Historic Name Upper Falls Engine House

Present residential

Original institutional/commercial

Year of Construction 1842

Reference Sweetser's King's Handbook

Form gable front plan/Queen Anne detail

Architect/Builder unknown

Exterior Material:

Foundation concrete/parged

Wall/Trim wood clapboard/wood shingle

Roof asphalt shingle

Outbuildings/Secondary Structures \_\_\_\_\_

none

Major Alterations (with dates) one-story entrance

porch, shed roof overhang, fenestration,

second story oriel - mid 20th c.

Condition good

Moved  no  yes Date n/a

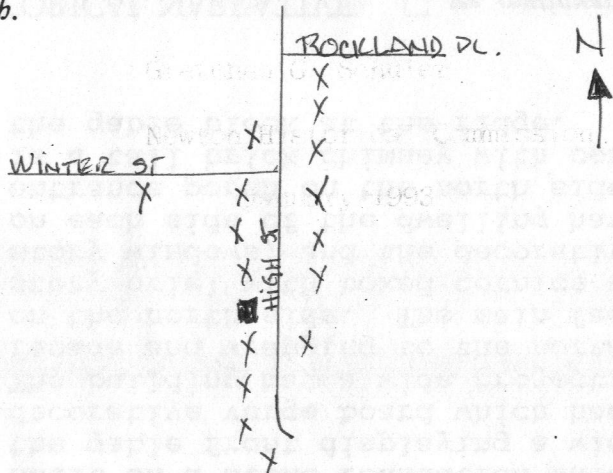
Acres 2,970 sq. ft.

Setting West side of High St., close to road  
among 19th c. buildings which are all part of  
residential neighborhood



Sketch Map

Draw a map showing the building's location in relation to the nearest cross streets and/or major natural features. Show all buildings between inventoried building and nearest intersection or natural feature. Label streets including route numbers, if any. Circle and number the inventoried building. Indicate north.



Recorded by Gretchen G. Schuler

Organization Newton Historical Commission

RECEIVED Date (month/year) January 1993

JUL 7 1993

Follow Massachusetts Historical Commission Survey Manual instructions for completing this form.



## BUILDING FORM

ARCHITECTURAL DESCRIPTION  *see continuation sheet*

*Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.*

The simple gable front one and one-half story dwelling which is clad in wood clapboards to the top of the first story and decorative butt shingles above, has been substantially altered more than once. Built on a stone foundation which has been reinforced with concrete, the gable front displaying a wide rake and no returns and a decorative verge board which has quatrefoil designs and pointed ends. The building has a wide projecting porch hood spanning the main facade and wrapping to the north side to form a closed recessed entry on the north side. The main facade is characterized by the second story oriel with boxed cornice and two-over-two sash, the two first story windows, and the decorative verge board. Second-story windows on each side of the dwelling have two-over-two sash. The enclosed entrance porch on the north side has a modern panelled door. There is a tall brick chimney with corbelled top situated near the rear of the gable block at the ridge.

HISTORICAL NARRATIVE  *see continuation sheet*

*Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.*

Built in 1842 the first Engine House in Upper Falls served as such until 1879 when it was replaced by a Fire House at the end of Pettee Street next to the 1869 wood building known as the Prospect School or Primary School, where the present Emerson School is (See 51 Pettee Street). The 1842 establishment of a firehouse in Upper Falls is relevant in that it articulates the community's response to a major threat to the future of the mills - fire. In 1839 Otis Pettee lost his entire factory but was able to rebuild the Pettee Machine Works down near the bottom of Oak Street and Chestnut. The late nineteenth century owner of the converted firehouse was a Sullivan. Richard T. Sullivan owned the property for a short while during which time he lived at 300 Elliot Street and owned mills in Lower Falls. Later another Sullivan owned the property. Directories list mill workers as residing here.

BIBLIOGRAPHY and/or REFERENCES  *see continuation sheet*

Atlases/Maps: 1848 (Engine House), 1874 (House Mechanic #4), 1886 (R.T. Sullivan), 1895 (J.M. Sullivan), 1907 (J.M. Sullivan).  
Directories: 1880s-1900s.

Recommended for listing in the National Register of Historic Places. *If checked, you must attach a completed National Register Criteria Statement form.*

NEWTON

54 High Street, NUF

Massachusetts Historical Commission  
80 Boylston Street  
Boston, Massachusetts 02116

Area(s) FormNo.

NWT.149

**DETAILED ARCHITECTURAL DESCRIPTION - 54 HIGH STREET**

**SETTING:** The setback of the building is similar to other properties on the west side of High Street with the wide porch hood overhang extending beyond the average setback. There are spaces for two small vehicles in between the building and the sidewalk. The property drops off behind the northwest corner of the house so that the rear of the entrance porch has a high foundation wall. One substantial tree is located near the northwest corner below the street level.

**BUILDING:** The building has a simple utilitarian form with the narrow gable front and wide raking roof with no returns. The first updating of the building to that of a shop (1867) added Queen Anne features including the butt shingles, the verge board and probably the two-over-two windows. According to old photographs the second-story oriel (a Queen Anne/Colonial Revival feature) replaced a three-part Italianate window.

From Chestnut Street, the building displays two full stories each with two bays of two-over-two sash.

**Alterations** have occurred at least twice so that the original intent has been obscured. The most intrusive alterations are the late twentieth century wide porch overhang of hood and the one-story side ell which is an enclosed entrance porch.





FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, State House, Boston

NRD/S  
WARRA  
LHD

HD NWT.149

In Area no. <u>Y, A, R</u>	Form no. <u>149</u> <u>227</u>
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1. Town Newton Upper Falls

Address 54 High St.

Name \_\_\_\_\_

Present use home

Present owner Michele + Evelyn Lasulli  
not known

3. Description:

Date 1840's (July 1842)

Source King Handbook of Newton  
1855 Map of Newton

Style ?

Architect ?

Exterior wall fabric wood shingle +  
clapboard

Outbuildings (describe) \_\_\_\_\_

Other features orig. built as a volunteer

fire station. Rd. built now above  
the foundation. Note bay window +  
strange porch roof with no supports.

Altered \_\_\_\_\_ Date \_\_\_\_\_

Moved \_\_\_\_\_ Date \_\_\_\_\_

5. Lot size:

One acre or less  Over one acre \_\_\_\_\_

Approximate frontage 40'

Approximate distance of building from street

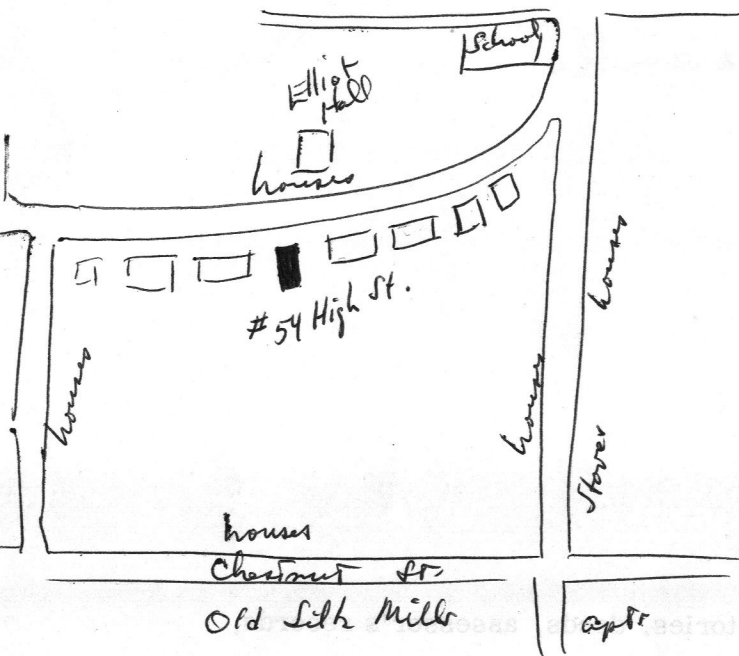
on street

6. Recorded by E. M. Hender

Organization Lakeon Homesteads  
Newton

Date July 25, 1973

4. Map. Draw sketch of building location in relation to nearest cross streets and other buildings. Indicate north.



DO NOT WRITE IN THIS SPACE  
USGS Quadrant \_\_\_\_\_  
MHC Photo no. \_\_\_\_\_

(over)

JUL 31 1973

7. Original owner (if known) Town of Newton to house mechanic # 4 fire engine

Original use fire station

Subsequent uses (if any) and dates school - 1867  
house - when converted not  
(c. 1878) known

8. Themes (check as many as applicable)

- |                       |                                     |                            |       |                         |       |
|-----------------------|-------------------------------------|----------------------------|-------|-------------------------|-------|
| Aboriginal            | _____                               | Conservation               | _____ | Recreation              | _____ |
| Agricultural          | _____                               | Education                  | _____ | Religion                | _____ |
| Architectural         | _____                               | Exploration/<br>settlement | _____ | Science/<br>invention   | _____ |
| The Arts              | _____                               | Industry                   | _____ | Social/<br>humanitarian | _____ |
| Commerce              | _____                               | Military                   | _____ | Transportation          | _____ |
| Communication         | _____                               | Political                  | _____ |                         |       |
| Community development | <input checked="" type="checkbox"/> |                            |       |                         |       |

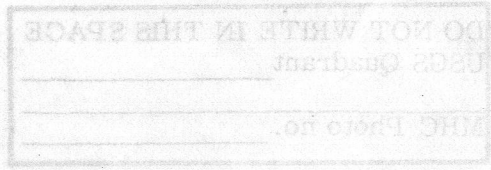
9. Historical significance (include explanation of themes checked above)

A strange looking little building, much altered, but built as a part of the needs of a total community of early industrial America.

early picture of fire station is available

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Archives of Jackson H. H. H. H.  
Map of Newton 1855  
Atlas of Newton 1874



JUL 31 1973

does not match exactly what the Commission approved, or includes new elements that were not approved, the project will be considered to be in violation and the final project approval will not be issued until all of the discrepancies are satisfactorily resolved.

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