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## STAFF MEMORANDUM

Meeting Date: February 2, 2023  
DATE: January 18, 2023  
TO: Newtonville Historic District Commission  
FROM: Barbara Kurze, Senior Preservation Planner  
SUBJECT: **Additional Review Information**

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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.

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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

#### ***122 Lowell Avenue – Certificate of Appropriateness***

**HISTORIC SIGNIFICANCE:** The 1892 Queen Anne house was constructed by Newton builders Willard S. Higgins and Theodore C. Nickerson. Higgins & Nickerson were listed in the 1891 City Directory as “carpenters and builders” and the shop was in Newtonville Square at the rear of 277 Walnut Street. In 1897, the shop was moved to 10 Bailey Place in Newtonville. Higgins initially owned the property and sold it to Mr. and Mrs. Harley B. Curtis in 1897. Mr. Curtis worked at 27 School Street in Boston as a cutter. The 1900 U.S. Federal Census shows that Harley B. Curtis, his wife Susan and son Thomas lived in the house with two servants Mary Morrisey and Winnie Lindsy. Mr. Curtis’s occupation is listed as merchant tailor.

**APPLICATION PROCESS:** The review is continued from previous meetings. The owners want to install two condensers, service box, and conduits on the right side of the house, behind the bay.

**Notes:** The owners have addressed the issues with the installation proposed in the previous application which had conduits running across the bay and up along the second floor of the house. Commissioners said that proposed installation was too obtrusive.

## MATERIALS PROVIDED:

**APPLICATION LINK:** <https://newtonma.viewpointcloud.com/records/780683>**PDF File: Compiled Materials 122 Lowell**

Assessors database map

Photographs

Photograph of right side marked up to show units, meter, and conduits

Products and materials

MHC Form B

***197 Walnut Street – Certificate of Appropriateness***

**HISTORIC SIGNIFICANCE:** The house was built circa 1884 for William F. Hawley and later remodeled in the Colonial Revival style. The house had a carriage barn at 12 Page Road which later became the Red Cross Annex.

**APPLICATION PROCESS:** The owners have two applications on the agenda.

The first application is for a cedar shadow-box style fence with pressure-treated posts that will run along the left property line. The fence will have a six-foot-tall section running from the back of the property to just past the plane of the front of the house. There is shorter transition section and then a twelve-foot-long section that is three feet high.

**Note: the proposed fence location is staked out.**

The second application is a continuation to review the removal of the shutters on the front of the house. At the October 2022 meeting, the owners agreed to continue the review after they temporarily removed shutters and painted the house. Commissioners wanted to see the house without the shutters and to see the options and cost to repair or replace the shutters.

**Note: the house only had shutters on the front elevation. The shutters may have lead paint which will add to the time to do the repairs.**

## MATERIALS PROVIDED:

**APPLICATION LINK fence:** <https://newtonma.viewpointcloud.com/records/781095>**PDF File: Compiled Materials 197 Walnut**

Assessors database map

Assessors database photo

Photos showing staked out fence line

Photo of the proposed fence

Survey plan

Fence plan sketch

MHC Form B

**APPLICATION LINK shutters:** <https://newtonma.viewpointcloud.com/records/767939>**PDF File: Compiled Materials 197 Walnut shutters**

Assessors database map

Photos

Estimate to repair and restore the existing front shutters

**Administrative discussion:**

Minutes: The November and December draft meeting minutes are included for review.

Remote meeting update: The order expires after March 31<sup>st</sup>. We don't yet know if it will be extended.

New process to access meeting materials: Discuss how the new process is working.