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STAFF MEMORANDUM

Meeting Date: February 9, 2023
DATE: February 1, 2023
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

207-209 Elliot Street, Unit 2 – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The circa 1835 two-family Greek Revival house was built as mill worker housing by Otis Pettee (1795-1853) shortly after he started his first mill in 1831. Pettee started working in Upper Falls in 1819 and rose to the position of supervisor of the Elliot Manufacturing Company before establishing his own mills. He built many of the mill worker houses along Elliot Street. The house and other properties were later inherited by Henry Billings who was married to Otis Pettee's daughter Louisa (1821-1903.)

APPLICATION PROCESS: This review of the project to remove and rebuild the existing retaining wall at the back of the Unit 2 is continued from previous meetings. The new wall would run from the back stairs and around the left side of the house. Commissioners said that the proposed wall should be consistent with the existing dry stack walls running from the sidewalk on Cottage Street to the stairs at the back. The revised design is for a dry stack wall with smaller rectangular fieldstones like the existing.

At the January 2023 meeting, the commission approved the removal and rebuilding of the patio behind Unit 2 with the condition that bluestone pavers be used in a pattern like the patio for the Unit 1.

MATERIALS PROVIDED:

APPLICATION LINK: <https://newtonma.viewpointcloud.com/records/780063>

PDF File: Compiled Materials 207-209 Elliot wall FEB23

Assessors database map

Photos

Survey

Photos of proposed wall design

Plan with BOW and TOW measurements

Wall section

MHC Form B

1268 Boylston Street, Unit A – Certificate of Appropriateness

The front and sides of the house are visible from a public way; the back of the property is not.

HISTORIC SIGNIFICANCE: The 1910 Colonial Revival house was owned by Martin Luther Cunningham who lived at 1272 Boylston Street and owned 1276-1278 Boylston Street. The land where 1268 was built and the other two properties were first owned by his father, Luther T. Cunningham, who lived at 1272 Boylston Street and had a grocery store at 1276-1278 Boylston Street. The 1910 U.S. Federal Census lists 11 people living at 1268 Boylston: John and Julia Herlity and Patrick and Mary Leary with their six daughters and a boarder. Several of the Leary daughters worked in the local hosiery and paper box factories.

APPLICATION PROCESS: The owners want to replace most of the first-floor windows with Andersen 400 Series Woodwright window inserts with Fibrex exteriors. Windows with grilles will be replaced with Andersen Full Divide Lites (simulated divided lites with interior and exterior grilles with spacer bars.) The larger double-hung windows at the front and sides are six-over-one. There is a smaller window on the left side with two six-lite panes. On the left side and back are one-over-one windows with multi-lite transoms which are part of a two-story enclosed porch. On the right side, there is a smaller six-over-one window and a small four-over-one window.

Notes: Applicants need to confirm what will happen to the transoms over the enclosed porch windows.

Window details show both the FDL and GBG options highlighted. Submission is for FDL. The commission has approved Fibrex windows for a few projects, but Grille-Between-the-Glass windows are not an appropriate replacement.

The owners of Unit B have submitted two applications to replace windows. Owners of both units have been advised that the windows must be consistent on the building.

MATERIALS PROVIDED:

UNIT A APPLICATION LINK: <https://newtonma.viewpointcloud.com/records/780645>

PDF File: Compiled Materials 1268 Boylston Unit A windows

Owner authorization
Assessors database map
Photos with window program
Project description
Window product details
Quote
MHC Form B

1268 Boylston Street, Unit B – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The 1910 Colonial Revival house was owned by Martin Luther Cunningham who lived at 1272 Boylston Street and owned 1276-1278 Boylston Street. The land where 1268 was built and the other two properties were first owned by his father, Luther T. Cunningham, who lived at 1272 Boylston Street and had a grocery store at 1276-1278 Boylston Street. The 1910 U.S. Federal Census lists 11 people living at 1268 Boylston: John and Julia Herlity and Patrick and Mary Leary with their six daughters and a boarder. Several of the Leary daughters worked in the local hosiery and paper box factories.

APPLICATION PROCESS: The owners want to replace most of the second-floor windows, two front gable end windows, and two dormer windows. The windows with multiple lites have the same grille patterns as the first floor.

They have submitted applications for two different options for the replacement windows.

Option 1 is for Andersen 40 Series Woodwright windows with Fibrex exteriors. The multi-lite windows would be with Full Divide Lites (simulated divided lites with interior and exterior grilles with spacer bars.) Note: the quotation details are for the FDL options. The window cut sheet details have both the FDL and GBG options highlighted.

Option 2 is for Renewal by Andersen Fibrex windows. The multi-lite windows would be with Grille-Between-the-Glass (GBG).

Notes: The commission has approved Fibrex windows for a few projects, but Grille-Between-the-Glass windows are not an appropriate replacement window.

Owners of both units have been advised that the windows must be consistent on all elevations of the building that are visible from a public way.

MATERIALS PROVIDED:

UNIT B APPLICATION LINK for OPTION 1 Full Divided Lite (FDL):

<https://newtonma.viewpointcloud.com/records/781867>

PDF File: Compiled Materials 1268 Boylston Unit B Option 1 FDL

Owner authorization
Assessors database map
Photos with window program
Project description
Window product details
Quote

MHC Form B

UNIT B APPLICATION LINK for OPTION 2 Grille between Glass (GBG):

<https://newtonma.viewpointcloud.com/records/780712>

PDF File: Compiled Materials 1268 Boylston Unit B Option 2 GBG

Assessors database map

Photos with window program

Agreement

Order details

Window product details

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 meetings. 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 September meeting (see minutes included in the Compiled Materials_15 Oak pdf), several commissioners were concerned with the massing. Some of the details and materials were inappropriate. Commissioners said that a lot more information and details were needed, especially for the grading, design, and materials. The Commission also said that the architect should be present at the next meeting.

Staff asked the applicants to provide a summary of how the design has changed since the last meeting and how commission concerns were addressed.

MATERIALS PROVIDED:

APPLICATION LINK: <https://newtonma.viewpointcloud.com/records/760980>

PDF File: Compiled Materials 14 Summer

Assessors database map

Photos

Scope of work and materials list

3D renderings

Grading plan

Existing elevations

Existing floor plans; FAR calculations

Proposed elevations

Existing and proposed elevations on same sheet

Roof plan; building cross-section

Proposed floor plans

Sheets title "Architectural detail" showing elevations with some product and material call outs

Architectural detail drawings

Product and material information

MHC Form B

Sept 2022 minutes

Administrative discussion:

Meeting minutes: The June and August 2022, and January 2023 draft minutes are ready for review.

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