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## STAFF MEMORANDUM

Meeting Date: March 9, 2023  
DATE: March 2, 2023  
TO: Newton Upper Falls 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 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.

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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

#### ***88 High Street, Garage – Certificate of Appropriateness***

#### ***Note: Garage and back of house are visible from Spring Street***

**HISTORIC SIGNIFICANCE:** The 1889 Colonial Revival structure was first occupied by the Fanning Printing Company, with a printing operation on the first floor and a paper box factory on the second floor. The Fannings worked in the printing trade, and as grocers with shops on Chestnut Street near Ellis Street. The former cinderblock garage with wood clapboards was converted to a studio circa 1990. In April 2022, a special permit was granted allowing the former garage to be used as an accessory apartment.

**APPLICATION PROCESS:** The owners want to remove the existing areas of siding and replace them with HardiePlank siding. The boarded-up area at the front of the garage where the doors were, three Andersen 100 Series transom windows would be installed in that area. The first-floor window on the right side would be replaced with an Andersen 100 series window. The air

conditioner and triple window on the left second story will be removed, and the openings will be filled in and covered with HardiePlank siding.

**Notes: The fascia board and trim will be removed; owner to confirm what they will be replaced with.**

MATERIALS PROVIDED:

**APPLICATION LINK:** <https://newtonma.viewpointcloud.com/records/783651>

**PDF File: Compiled Materials 88 High**

Assessors database map

Project description

Photos marked to show areas of work

Front and right-side proposed elevation drawings

Product and material information

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 will present the application that was withdrawn from the February 2023 meeting 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.

The owners will also present a concept for a scaled-down option to get feedback from commissioners. This concept enlarges the existing house to the back and has an attached garage on the right-hand side.

MATERIALS PROVIDED:

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

**PDF File: Compiled materials 14 Summer MAR2023 Meeting**

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

Site plan and elevations for concept of a scaled-down option

**Administrative discussion:**

Meeting minutes: The February 2023 draft minutes are ready for review.

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