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## STAFF MEMORANDUM

Meeting Date: April 18, 2023  
DATE: April 12, 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: Front and sides of the former garage 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 review is continued from previous meeting. The owners want to renovate the former garage and install a heat pump at the back of the structure.

They will replace the trim, gutters, and downspouts in-kind. The AC on the left side will be removed and the opening filled in. Windows will be replaced in-kind with Andersen 400 Series

casement windows except for a metal window on the right side which will be replaced with an Andersen two-over-two double-hung window, and two windows on the back which will be replaced with larger egress casement windows. Siding will be replaced with Hardie Plank Select Cedarmill, 4-inch exposure.

**Note: Commission requires that the smooth side of the Hardie Plank siding be on the exterior.**

Vents will be installed on the left side and back of the house.

**Note: Commission requires that vents visible from a public way be metal and painted to match.**

Doors will be replaced with MMI fiberglass doors. The front door and transom will be replaced with a door with two vertical panels and three lites and a two-lite fixed window. A second option is included for a door with four vertical panels and two lites. The back door will be replaced with a solid door.

The boarded-up garage door area will be replaced with three two-over-two double-hung Andersen windows and three two-lite fixed windows which will match and line up with the two-lite fixed window over the front door.

A heat pump condenser will be installed at the back of the former garage.

The asphalt shingle roof and skylight will be replaced in-kind.

**Note: The owner may provide additional product information; Staff will forward when received.**

MATERIALS PROVIDED:

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

**PDF File: 88 High Street – Garage Final Application April 2023.pdf**

Content

Assessors database map

Photos

Scope of Work

Elevations

Product and material information

MHC Form B

### ***14 Summer Street – Working Session***

**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:** The application to renovate the existing house and build an addition with an attached garage and a connected new unit with an attached garage was denied in the March 2023 meeting.

The owners have submitted a new application based on the concept presented at the last meeting for a scaled-down option to renovate and enlarge the existing house to the back and add an attached garage on the right-hand side.

**Note: The submission was not complete, so the application is on the agenda for a working session.**

MATERIALS PROVIDED:

**APPLICATION LINK:** <https://newtonma.viewpointcloud.com/records/787864>

**PDF File: Compiled materials\_14 Summer addition renovation**

Assessors database map

Aerial views

Photos

Existing site plan

Existing and proposed floor plans, FAR calculations, and elevations

Proposed roof plan and section

Product and material call outs

Section and detail drawings

Project scope

Products and materials

MHC Form B

Additional submitted documents which appear to be duplicates

### ***1036-1038 Chestnut Street – Certificate of Appropriateness***

***Note: Sullivan Avenue is a private way; the sides of the house are visible from Chestnut Street***

HISTORIC SIGNIFICANCE: The circa 1830 Greek Revival house was built as workers' housing by the Elliot Manufacturing Company. It is one of the best remaining examples of these workers cottages.

APPLICATION PROCESS: The owners want to add a second-story to the rear ell; the new rear ell ridge would meet up with the ridge of the roof on the main house block. They also want to demolish the existing shed.

**Note: submission did not include product cut sheets for the new products and materials.**

**There is an issue with the format of the technical specs that were submitted; pages are in reverse order and oriented sideways.**

**Staff will forward any updated materials when they are available**

MATERIALS PROVIDED:

**APPLICATION LINK:** <https://newtonma.viewpointcloud.com/records/786961>

**PDF File: Compiled 1036-1038 Chestnut.pdf**

Assessors database map

Mortgage Inspection Plan

Aerial view

Photos

Existing and proposed elevations and plans

MHC Form B

Technical specs for doors and windows

**Administrative discussion:**

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