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STAFF MEMORANDUM

Meeting Date: December 14, 2023
DATE: December 6, 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

Request for Certificates of Appropriateness to Remediate Violations at 1268 Boylston Street, Unit B

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 review of plans to remediate the work done to install mini-splits and conduits is continued from previous meetings. The owner is proposing to remove the existing conduits and run new conduits horizontally along the top of the foundation area and along the soffit area. Conduits will run vertically along the corners of the left side and vertically behind the gutter on the right side.

Note: The proposed configuration is like the one approved for 48 Pettee Street.

MATERIALS PROVIDED:

Application: <https://newtonma.viewpointcloud.com/records/798131>

Compiled 1268 Boylston Unit B mini-splits

Assessors database map

Photos of the left and right side marked up to show where the new conduits will run

MHC Form B

232-234 Elliot Street, Unit 232 – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The circa 1835 Greek Revival multiple family dwelling was built as worker housing for the Pettee Machine Shop and is almost identical to 224-226 and 238-240 Elliot Street. Otis Pettee (1795-1853) started working in Upper Falls in 1819 and rose to the position of supervisor of the Elliot Manufacturing Company before establishing his own mills starting in 1831. He built many of the mill worker houses along Elliot Street.

APPLICATION PROCESS: The owners want to build a rear addition and add a metal bathroom vent on the main roof. The one-story rear new addition would be like the adjoining rear addition. The house has vinyl siding, trim, and windows. But there is one window at the back that is a six-over-six double-hung wood window and that is the basis for the proposed new windows. The rest of the materials will match the existing vinyl siding and trim. The new low-sloping roof will be a standing seam metal roof and half round gutters and round downspouts will be installed. In the future, the condominium may re-side the entire house in wood or fiber cement board clapboard siding.

MATERIALS PROVIDED:

Application: <https://newtonma.viewpointcloud.com/records/809239>

Compiled 232 Elliot addition

Assessors database map

Project description

Detailed work description

Photos of existing conditions

Plans

Elevations

Product and material information

MHC Form B

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:

Note: the owners applied for a couple of new items and want to discuss what is going on with the chimney rebuild. We have not received any materials for this application. Staff will forward any materials that we get before the meeting. If no materials are received, the applicant can still update the commission about the chimneys.

The owners want to reposition the approved condenser unit to move it away from the side entry stair and closer to back of the house. They want to build a new stone wall and front walkway similar to the hardscaping at the next door property 1044-1046 Chestnut Street.

The owners will also provide an update of what is going on with the two chimneys and discuss rebuilding options with the commission.

MATERIALS PROVIDED:

Application: <https://newtonma.viewpointcloud.com/records/811085>

Note: we only have the application but no submission documents

Administrative discussion:

Meeting minutes: Review the November 2023 draft minutes.