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## STAFF MEMORANDUM

Meeting Date: December 12, 2024  
DATE: December 6, 2024  
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

#### ***981 Chestnut Street – Certificate of Hardship***

**HISTORIC SIGNIFICANCE:** The Federal style building was built circa 1825. An 1883 newspaper article describes a fire on August 1, 1843 and that the house was “then occupied as a Tavern kept by one Capt Harding, which building was saved from being also burnt by the young boys who then worked the abandoned engine formerly used here; and for this successful effort Capt. Harding presented them with a bell which is now in the possession of Hose Company No. 9.”

**APPLICATION PROCESS:** At the November meeting, the Commission denied a Certificate of Appropriateness for the application to renovate and add on to the existing building, build a new multi-unit building and add driveway and hardscaping. The Commission will review the applications for Certificates of Hardship. One was submitted for the working session application HDC-24-81. The other was submitted for the full review application HDC-24-174.

**Notes: Staff will send a memo from the Law Department to commissioners and the owners about the Certificate of Hardship process before the meeting.**

**The owner has also filed a letter stating that he intends to appeal the denial of a Cert. of Appropriateness to the MAPC.**

MATERIALS PROVIDED:

Application for working sessions: <https://newtonma.viewpointcloud.com/records/829158>

**COH HDC 24-81 981 Chestnut.pdf** (letter from owner uploaded November 27<sup>th</sup>)

Application for full review: <https://newtonma.viewpointcloud.com/records/847951>

**981 Chestnut renovation new units denied.pdf** (Cert. of Appropriateness denied; uploaded November 25<sup>th</sup>)

**COH HDC 24-174 PDF.pdf** (letter from owner uploaded November 27<sup>th</sup>)

The materials that were reviewed at the November meeting:

**Compiled 981 Chestnut.pdf**

Assessors database map

Historic photo

Description of historic building

Existing and proposed plot plans

Neighborhood photos

Photos of house and architectural details

Proposed site plan

Existing and proposed roof plans

Existing elevations

Proposed demolition

Proposed elevations

Existing and proposed driveway

Renderings

Landscape plans

Renderings with product and material call outs

List of material cut sheets

Proposed Pella Lifestyle window diagrams and information

Door drawings and information

Garage door drawings and information

Siding

Trim details

Masonry, decking and railing system information

Roofing, downspouts and gutters

MHC Form B

***44 Oak Street – Certificate of Appropriateness***

**HISTORIC SIGNIFICANCE:** The circa 1840 fieldstone building was built for Otis Pettee and functioned as a warehouse, and later as a location for a short-lived effort to raise silkworms for the silk mills on Elliot Street. The structure was also used for a woodworking plant and a stable.

**APPLICATION PROCESS:** This review is continued from previous meetings. The owners want to renovate the existing building; add dormers, windows, carport, hardscaping, sign, and site changes.

**Notes:** The revised application has multiple exterior vestibule options and more details about the sign construction. The owners also confirmed that there is no solar installation proposed for this project although there are areas that will be solar ready. There is no detailed lighting plan.

MATERIALS PROVIDED:

Application: <https://newtonma.viewpointcloud.com/records/847991>

Compiled 44 Oak

Assessors database map

Existing Plot plan

Photos

Street views

Existing elevations and roof plan  
Proposed demolition  
Proposed elevations and roof plan  
Proposed site plan and landscaping  
Exposed asphalt calculations  
3-D perspectives  
Sign drawings and location  
Additional information about sign design and materials  
Information about trees for screening at the back of the property  
Existing and proposed details, products and materials  
Options A-E for the exterior vestibule  
Stair details  
Dormer fascia details  
AZEK trim details  
Covered parking details  
Gutters and downspouts  
Proposed stone for retaining wall and stone veneer  
Stone materials for patios, walkways, and landscape steps  
Rendering perspectives  
MHC Form B

**Administrative discussion:**

Meeting minutes: There are no draft minutes ready for review.