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STAFF MEMORANDUM

Meeting Date: May 12, 2022
DATE: May 5, 2022
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

44-46 High Street – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The structure was built as a carpenter's shop between 1848 and 1855 by George W. Keyes, who also built 45 High Street opposite the shop. By the early 1900s, the property was used or lived in by photographer, J.K. Hemphill.

APPLICATION PROCESS: The owner wants to move, repair, and replace windows with Harvey Majesty SDLs; and to install vents which would be painted to match the siding.

MATERIALS PROVIDED:

Photographs
Product information
MHC Form B

959 Chestnut Street – Remediation of Violation

APPLICATION PROCESS: This review is continued from previous meetings. The requests are: 1) to remediate the as-built rear addition right-side basement area, installed basement windows, and increased exposure of the basement foundation which are in violation by installing window wells and changing the grade; and 2) to remediate the as-built height which is in violation. The owner has submitted certified plot plans, elevation drawings, and written descriptions on the work that would be done to reduce the height of the building.

Notes:

In the September 2021 meeting, the commission required clear and detailed architectural plans, certified site plans, and explanations of how the height issue would be rectified:

- 1. Certified plot plans signed by a registered surveyor; one drawing showing the existing conditions and a separate drawing showing the proposed changes. The certified plot plans are needed not only for the basement windows, but for the other items.**
- 2. Accurate, to-scale elevation drawings with measurements to document the proposed changes to the main house block, for all the elevations. Drawings must be submitted so that there is one page for each elevation that shows the existing and the proposed on one page.**
- 3. Detailed written descriptions of what will be changed on the existing building and how the work will done to conform to the required height.**

The owner was asked to look into the following potential issues with the submission materials:

- There are two pages marked "existing" and "proposed" topography surveys by Frank Iebba dated 4/2/22 and updated 4/18/22 which may be mislabelled, meaning that the one labelled existing should, in fact, be labelled proposed, and the one labelled proposed should be labelled existing? The reasons pertain to the walls. On the current existing drawing, the wall on the right rear property line is almost a right angle, and there is a wall on the front right side. Currently, the wall along the right rear line looks more like the one listed as proposed, and there is no wall on the right front border.**
- The roof ridge calculations on both drawings are the same, but the proposal is to change the height of that roof ridge.**
- The mean grade calculations per City of Newton requirements is missing.**
- The building height calculation is determined by using the mean grade calculation, which is missing, and the ridge elevation which seems incorrect. A cross section of the front building , showing heights of floors, would be helpful in understanding what is proposed.**

MATERIALS PROVIDED:

Photographs

Plans

Elevations

List of steps to reduce building height and rebuild

Administrative discussion:

Remote meeting update

Rules & Regulations: Review 2008 Rules & Regulations for Upper Falls (this was the most recent document I could find.) Chestnut Hill is almost done revising their Rules & Regulations and the latest draft is included in the packet; that is the template I would propose using. Ideally, we would have one set of Rules & Regulations across the districts with call outs for items that do not apply to all the districts. For example, Chestnut Hill has jurisdiction over what is visible from private ways and over paint colors, while the other commissions do not. The ordinance is also included in the packet; HDCs start on page 16.