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STAFF MEMORANDUM

Meeting Date: June 20, 2024
DATE: June 13, 2024
TO: Chestnut Hill 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 Chestnut Hill Historic District Commission (Chestnut Hill 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 Chestnut Hill HDC. Additional information may be presented at the meeting that the Chestnut Hill HDC can take into consideration when discussing a Local Historic District Review application.

Dear Chestnut Hill HDC Members,

The following is additional information for the review of the Local Historic District Review applications.

37 Suffolk Road – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The 1911 Colonial Revival house was first owned by paper manufacturer Fredrick M. Crehore. His grandfather, Lemuel Crehore, established a paper making factory in Newton Lower Falls.

APPLICATION PROCESS: This review is continued from a previous meeting. The owners want to install a generator on the left side of the house, behind the chimney and existing HVAC equipment.

Notes: The applicant was asked why the generator was oriented the long way parallel to the street.

MATERIALS PROVIDED:

Application: <https://newtonma.viewpointcloud.com/records/826329>

PDF File: Compiled 37 Suffolk

Assessors database map

Site plan showing location of generator

Photos

Generator information

MHC Form B

47 Suffolk Road –Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The 1895 Shingle style house was built for Alfred Winsor Weld and his wife Theresa. Weld worked as a broker in Boston. Henry Forbes Bigelow may have been involved in the original design of the house. Bigelow and Wadsworth designed the side ell and the garage in 1916.

APPLICATION PROCESS: The owner wants to replace the asphalt driveway and add a gray chip seal.

Notes: The chair has reviewed the aggregate sample.

MATERIALS PROVIDED:

Application: <https://newtonma.viewpointcloud.com/records/827146>

Pdf: Compiled 47 Suffolk

Assessors database map

Aerial view with driveway dimensions

Photos

Photos of proposed aggregate

Description of project work

Photos of chip seal driveways in the neighborhood

MHC Form B

111 Suffolk Road –Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The 1899 English Revival house was built by C.H. and A.F. Ireland for Edwin S. Martin.

APPLICATION PROCESS: The owners want to replace wood gutter sections with fiberglass gutters and repair and replace rotted fascia and soffit with composite. The existing downspouts will be reused.

MATERIALS PROVIDED:

Application: <https://newtonma.viewpointcloud.com/records/828013>

Pdf: Compiled 111 Suffolk

Assessors database map

Photos

Photos marked to show gutters to be replaced

Fiberglass gutter and AZEK product information

MHC Form B

101 Old Orchard Road –Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The 1928 Colonial Revival house was designed by Ernest A. Snow for Winslow Sears and then sold to Mr. and Mrs. Donald Angier. Mr. Angier worked for his father, George Angier, who was the president of Angier Chemical Company in Alston. Ernest A. Snow also designed and built 109 and 119 Old Orchard Road and 6 Lee Road.

APPLICATION PROCESS: The owners want to replace the front door and hardware and install a mail slot.

Notes: Staff recommended they submit some alternatives that were closer to the existing hardware.

MATERIALS PROVIDED:

Application: <https://newtonma.viewpointcloud.com/records/827682>

Pdf: Compiled 101 Old Orchard mail slot

Assessors database map

Project description

Photos

Shop drawing of door

Door hardware product information

MHC Form B

Request for Certificate of Appropriateness to Remediate Violation at 92 Reservoir Avenue

HISTORIC SIGNIFICANCE: The 1915 Colonial Revival house was designed by James Lovell Little, Jr., for Mr. and Mrs. Harold Estabrook.

APPLICATION PROCESS: The owners installed vents at the front of the house that were confirmed to be in violation. They are proposing a remediation plan to remove the vents at the front, repair the stucco, and route the vents through the right-hand chimney. The vents would require a cap which would be visible.

MATERIALS PROVIDED:

Application: <https://newtonma.viewpointcloud.com/records/820645>

PDF File: Compiled 92 Reservoir vents

Photos

Remediation plan description

Vent specifications

Elevations

61 Gate House Road – Working Session

HISTORIC SIGNIFICANCE: The 1905 Colonial Revival was built on farmland that belonged to Isaac Kingsbury. The original address appears to have been 22 Reservoir Avenue; the original lot extended to both sides of Firth Road (now Nancy Road) with the west property line bordered by Reservoir Avenue and the east property line bordered by Norfolk Road (now Gate House Road.) William and Isabella Firth lived in the house by 1907; William was the president of a firm in the Post Office Building in Boston. The 1910 U.S. Federal Census shows that William and Isabella Firth lived in the house with their daughter Pauline and three English servants, Emma Wright, Margaret Fraser and Sarah A. Atkinson. William's occupation is listed as a machinery importer.

APPLICATION PROCESS: The owners want feedback on projects to expand the existing garage and convert it to living space, and to install solar panels. One area where panels could be installed is the flat roof on the side addition; the proposal would be to install a balustrade to screen them.

MATERIALS PROVIDED:

Application: <https://newtonma.viewpointcloud.com/records/830273>

Pdf: Compiled 61 Gate House

Assessors database map

Photos

Elevations

MHC Form B

12 Acacia Avenue – Final Project Approval

HISTORIC SIGNIFICANCE: The 1927 Colonial Revival house was first occupied by John S. Keohane who was the president of the J.G. Pierce company of Boston.

APPLICATION PROCESS: The owners are requesting final approval for the work that was done to install windows in the former garage area. The way the new windows are set within the wall does not match the windows above them.

Notes:

The depth of the window within the wall is a key feature. When an applicant states that the new work will match the existing, this element needs to match. Commissioners should discuss how to communicate this to applicants. Section drawings could be one important way to do this.

The new garage and driveway area changes match the approved plans and will be approved.

MATERIALS PROVIDED:

Application: <https://newtonma.viewpointcloud.com/records/798044>

Pdf: Compiled 12 Acacia former garage issues

Drawing and photo marked to show issue

Email from owner explaining window construction and installation

Approved application

46 Woodman Road – Final Project Approval

HISTORIC SIGNIFICANCE: The circa 1925 Colonial Revival house was built as a secondary structure on the Webster Estate and was attached to the greenhouses which were built in 1910. When the house was first built, the Webster’s gardener Peter Arnott lived on the second floor and the first floor was used as workspace. In the 1970s, the greenhouses were removed, and the house was renovated.

APPLICATION PROCESS: This is continued from the previous meetings. The applicants have submitted updated detail and elevation drawings that show the entire balustrade. The owners want to get final project approval on the chimney, the balustrade on the rear second-story porch, and the columns supporting the rear second-story porch.

MATERIALS PROVIDED:

Application: <https://newtonma.viewpointcloud.com/records/755522>

Updated balustrade materials:

PDF File: 46 WOODMAN-053124

Detail drawings

Elevations

Materials from earlier reviews:

PDF File: 46 Woodman Final Project

Assessors database map

Chimney photos and drawings

- 2014 photo of brick chimney

- 2019 photo of brick chimney covered with stone veneer

- 2019 drawing showing brick chimney dimensions

- 2024 photos of brick chimney after stone veneer was removed

- Photos showing conditions as stone veneer was removed

Balustrade photos and drawings

- Photos of existing conditions

- 2014 photo of the columns

- 2019 drawings of the columns and balustrade

- 2019 detail drawing and as-built photo of the balustrade

Administrative discussion

Minutes: The April and May 2024 draft minutes are ready for review.

Administrative approval of chip seal

Commission elections: Commission elections will be held at the July meeting