



CITY OF NEWTON, MASSACHUSETTS
Department of Planning and Development

Ruthanne Fuller
Mayor

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(617)-796-1120
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NEWTON LOCAL HISTORIC DISTRICT

Amendment to Existing

CERTIFICATE OF APPROPRIATENESS or CERTIFICATE OF HARDSHIP

Date: January 22, 2020

- I. Property Address** 29 Lee Rd. Chestnut Hill, MA 02467
- II. Name of Local Historic District** Chestnut Hill Historic District
- III. Property Owner Name** Elizabeth and Russell Pyle
- Address 29 Lee Rd. Chestnut Hill, MA 02467
- Phone # 617 852 0895 Email: zibpyle@gmail.com
- IV. Applicant Name** Elizabeth and Russell Pyle
- Address 29 Lee Rd. Chestnut Hill, MA 02467
- Phone # 617 852 0895 Email: zibpyle@gmail.com

Date of Original Certificate Approval: July 18, 2019

Proposed Change to Previous Approval (attach additional material if needed):

In July 2019, we submitted a proposal to restore our dilapidated garage (see attached) including replacing the existing slate roof with GAF Slateline shingles to match the roof on the house. At the meeting on July 18 2019, we also requested permission to attempt to harvest the remaining slate and restore the original roof, acknowledging that restoration of the slate would be the preferred option, but not necessarily a viable one. We left the meeting with the understanding that we had been granted approval to (1) attempt to restore the slate roof and (2) proceed with the original proposal as submitted if the plan to harvest and re-use slate was not viable. When work began, we found (1) the extensive rot in the structure of the roof that required reframing and re-building the entire roof and (2) the majority of what remained of the slate was too thin to be reused. We proceeded with the initial proposal (attached) which included replacing the roof with GAF Slateline shingles. Please find attached images and documentation of the final project.



Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No: NWT.5694
Historic Name: Spaulding, William A. House
Common Name:
Address: 29 Lee Rd
City/Town: Newton
Village/Neighborhood: Chestnut Hill
Local No:
Year Constructed:
Architect(s):
Architectural Style(s): Craftsman
Use(s): Single Family Dwelling House
Significance: Architecture
Area(s): NWT.DY: Chestnut Hill Historic District
Designation(s): Local Historic District (6/17/1991)
Building Materials(s): Roof: Slate
Wall: Stucco



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

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Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on:

Wednesday, May 06, 2015 at 3:20: PM

FORM B - BUILDING

LHD

NWT. 5694

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET
BOSTON, MA 02116

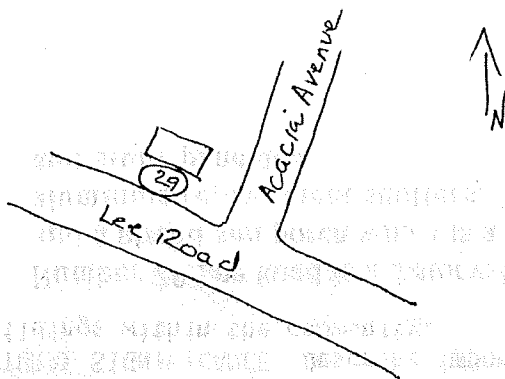
AREA
DY

FORM NO.
5694



Location Newton (Chestnut Hill)
Address 29 Lee Road
Historic Name William A. Spaulding Hse.
Use: Present Residence
Original same
DESCRIPTION
Date 1907
Source Water Record
Style Arts & Crafts

Sketch Map: Draw map showing property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection(s). Indicate north



Architect _____

Exterior Wall Fabric stucco

Outbuildings _____

Major Alterations (with dates) _____

sun porch (nd)

Condition good

Moved _____ Date _____

Acreage _____

Setting Residential - primarily from the first half of the 20th century

UTM REFERENCE _____

Recorded by Susan Abele

USGS QUADRANGLE _____

Organization Chestnut Hill Assoc.

SCALE _____

Date 7/89

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

ARCHITECTURAL SIGNIFICANCE Describe important architectural features and evaluate in terms of other buildings within the community.

Number 29 Lee Road is a 2 story, L-shaped stucco house with a slate roof and a glazed sun porch which is a later addition. Sash is 6/6 framed by aluminum replacement shutters. The main entry had enclosed entry porch and multi-pane door.

HISTORICAL SIGNIFICANCE Explain the role owners played in local or state history and how the building relates to the development of the community.

A subdivision for the area bounded by Lawrence and Reservoir Avenues and Lee Road and Beacon Street appears on the 1874 City Atlas but there was no development there until the turn-of-the century. The first houses on Lee Road, numbers 15 and 17 were built in 1906 and number 55 was moved to Lee Road in 1916 from 326 Hammond Street. The remainder of the houses on Lee Road were built in the first two decades of the 20th century.

Although there is no building permit for 29 Lee Road, it first appears on the city atlas in 1907 as the property of William Spaulding, a Boston leather merchant, who lived in the house into the 1940s.

BIBLIOGRAPHY and/or REFERENCES

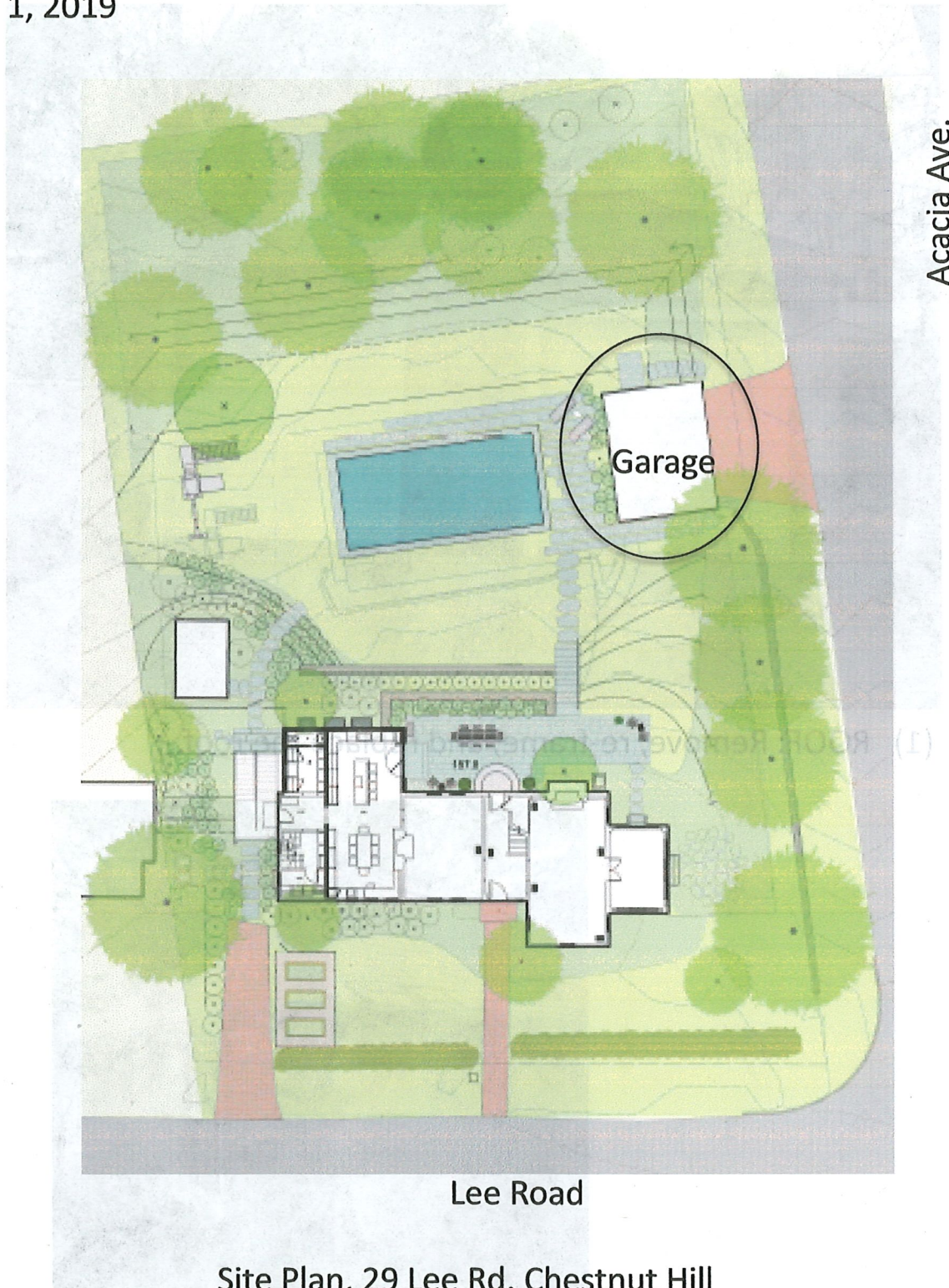
Building Department Records: 29 Lee Road
City Directories, City Atlases

Historic District Application - 29 Lee Rd. Chestnut Hill

Application to restore garage

July 1, 2019

Historic District Application
July 1, 2019



Site Plan, 29 Lee Rd. Chestnut Hill

Historic District Application - 29 Lee Rd. Chestnut Hill
July 1, 2019



(1) ROOF: Remove, re-frame, and replace the roof.



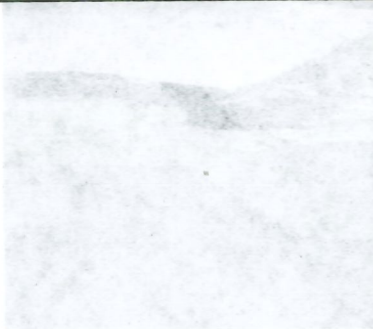


- (1) ROOF (con't) Existing roof has deteriorated with many broken and missing shingles, deteriorated sheathing. Will be stripped, re-framed and water proofed. Flat roof on top will be removed, reframed, and replaced.



Historic District Application - 29 Lee Rd. Chestnut Hill
July 1, 2019

(1) ROOF (con't) proposed replacement: Replace the roof with GAF Slateline shingles to match roof on house.



Historic District Application - 29 Lee Rd. Chestnut Hill
July 1, 2019

(2) EAVES

Repair and replace as needed barge rafters and overhang in custom dimensioned- Spanish cedar. All materials dimensioned to match. Tongue and groove bead board (overhang) to match existing- Pine or Spanish cedar. All materials 100% pre primed, glued and fastened with stainless steel fasteners. All materials to receive 2 coats of white acrylic paint.



Historic District Application - 29 Lee Rd. Chestnut Hill
July 1, 2019

(3) WINDOWS

Repaint the original double hung windows, keeping white trim color. Please note only one window is visible from the street, as shown below

View from Street



Historic District Application - 29 Lee Rd. Chestnut Hill
July 1, 2019

(4) STUCCO

Current state of stucco is shown below. Rather than patch and have large visible patches, we will remove it and replace it with stucco to match the house.



Historic District Application - 29 Lee Rd. Chestnut Hill
July 1, 2019

(4) STUCCO (con't) Stucco work will be done by DeAngelis and Sons Masonry of Watertown who have matched stucco on our house for previous projects, shown below

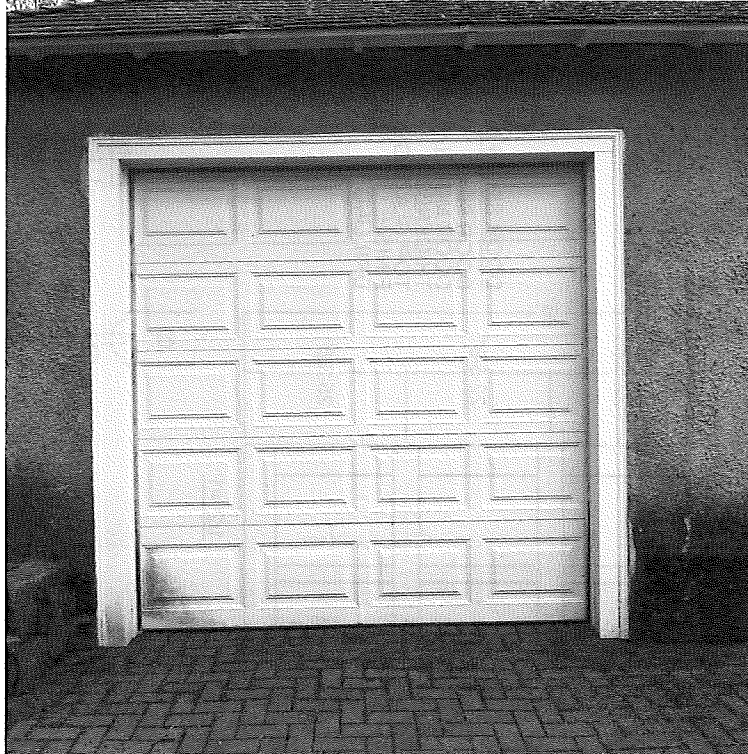
Stucco added/ matched 2015

Stucco added/ matched 2011

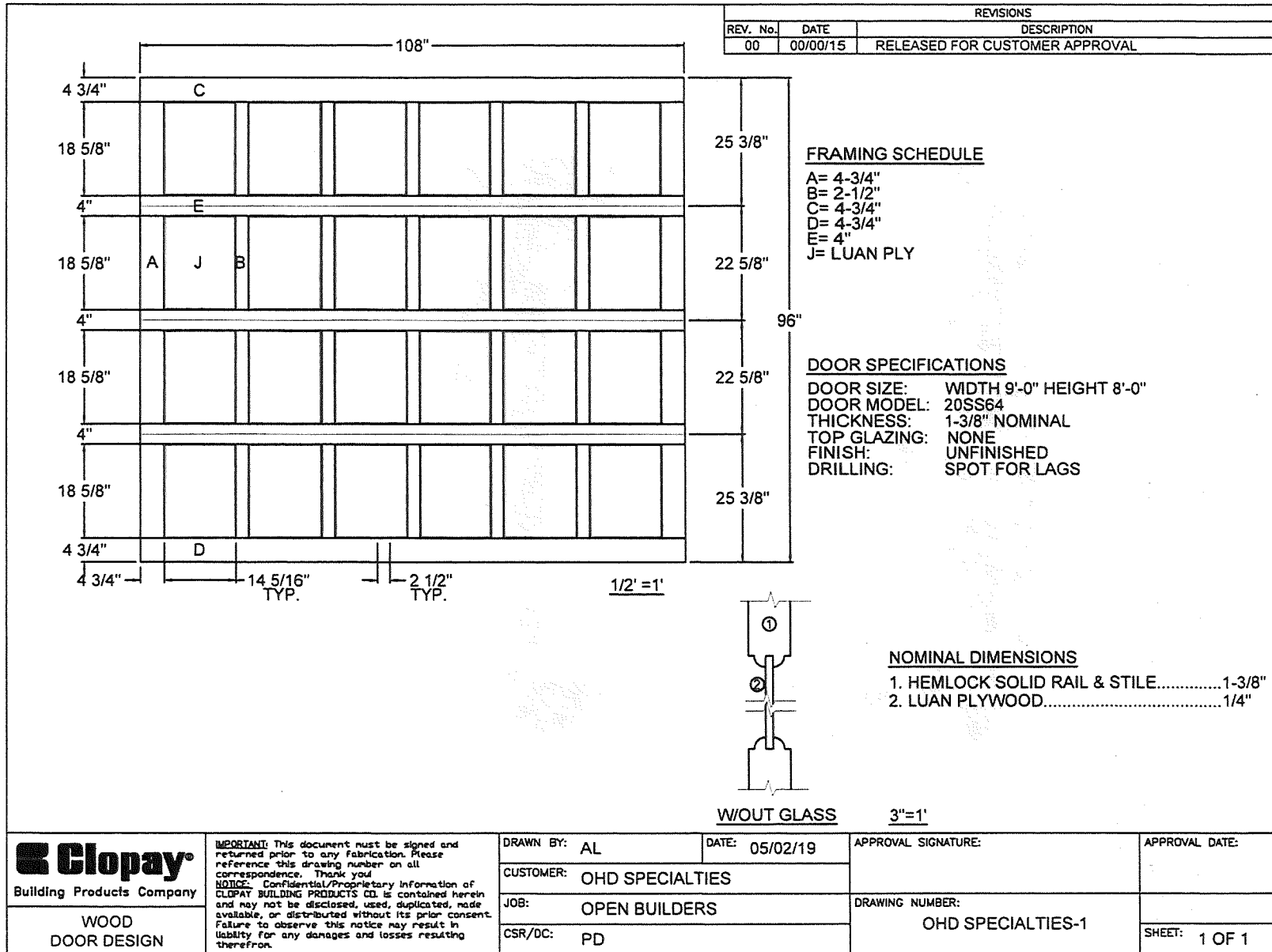


Historic District Application - 29 Lee Rd. Chestnut Hill
July 1, 2019

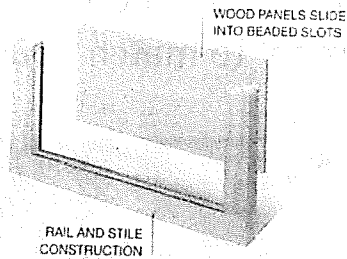
(5) GARAGE DOORS Replace existing (aluminum) garage doors (below) with wood garage door (see spec sheet on the following page).



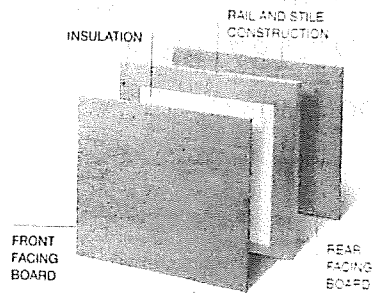
2019



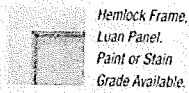
RECESSED PANEL



FLUSH PANEL



MODEL 20



*Hemlock Frame,
Luan Panel,
Paint or Stain
Grade Available.*

MODEL 10



*Hemlock Frame,
Hardboard Panel,
Paint Grade Only.*

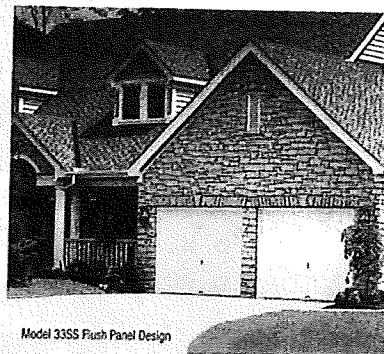
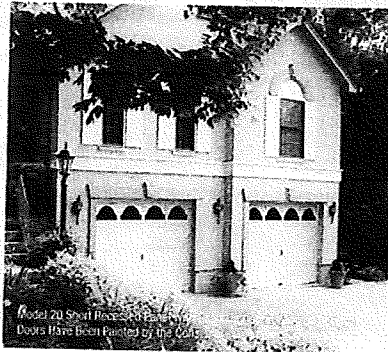
MODEL 33



Smooth Luan



*Breckenridge**



STYLE AND CONSTRUCTION

- ▣ 1-3/8" stile and rail and dowel pin construction in Hemlock.
- ▣ Flat panels available in Luan, Breckenridge® and Hardboard. Available in stain grade or paint grade options.
- ▣ Multiple panel and section configurations available. See your Clopay Dealer for details.
- ▣ All doors can be factory primed or finish painted White. Factory stain available for stained grade wood species. Custom stain and paint colors also available.



STYLE AND CONSTRUCTION

- ▣ 3-layer construction with polystyrene sandwiched between interior and exterior boards. Interior Luan, 5.9 R-value.
- ▣ Heavy-duty 1-5/8" section thickness.
- ▣ Exterior wood options include smooth Luan and Breckenridge®.
- ▣ All doors can be factory primed or finish painted White. Factory stain available for stained grade wood species. Custom stain and paint colors also available.



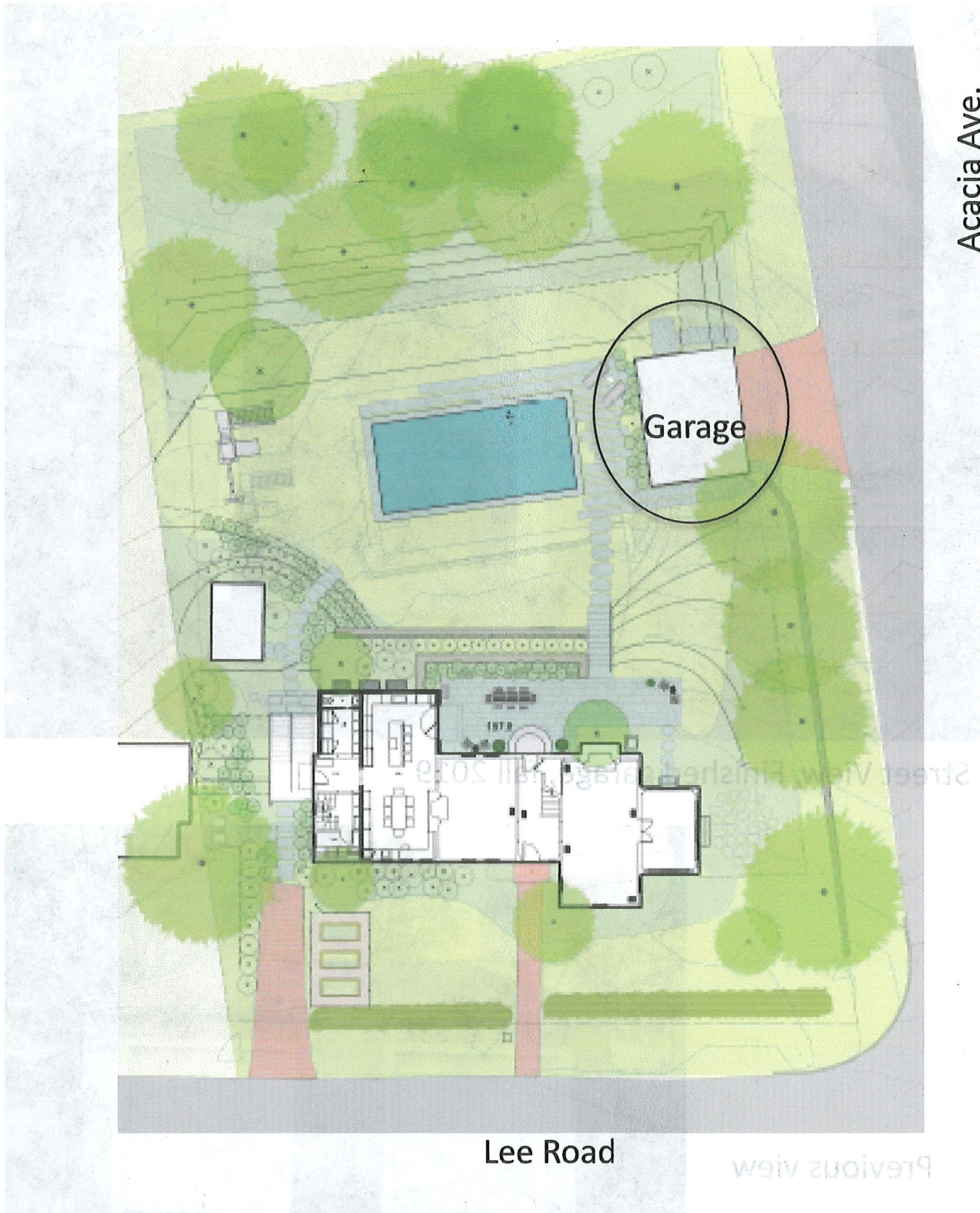
Historic District Application - 29 Lee Rd. Chestnut Hill
July 1, 2019

(5) GARAGE DOORS to be painted dark green (Benjamin Moore HC-187 'Black Forest Green' to match house front door (below).

example



Historic District Amendment Application- 29 Lee Rd. Chestnut Hill
Finished Garage Project
January 21, 2020



Site Plan, 29 Lee Rd. Chestnut Hill

Historic District Amendment Application- 29 Lee Rd. Chestnut Hill
Finished Garage Project
January 21, 2020



Street View, Finished garage, fall 2019

Previous view



Historic District Amendment Application- 29 Lee Rd. Chestnut Hill
Finished Garage Project
January 21, 2020



Alternate view, finished garage project



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
(617) 796-1120
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(617) 796-1086
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Barney S. Heath
Director

**APPLICATION FOR LOCAL HISTORIC DISTRICT CERTIFICATE OF
APPROPRIATENESS, NON-APPLICABILITY, OR HARDSHIP**

DATE RECEIVED: 02.04.2020

PROJECT #: _____

PROJECT ADDRESS: 17 Chestnut Hill Terrace, Chestnut Hill, MA 02467

PROJECT INFORMATION

IS THE PROPERTY AND/OR STRUCTURE DESIGNATED (check all that apply):

- LOCAL HISTORIC DISTRICT LOCAL LANDMARK NATIONAL REGISTER SITE

(Depending on how a property is designated, different Newton City Ordinances may apply.)

NAME OF LOCAL HISTORIC DISTRICT: City of Newton Massachusetts

TYPE OF STRUCTURE(S) AFFECTED (Check all that apply):

- HOUSE FENCE GARAGE NON-RESIDENTIAL BUILDING SHED
 SIGN WALL OTHER

IF OTHER, PLEASE DESCRIBE: Replacement of Garage Door

WHAT YEAR WAS THE STRUCTURE BUILT (IF KNOWN): _____

TYPE OF PROPOSED WORK (Check all that apply):

- ADDITION ALTERATION DEMOLITION NEW CONSTRUCTION REPAIR
 REPLACEMENT OTHER

IF OTHER, PLEASE DESCRIBE: _____

DESCRIBE SCOPE OF WORK:

Replacement of Garage Door because the existing door in a poor condition and is not operable.

BRIEFLY DESCRIBE THE HISTORY OF THE PROPERTY (IF KNOWN):

THIS APPLICATION FORM MUST BE ACCOMPANIED BY A GENERAL PERMIT APPLICATION FORM AND BY THE REQUIRED SUBMISSION MATERIALS IDENTIFIED ON THE LOCAL HISTORIC DISTRICT APPLICATION REQUIREMENTS SHEET. INCOMPLETE OR INACCURATE APPLICATIONS WILL NOT BE ACCEPTED.

THE COVER PAGE AND THE INSTRUCTIONS ON THE BACK OF THE APPLICATION FORMS HAVE ADDITIONAL INFORMATION ABOUT THE APPLICATION INTAKE AND REVIEW PROCESS, AND THE HARD COPY REQUIREMENTS.



City of Newton, Massachusetts
 Department of Planning and Development
 1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
 (617) 796-1120
 Telefax
 (617) 796-1086
 www.newtonma.gov

Ruthanne Fuller
 Mayor

Barney Heath
 Director

GENERAL PERMIT APPLICATION

PROJECT #: 2020-03 **ZONING DISTRICT:** _____ **DATE RECEIVED:** 02.04.2020

PROJECT DESCRIPTION:

Replacement of the existing Garage door because it in the poor condition and is not operable.

PROPERTY LOCATION INFORMATION

STREET ADDRESS: 17 Chestnut Hill Terrace **CITY/ZIP:** Chestnut Hill, MA 02467

LEGAL DESCRIPTION (SECTION, BLOCK, LOT): _____

PROPERTY OWNER INFORMATION

NAME: Mary Diarbakerly **PHONE:** 617.710.9119 **ALT. PHONE:** _____

MAILING ADDRESS: the same as above **E-MAIL ADDRESS:** _____

PROPERTY OWNER CONSENT

I am (we are) the owner(s) of the property subject to this application and I (we) consent as follows:

- This application for a land use permit or administrative approval for development on my (our) property is made with my permission.
- I (we) grant permission for officials and employees of the City of Newton to access my property for the purposes of this application.

X _____ (Property Owner Signature) _____ (Date)

X _____ (Property Owner Signature) _____ (Date)

NOTICE: The City of Newton staff may need access to the subject property during regular business hours and will attempt to contact the applicant/agent prior to any visit. Further, members of a regulatory authority of the city may visit the property as well.

APPLICANT / AGENT INFORMATION

NAME: Tamara Darmancheva **PHONE:** 617.817.1809 **ALT. PHONE:** _____

MAILING ADDRESS: 128 Palfrey St., Watertown, MA **E-MAIL ADDRESS:** tdarmancheva@gmail.com

X T Darmancheva 02/03/20
 (Applicant/Agent Signature) (Date)

NOTICE: The applicant/agent is the primary contact and may be any individual representing the establishment or property owner. The applicant/agent must also be legally authorized to make decisions on behalf of the Property Owner(s) in regards to the application.

----- OFFICE USE ONLY BELOW THIS LINE -----

CHECK APPROPRIATE PERMIT OR REVIEW PROCESS (CHECK ALL BEING SUBMITTED)

<input type="checkbox"/>	Zoning Review Application	<input type="checkbox"/>	Comprehensive Permit
<input type="checkbox"/>	Administrative Site Plan Review	<input type="checkbox"/>	Variance Application
<input type="checkbox"/>	Sign Permit	<input type="checkbox"/>	Historic Preservation Review
<input type="checkbox"/>	Special Permit/Site Plan Approval	<input type="checkbox"/>	Conservation Commission Review
<input type="checkbox"/>	Fence Appeal	<input type="checkbox"/>	Other, describe _____

Comments: _____

PERMIT INTAKE INITIALS AND DATE STAMP

NOTE: This form MUST accompany all other Department of Planning and Development applications.

To Be Completed By Applicant



Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	NWT.5658
Historic Name:	MacDonald House
Common Name:	
Address:	17 Chestnut Hill Terr
City/Town:	Newton
Village/Neighborhood:	Chestnut Hill
Local No:	
Year Constructed:	1929
Architect(s):	
Architectural Style(s):	English Revival
Use(s):	Single Family Dwelling House
Significance:	Architecture
Area(s):	NWT.DY: Chestnut Hill Historic District
Designation(s):	Local Historic District (06/17/1991)
Building Materials(s):	Roof: Slate Wall: Brick; Cast Stone



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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Monday, June 17, 2019 at 12:54 PM

FORM B - BUILDING

LHD

NWT. 5658

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET
BOSTON, MA 02116

AREA

FORM NO.

DY

5658



Town Newton (Chestnut Hill)

Address 17 Chestnut Hill Terrace

Historic Name Harry E. Mac Donald House

Use: Present Residence

Original Same

DESCRIPTION

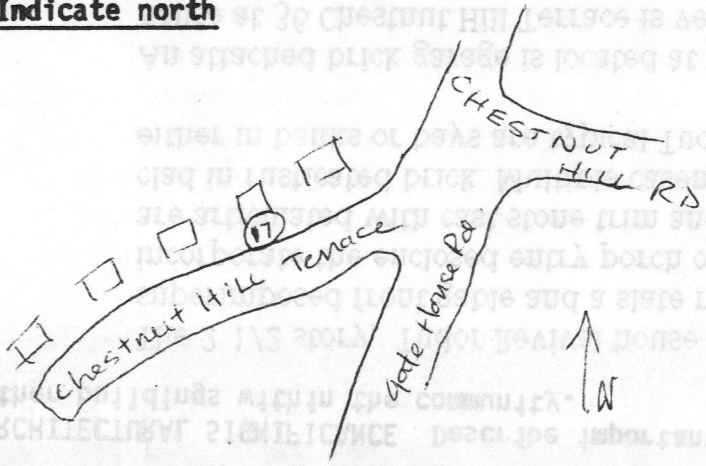
Date 1929

Source Water Record

Style Tudor Revival

Architect unknown

Sketch Map: Draw map showing property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection(s). Indicate north



Exterior Wall Fabric brick

Outbuildings none

Major Alterations (with dates) _____

Condition good

Moved no Date n/a

Acreage _____

Setting Residential - primarily
from the first half of the 20th c.

UTM REFERENCE _____

USGS QUADRANGLE _____

SCALE _____

Recorded by Susan Abele

Organization Chestnut Hill Assoc.

Date 5/89

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

ARCHITECTURAL SIGNIFICANCE Describe important architectural features and evaluate in terms of other buildings within the community.

The 2 1/2 story, Tudor Revival house at 17 Chestnut Hill Terrace has a superimposed front gable and a slate roof, which sweeps down to incorporate the enclosed entry porch of the house. The porch and entrance are articulated with cast stone trim and a crest over the doorway. Walls are clad in rusticated brick. Multiple casement windows, some with transoms, either in banks or bays are typical Tudor Revival details.

An attached brick garage is located at the south-west end of the house. The house at 36 Chestnut Hill Terrace is very similar in plan and detail.

HISTORICAL SIGNIFICANCE Explain the role owners played in local or state history and how the building relates to the development of the community.

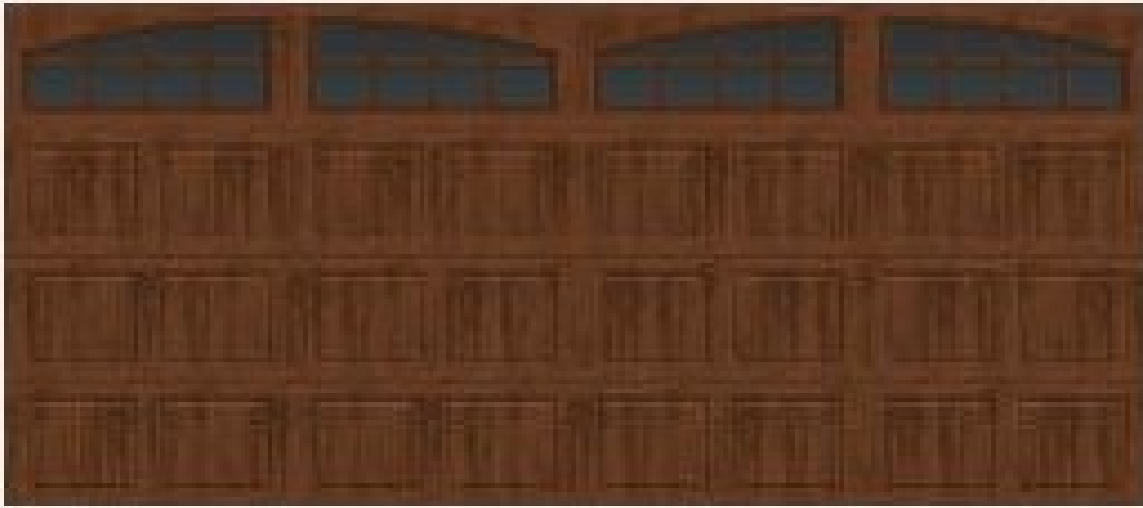
Chestnut Hill Terrace was laid out as Newton Street in 1928 and in 1930 had its name changed to Chestnut Hill Terrace. The street was developed in several stages with the first 6 houses being built between 1928 and 1931. Number 31 was not built until 1941 and number 37 until 1954. Most recently, number 5 was built in 1987. Although there is no building permit for number 25, according to the water records it was built in 1929. According to a plumbing permit, the house was owned by Edward A. Lally (see 32 Gate House Road) and was apparently one of several houses developed by him on Chestnut Hill Terrace.

The first owners of this house were Mr. and Mrs. Harry E. MacDonald. Mr. MacDonald was involved with the MacDonald Brothers Company of Boston. As with most of the other houses on this street, there were new owners before the end of the 30s.

BIBLIOGRAPHY and/or REFERENCES

- Building Department Records: 17 Chestnut Hill Terrace
- City Directories, City Atlases

17 CHESTNUT HILL TERRACE
CHESTNUT HILL, MA



SPECS FOR PROPOSED GARAGE DOOR:

Clopay Building Products Co., Inc.
Gallery Collection Steel Carriage
Overhead Door
4 Section high U-Type
Size: 15'-0" x 6'-9"
Style: GD2SU
Color: Walnut
Insulation: Yes
Perimeter Weatherseal
Window Arch-1
Style Class (1 per door)



EXISTING

17 CHESTNUT HILL TERRACE
CHESTNUT HILL, MA



NOTE:
Proposed new garage door;
see door specs on the next page

① SOUTH ELEVATION
1/8" = 1'-0"



PROPOSED

P R E C E D E N T S
Neighborhood examples of the historic houses on garage doors



TD Architecture

617.817.1809

Mary Diarbakerly

17 Chestnut Hill Terrace
Chestnut Hill, MA 02467

SOUTH ELEVATION

Project number	2019-01
Date	06-04-2019
Drawn by	Tamara Darmancheva
Checked by	

A201

Scale 1/8" = 1'-0"