



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

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

DATE RECEIVED: 8-31-2020
PROJECT ADDRESS: 95 Suffolk Road

PROJECT #: 19110043

PROJECT INFORMATION

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

- LOCAL HISTORIC DISTRICT (checked), LOCAL LANDMARK, NATIONAL REGISTER SITE

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

NAME OF LOCAL HISTORIC DISTRICT: Chestnut Hill

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

- HOUSE (checked), FENCE, GARAGE, NON-RESIDENTIAL BUILDING, SHED, SIGN, WALL, OTHER

IF OTHER, PLEASE DESCRIBE:

WHAT YEAR WAS THE STRUCTURE BUILT: ~1896

TYPE OF PROPOSED WORK (Check all that apply):

- ADDITION, ALTERATION, DEMOLITION, NEW CONSTRUCTION, REPAIR, REPLACEMENT (checked), OTHER

IF OTHER, PLEASE DESCRIBE:

DESCRIBE SCOPE OF WORK: Replace light at Front Porch

IF KNOWN, BRIEFLY DESCRIBE THE HISTORY OF THE PROPERTY:

THE APPLICATION SHOULD INCLUDE THE FOLLOWING INFORMATION:

Table with 3 columns: Item, Description, Status. Includes Proposed Building / Elevation Plans, Building Product / Material Information, Photographs of Existing Façade and Street, Photographs of Neighborhood, Assessor's Map or Site Plan, Structural Assessment (For demolitions only).

(All plans MUST be dated, drawn to scale, and clearly labeled. An inaccurate or incomplete application will NOT be accepted. Please review the reverse of this form for additional information.)

NOTE: This Application MUST be accompanied by a General Permit Application.



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GENERAL PERMIT APPLICATION

PROJECT #: 19110043

ZONING DISTRICT: Chestnut Hill
SR-1

DATE RECEIVED: 8-31-2020

PROJECT DESCRIPTION:

PROPERTY LOCATION INFORMATION

STREET ADDRESS: 95 Suffolk Road

CITY/ZIP: Newton, 02467

LEGAL DESCRIPTION (SECTION, BLOCK, LOT): 43, 25, 12

PROPERTY OWNER INFORMATION

NAME: Hans & Sarah Sherman

PHONE: 617-966-9559 ALT. PHONE: _____

MAILING ADDRESS: 95 Suffolk Road, Chestnut Hill,

E-MAIL ADDRESS: Sarahmorelandsherman@gmail.com

PROPERTY OWNER CONSENT MA 02467

- I am (we are) the owner(s) of the property subject to this application and I (we) consent as follows:
1. This application for a land use permit or administrative approval for development on my (our) property is made with my permission.
 2. 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: Victoria Wood / Vwood Interiors

PHONE: 701-254-1375 ALT. PHONE: _____

MAILING ADDRESS: 7 Kimball Lane, Bldg #2R, Lynnfield

E-MAIL ADDRESS: vwoodinteriors.com

X [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 checked="" 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

FRONT PORCH LIGHT

Proposed



PROPOSED FIXTURE
FINISH: BLACKENED COPPER



EXISTING FIXTURE - DANGEROUSLY LOW



EXISTING FIXTURE

FRONT PORCH LIGHT

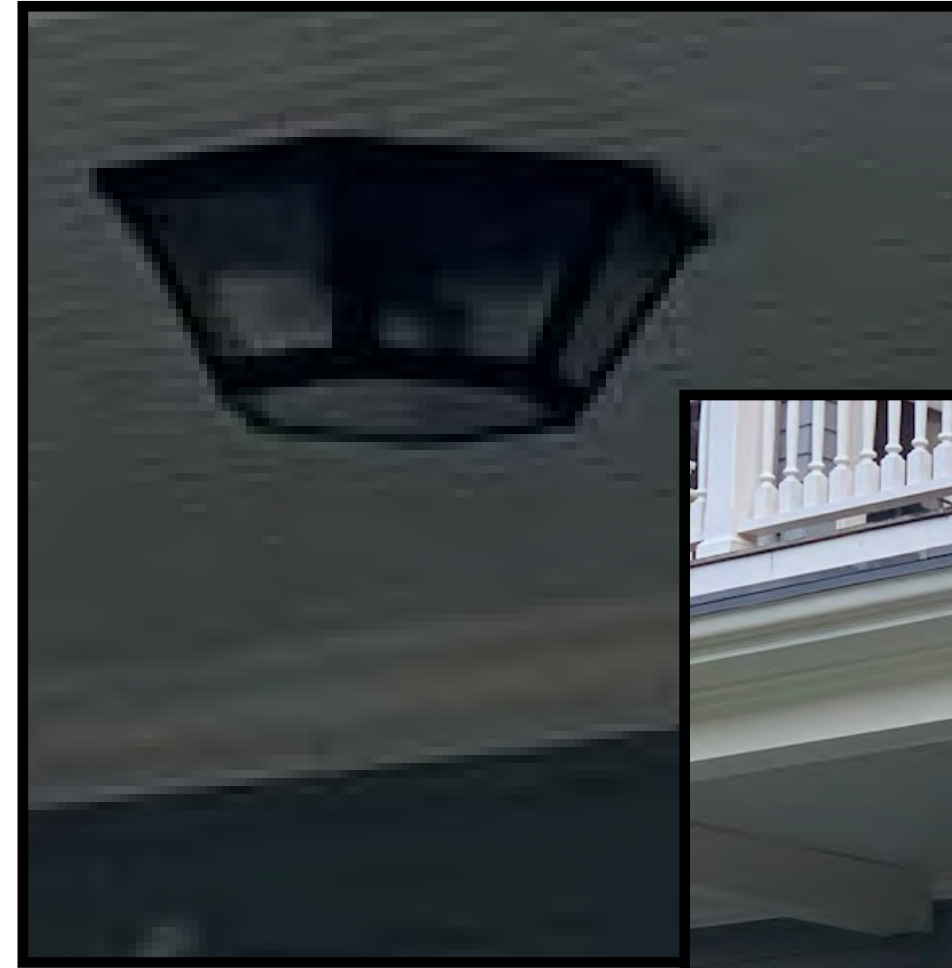
Similar Fixtures in the Neighborhood



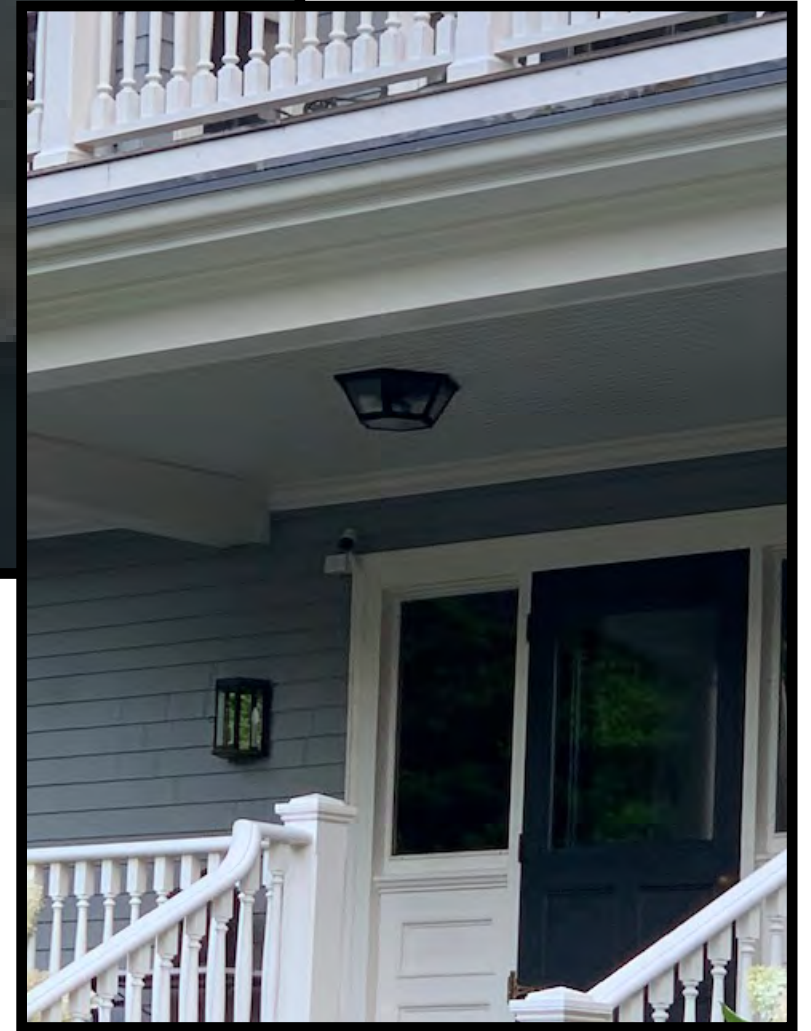
Enlarged View



121 Suffolk Road



Enlarged View



163 Suffolk Road



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

20090033

DATE RECEIVED: 8-31-2020
 PROJECT ADDRESS: 95 Suffolk Road

PROJECT #: 189-19110043

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: Chestnut Hill

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

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

IF OTHER, PLEASE DESCRIBE: Exterior of House

WHAT YEAR WAS THE STRUCTURE BUILT: ~1894

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 electric meter in the existing location. System ~~was~~ needed to be upgraded from 200 to 400amps based on power consumption (even) prior to the renovation.

IF KNOWN, BRIEFLY DESCRIBE THE HISTORY OF THE PROPERTY:

THE APPLICATION SHOULD INCLUDE THE FOLLOWING INFORMATION:

REQUIRED SUBMITTAL CHECKLIST (Check all being submitted)			
<input type="checkbox"/>	Proposed Building / Elevation Plans	<input type="checkbox"/>	Photographs of Existing Façade and Street
<input type="checkbox"/>	Assessor's Map or Site Plan	<input type="checkbox"/>	Structural Assessment (For demolitions only)
<input type="checkbox"/>	Building Product / Material Information	<input type="checkbox"/>	Photographs of Neighborhood

(All plans **MUST** be dated, drawn to scale, and clearly labeled. An inaccurate or incomplete application will **NOT** be accepted. Please review the reverse of this form for additional information.)

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Ruthanne Fuller
 Mayor

20090033

GENERAL PERMIT APPLICATION

Barney Heath
 Director

PROJECT #: 19110043
 PROJECT DESCRIPTION:

ZONING DISTRICT: Chestnut Hill
SR-1

DATE RECEIVED: 8-31-2020

PROPERTY LOCATION INFORMATION

STREET ADDRESS: 95 Suffolk Road

CITY/ZIP: Newton, 02467

LEGAL DESCRIPTION (SECTION, BLOCK, LOT): 43, 25, 12

PROPERTY OWNER INFORMATION

NAME: Hans & Sarah Sherman

PHONE: 617-966-9559 ALT. PHONE: _____

MAILING ADDRESS: 95 Suffolk Road, Chestnut Hill,
MA 02467

E-MAIL ADDRESS: sarahmorelandsherman@gmail.com

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.
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X _____
 (Property Owner Signature)

 (Date)

X _____
 (Property Owner Signature)

 (Date)

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APPLICANT / AGENT INFORMATION

NAME: Victoria Wood / Vwood Interiors

PHONE: 781-254-1375 ALT. PHONE: _____

MAILING ADDRESS: 7 Kimball Lane, bldg #2R, Lynnfield
MA, 01940

E-MAIL ADDRESS: vwoodinteriors.com

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 (Applicant/Agent Signature)

 (Date)

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OFFICE USE ONLY BELOW THIS LINE

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Comments: _____

**PERMIT INTAKE INITIALS
 AND DATE STAMP**

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To Be Completed By Applicant

REPLACEMENT OF ELECTRICAL METER IN EXISTING LOCATION



To improve view from street, (5) above-ground power lines were relocated underground.

It was determined from the Electrician that the existing Electrical Box was insufficient for the House's power consumption.

The Box needed to be updated from a 200 amp service to a 400 amp service.

The new Electrical Box was installed at the same location as the existing.

REPLACEMENT OF ELECTRICAL METER IN EXISTING LOCATION

(978) 388-7557
1-800-258-7557



31 Pleasant Valley Road
Amesbury, MA 01913-4501

(978) 388-9666 FAX

August 24, 2020

Performance Building Co., Inc.
11 Alpha Road
Chelmsford, MA 01824

Attn: Jim McLutchy

Re: Sherman – Meter location Issue
95 Suffolk St
Newton, MA

Dear Jim,

There are multiple factors that go into the location of the new electric meter on an existing building. **If there are no existing code violations and the power company is supplying power from the safest and most efficient location then it is usually done in the same location of the existing meter. The existing meter was in the same location as the new one.**

Other factors:

- 1) The new meter was installed at the same location as the original because that is the point of termination of the existing wiring within the house which will be connected to the new service.
- 2) In this case the owner opted to install all the services underground to clean up the look from the street.
- 3) It is likely that when the final landscaping gets done that the Sherman's have shrubs planted to further improve the properties look from the street. These shrubs will be a minimum of 3' away from the face of the meter socket.

Sincerely,

A handwritten signature in black ink that reads 'Gordon Stockwood' with a stylized flourish at the end and the initials 'am' written below it.

Gordon Stockwood, GM

GMS/lmb

Master Licenses in Mass., New Hampshire, Maine & Vermont

REPLACEMENT OF ELECTRICAL METER IN EXISTING LOCATION



Existing Electrical Box



New Electrical Box (Same Location)
Unpainted



New Electrical Box (Same Location)
Painted

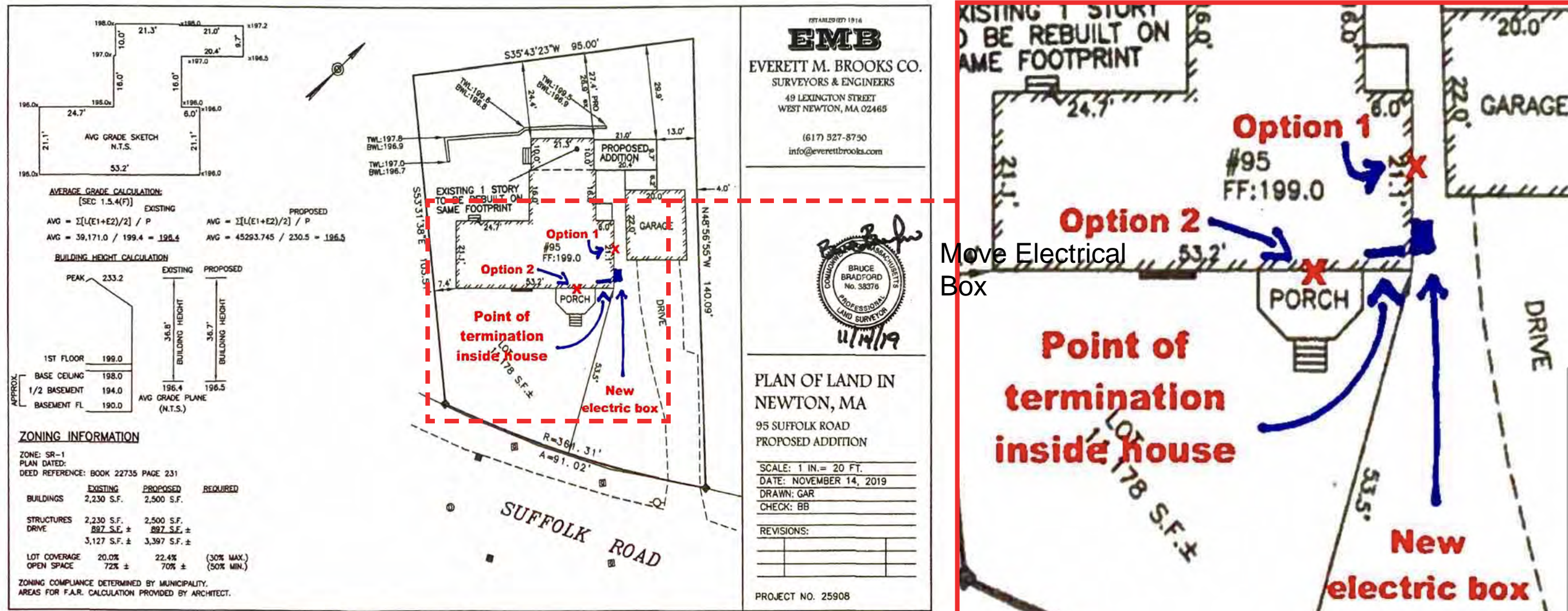


Enlarged View
New Box
(Same Location)

REPLACEMENT OF ELECTRICAL METER IN EXISTING LOCATION

Per the Commission's request, alternate locations were explored for the Electrical Box.

By Code, the electric box must be within 10 feet of the point of termination of the existing wiring within the house.



Enlarged Site Plan

Option 1: Move Electrical Box 10' back from current location, away from street. This is not viable, as 3' clearance is required. There is a 4' distance between the House and Garage, and the Electrical Box itself is 14" deep. We would not meet Code Restrictions.

Option 2: Move Electrical Box to front porch structure, which would be very unsightly.

REPLACEMENT OF ELECTRICAL METER IN EXISTING LOCATION

Furthermore, Owner to Plant evergreen hedge to provide a complete screen, as viewed from all public areas, per Landscape Architect's instructions.



Rendering of Electrical Box with Hedge

8/28/2020

Gmail - Screen for utility box



Sarah Sherman <sarahmorelandsherman@gmail.com>

Screen for utility box

2 messages

Chris Dindal <cjdindal@gmail.com>

Thu, Aug 20, 2020 at 9:04 AM

To: Sarah Sherman <sarahmorelandsherman@gmail.com>

Hi Sarah

An evergreen hedge, that is:

- 1.) as high as the utility box, and
- 2.) starting on the street side of the utility box, and wrapping around the utility box to the garage on the right,

will provide a complete screen, as viewed from all public areas.

This hedge could be Hicks Yew, Steeds Holly, or Columnar Blue Prince Holly. These are all evergreens that would fit in the given planting areas, and would tolerate the part shade in this location.

Best,
Chris Dindal

cjdindal@gmail.com
617.899.2409

Chris Dindal Landscape Architecture LLC
34 Mohawk Drive, Acton, MA 01720



Hicks Yew (*Taxus x media* 'Hicksii') is a sturdy evergreen shrub which makes an excellent hedge or privacy screen. ... Hicks Yew hedges grow well in both full sun and full shade, and it remains a popular hedge in a variety of climates throughout the U.S.



Steeds Holly, *Ilex crenata* 'Steeds', is known for its tolerance to temperatures well below zero and its dense bright green foliage that keeps its color all year long. This evergreen can tolerate temperatures up to negative thirty. It has an upright habit that reaches up to eight feet. The spread can reach six feet.



Blue Prince Holly is a broadleaf, evergreen shrub with ornamental features. One Blue Prince will pollinate many female hollies and also makes a fantastic, thick hedge. It will grow to a maximum height of about 8', with a spread of 3'-4', but can easily be pruned to your specifications.

<https://mail.google.com/mail/u/0?ik=cfd0ffc3d7&view=pt&search=all&permthid=thread-f%3A1675549681474483258&simpl=msg-f%3A1675549681474...> 1/1

REPLACEMENT OF ELECTRICAL METER IN EXISTING LOCATION

Similar Electrical Box in the Neighborhood



Similar Electrical Box at 121 Suffolk Road
(View from Street)



Enlarged View:
Similar Electrical Box at 121 Suffolk Road



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**APPLICATION FOR LOCAL HISTORIC DISTRICT CERTIFICATE OF
 APPROPRIATENESS, NON-APPLICABILITY, OR HARDSHIP 20090034**

DATE RECEIVED: 9/2/2020 PROJECT #: 19110043
 PROJECT ADDRESS: 95 Suffolk Road

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: Chestnut Hill

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

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

IF OTHER, PLEASE DESCRIBE: Hardscape

WHAT YEAR WAS THE STRUCTURE BUILT: ~1896

TYPE OF PROPOSED WORK (Check all that apply):

- ADDITION ALTERATION DEMOLITION NEW CONSTRUCTION REPAIR
 REPLACEMENT OTHER

IF OTHER, PLEASE DESCRIBE: _____

DESCRIBE SCOPE OF WORK: Revitalize Hardscape

IF KNOWN, BRIEFLY DESCRIBE THE HISTORY OF THE PROPERTY:

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<input type="checkbox"/>	Building Product / Material Information	<input type="checkbox"/>	Photographs of Neighborhood
<input type="checkbox"/>		<input type="checkbox"/>	Assessor's Map or Site Plan
<input type="checkbox"/>		<input type="checkbox"/>	Structural Assessment (For demolitions only)

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Ruthanne Fuller
 Mayor 20090034

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GENERAL PERMIT APPLICATION

PROJECT #: 19-110043 ZONING DISTRICT: Chestnut Hill DATE RECEIVED: 9/2/2020
 PROJECT DESCRIPTION: SR-1

PROPERTY LOCATION INFORMATION

STREET ADDRESS: 95 Suffolk Road CITY/ZIP: _____
 LEGAL DESCRIPTION (SECTION, BLOCK, LOT): 63, 25, 12

PROPERTY OWNER INFORMATION

NAME: Hans & Sarah Sherman PHONE: 617-944-9559 ALT. PHONE: _____
 MAILING ADDRESS: 95 Suffolk Road, Chestnut Hill, MA 02467 E-MAIL ADDRESS: SarahmorelandSherman@gmail.com

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 X [Signature] _____ 9-2-2020
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OFFICE USE ONLY BELOW THIS LINE

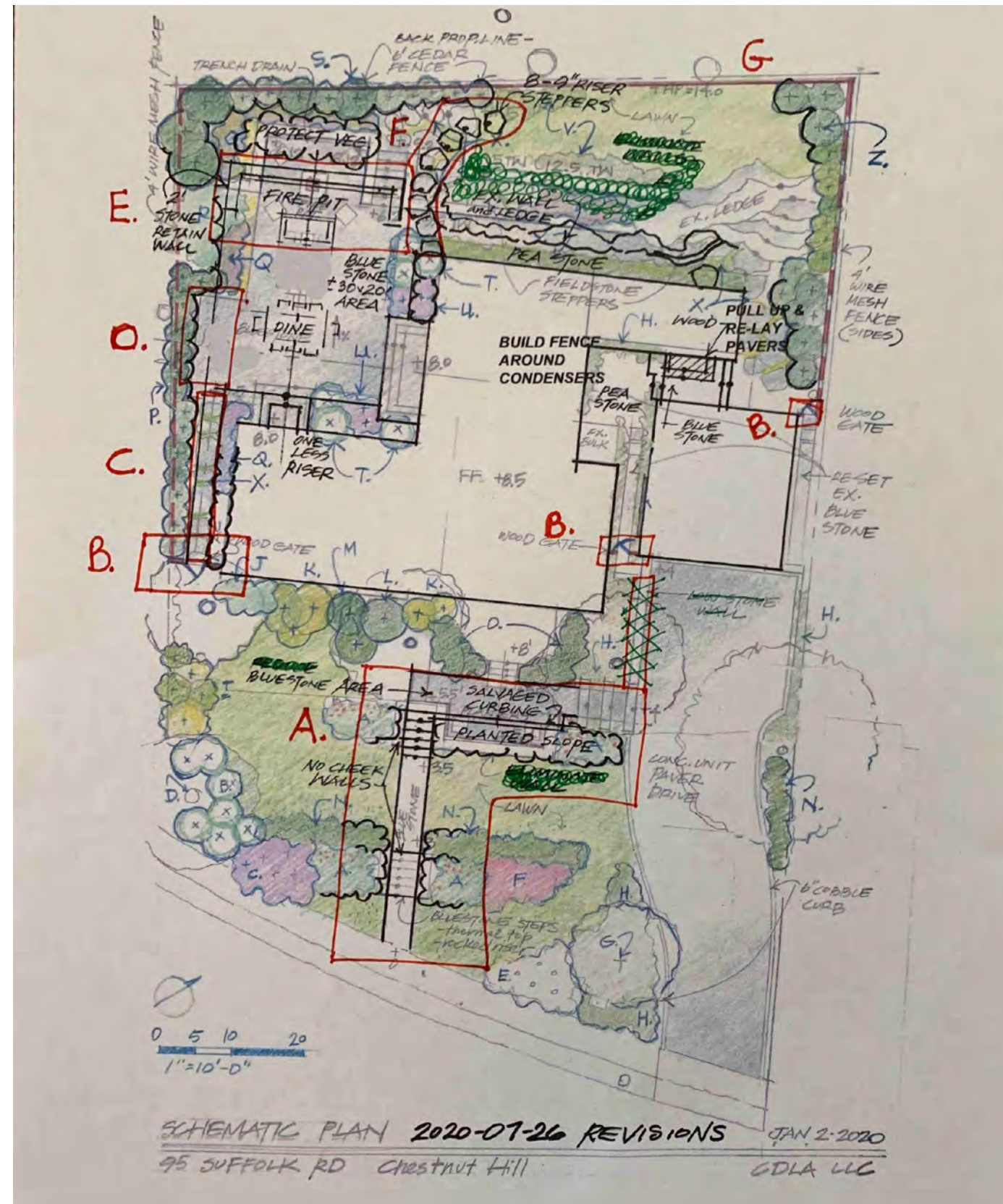
CHECK APPROPRIATE PERMIT OR REVIEW PROCESS (CHECK ALL BEING SUBMITTED)			
<input type="checkbox"/>	Zoning Review Application	<input type="checkbox"/>	Comprehensive Permit
<input type="checkbox"/>	Administrative Site Plan Review	<input type="checkbox"/>	Variance Application
<input type="checkbox"/>	Sign Permit	<input checked="" 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	

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To Be Completed By Applicant

HARDSCAPE DESIGN - OVERALL PLAN

Proposed



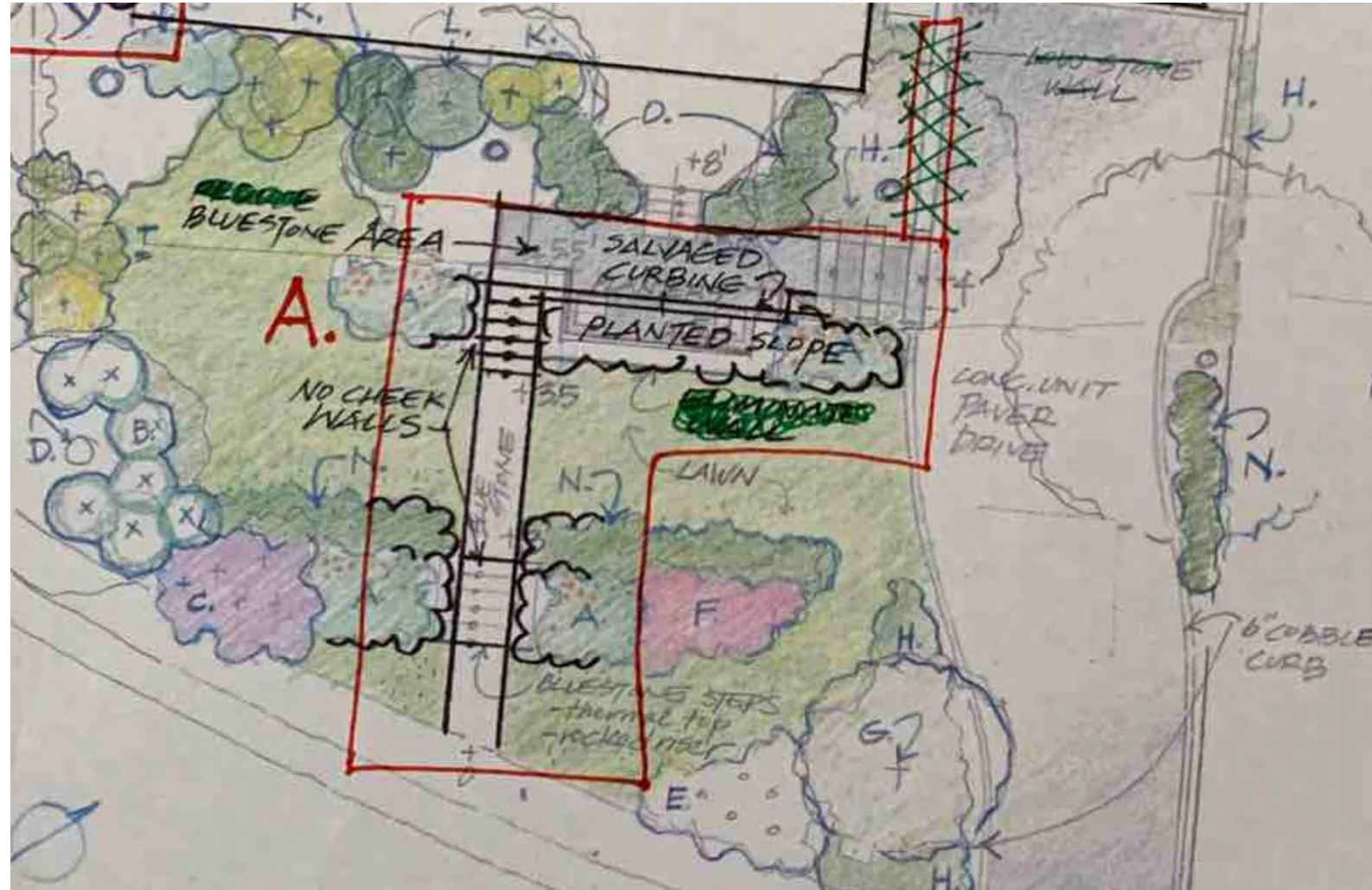
New areas of work in **Red**, noted **A-G**.

HARDSCAPE DESIGN - ENLARGED

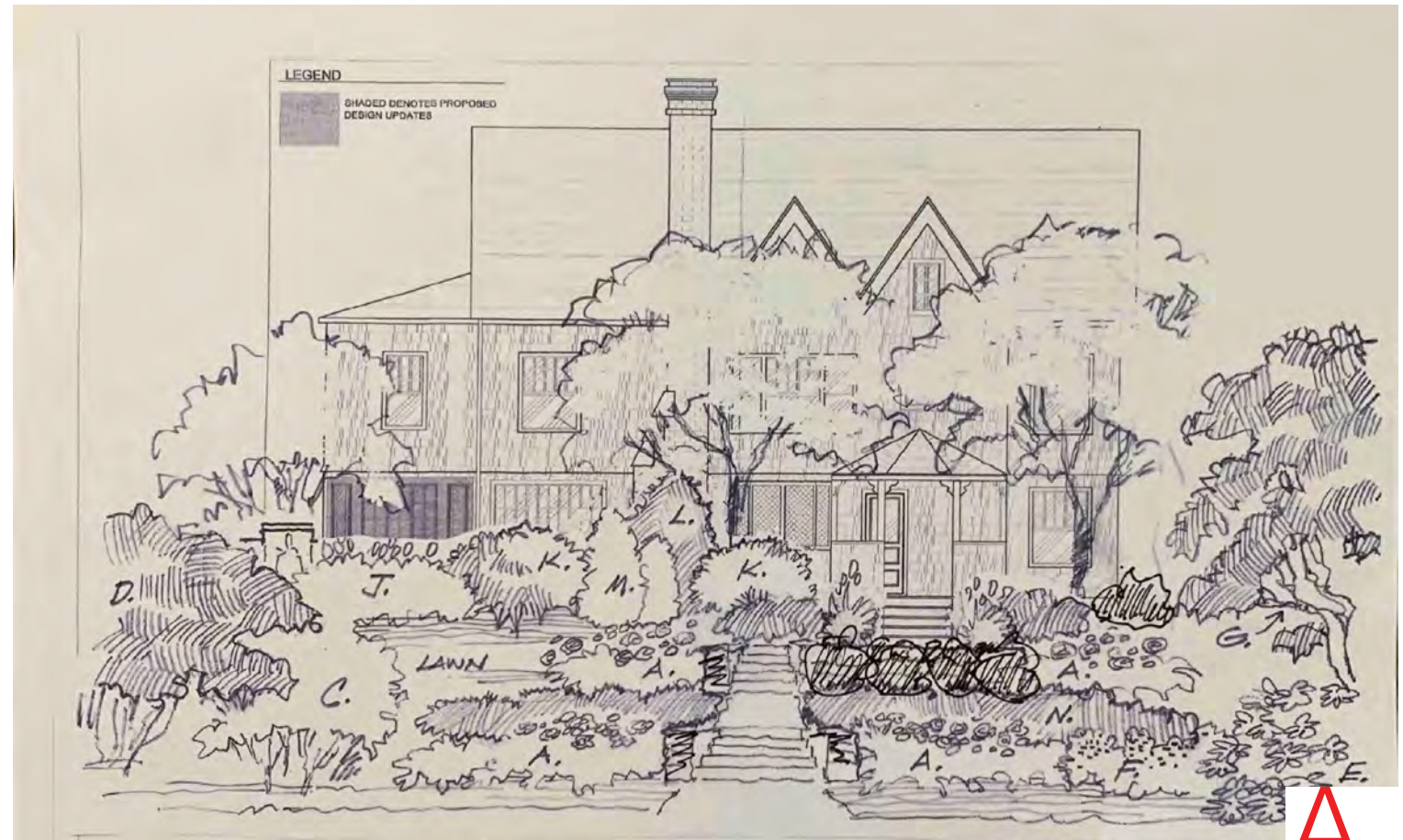
Proposed



Current View - Front of House



Enlarged Landscape Plan
Front of House



Proposed- Front of House

HARDSCAPE DESIGN - EXISTING PATH

Replace and relocate existing concrete pathway with bluestone path to match existing back patio and add bluestone thermal steps with rocked riser.



Existing Pathway to House



Existing Pathway to House
(Shown Close Up)



Existing Pathway to House
(Shown Close Up)

HARDSCAPE DESIGN - PATH

Proposed

Reuse existing bluestone on site for path, with matching bluestone steps.



Existing Blue Stone to be Reused



Example of Blue Stone Steps for Look
we are Trying to Achieve

HARDSCAPE DESIGN - PATH

Proposed



Existing Porch/Pathway

Add bluestone landing at bottom of existing wood steps with salvaged curbing. Add bluestone thermal steps with rocked riser to connect driveway to the front entrance.



Example of Blue Stone Steps for Look we are Trying to Achieve



Existing Blue Stone to be Reused

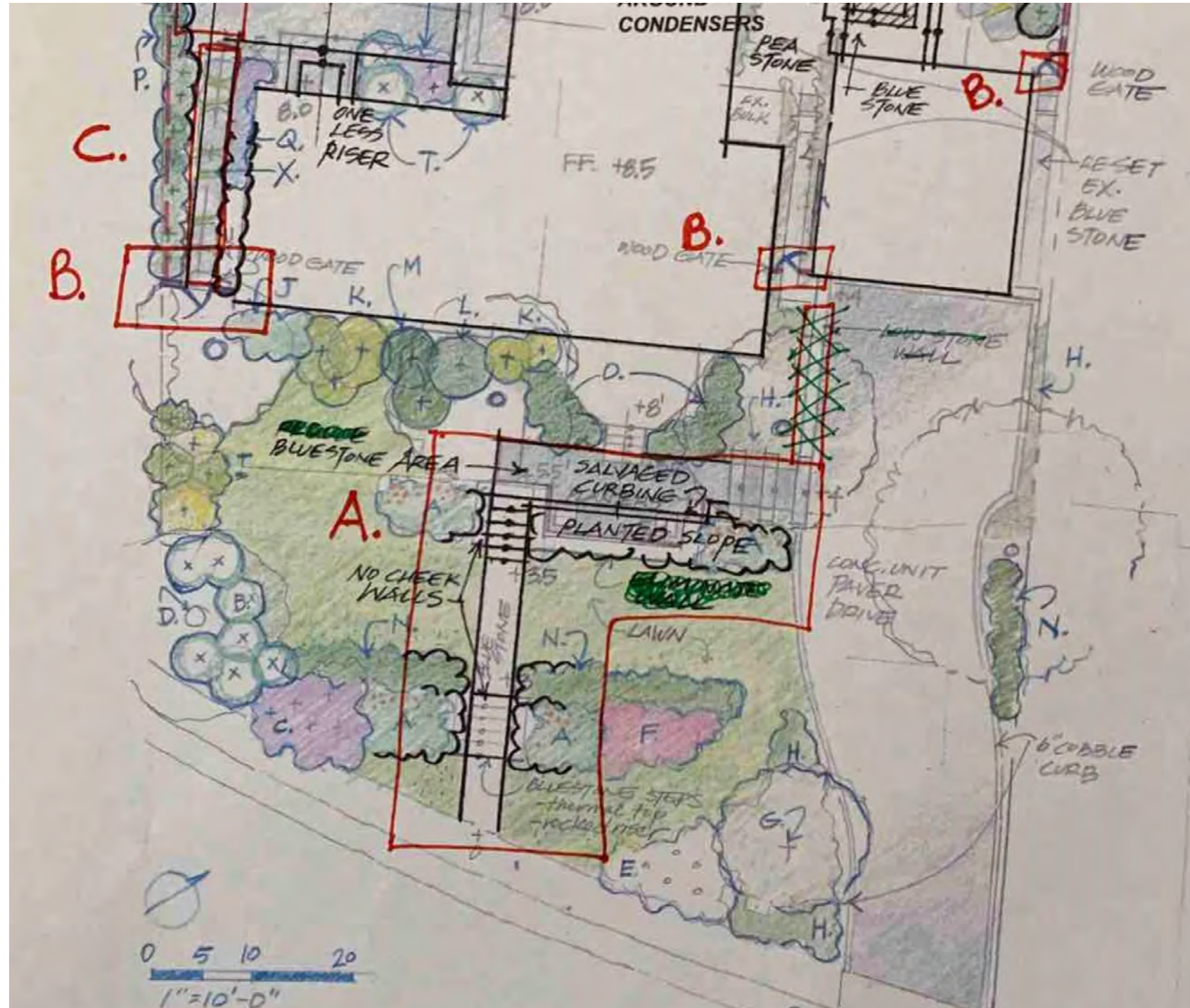


Existing Curbing to be Reused

HARDSCAPE DESIGN - GATES

Proposed

Addition of 3 gates for security, young children, and dog.



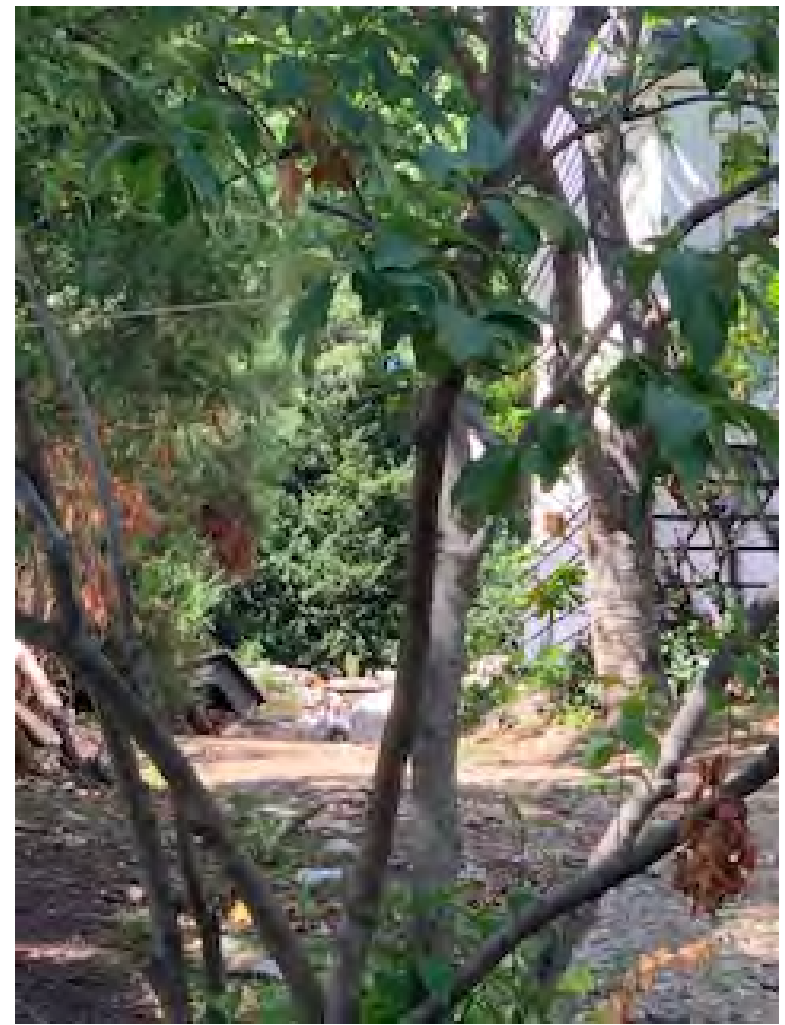
HARDSCAPE DESIGN - GATES

Proposed

Addition of gates for security, young children, and dog - left side of house.
Approx size: 3'-6"W x 3'-0"H
Gate and posts and hedges flanking either side.



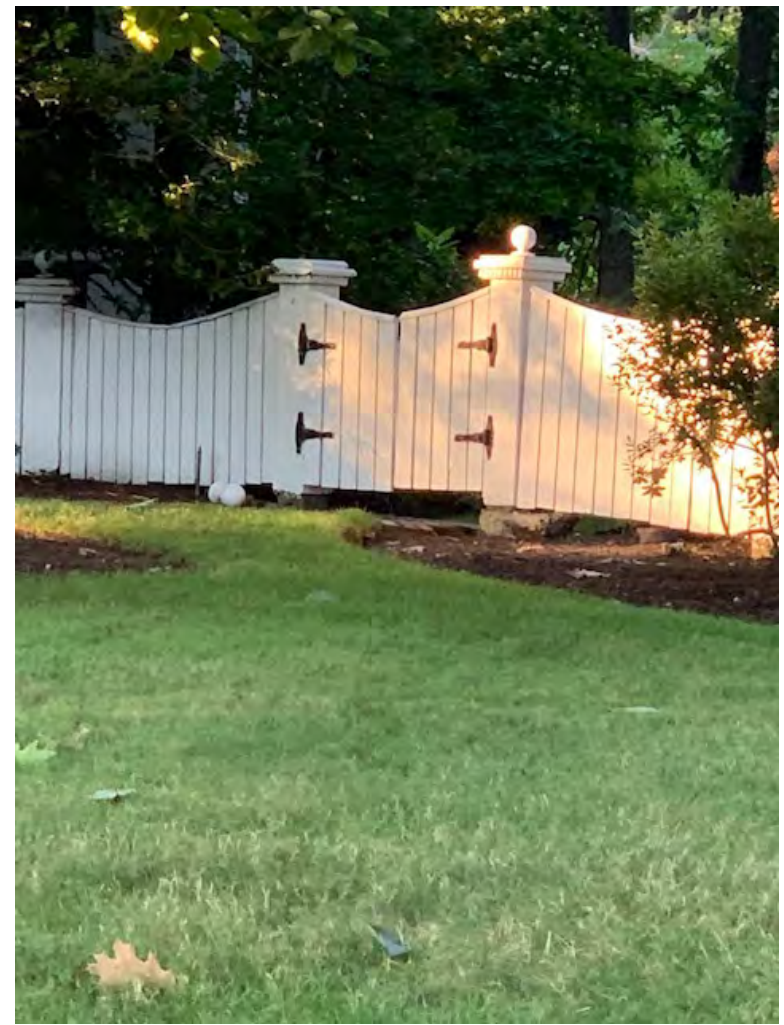
View of Left Side of House from Street



Close up of Left Side of House
Proposed Gate Location



Example of Gate from 46 Suffolk Road



Sample Gate from Neighborhood

HARDSCAPE DESIGN - GATES

Proposed

Addition of gates for security, young children, and dog - alley space between house & garage.
Gate and posts flanking either side.



View of House/Garage Alley from Street



Close up of House/Garage Alley Proposed Gate Location



Example of Gate from 46 Suffolk Road



Plantings at Alley (Proposed Gate not Shown)



Sample Gate from Neighborhood

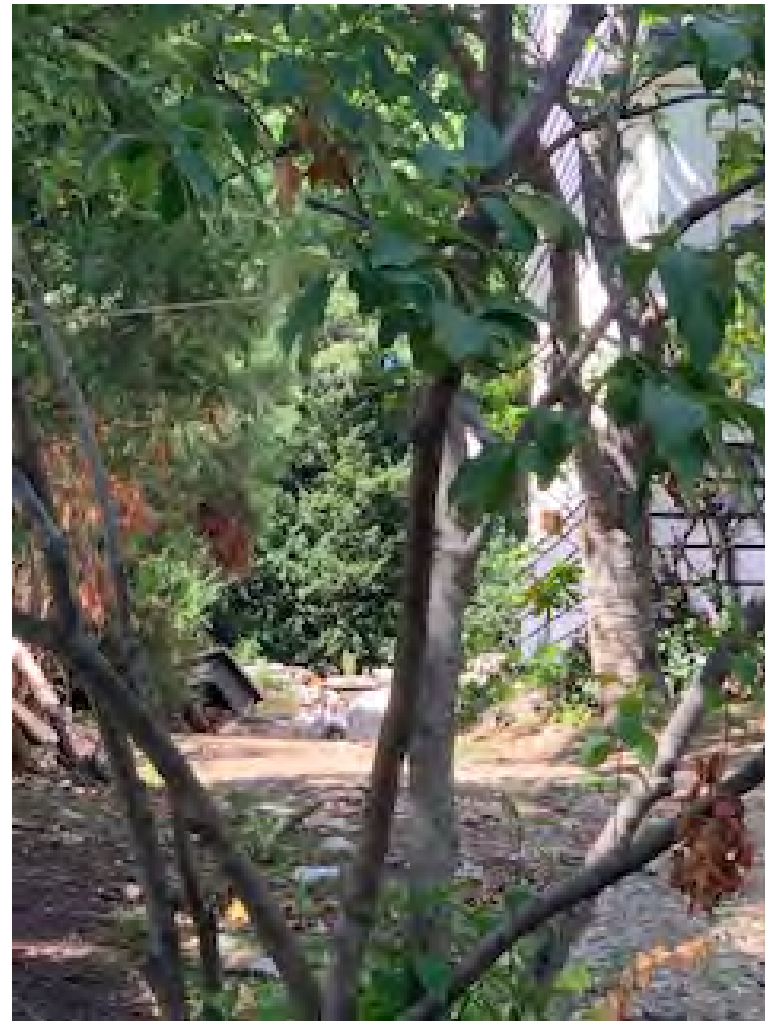
HARDSCAPE DESIGN - GATES

Proposed

Addition of gates for security, young children, and dog - right side of house. Gate and posts flanking either side.



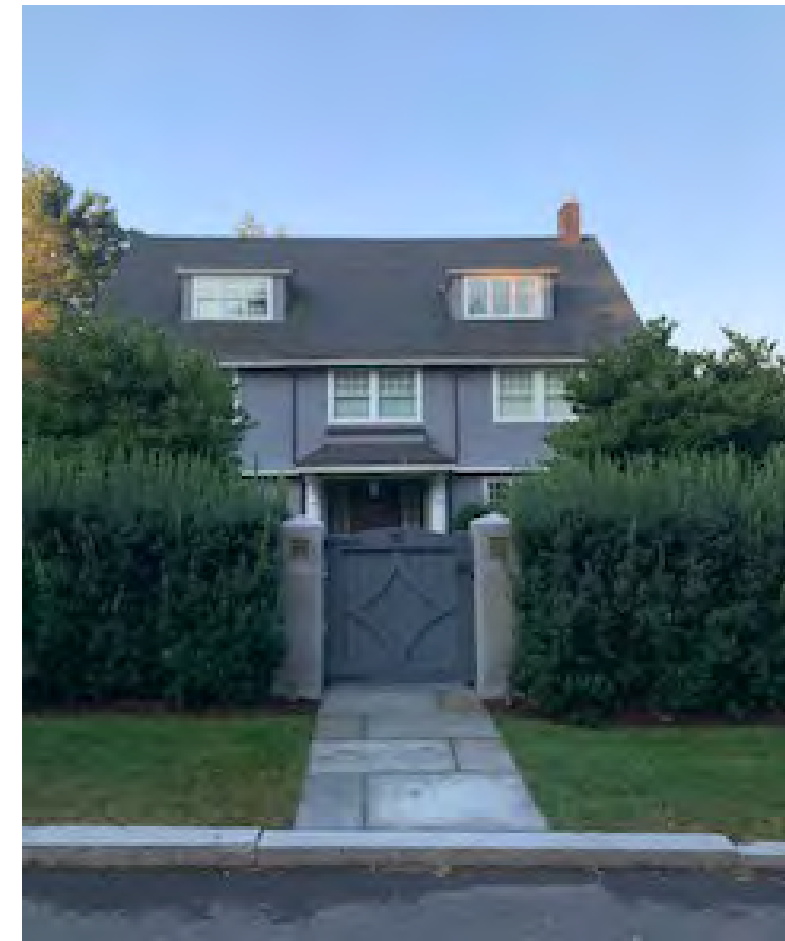
View of Right Side of House from Street



Close up of Right Side of House Proposed Gate Location



Close up of Right Side of House



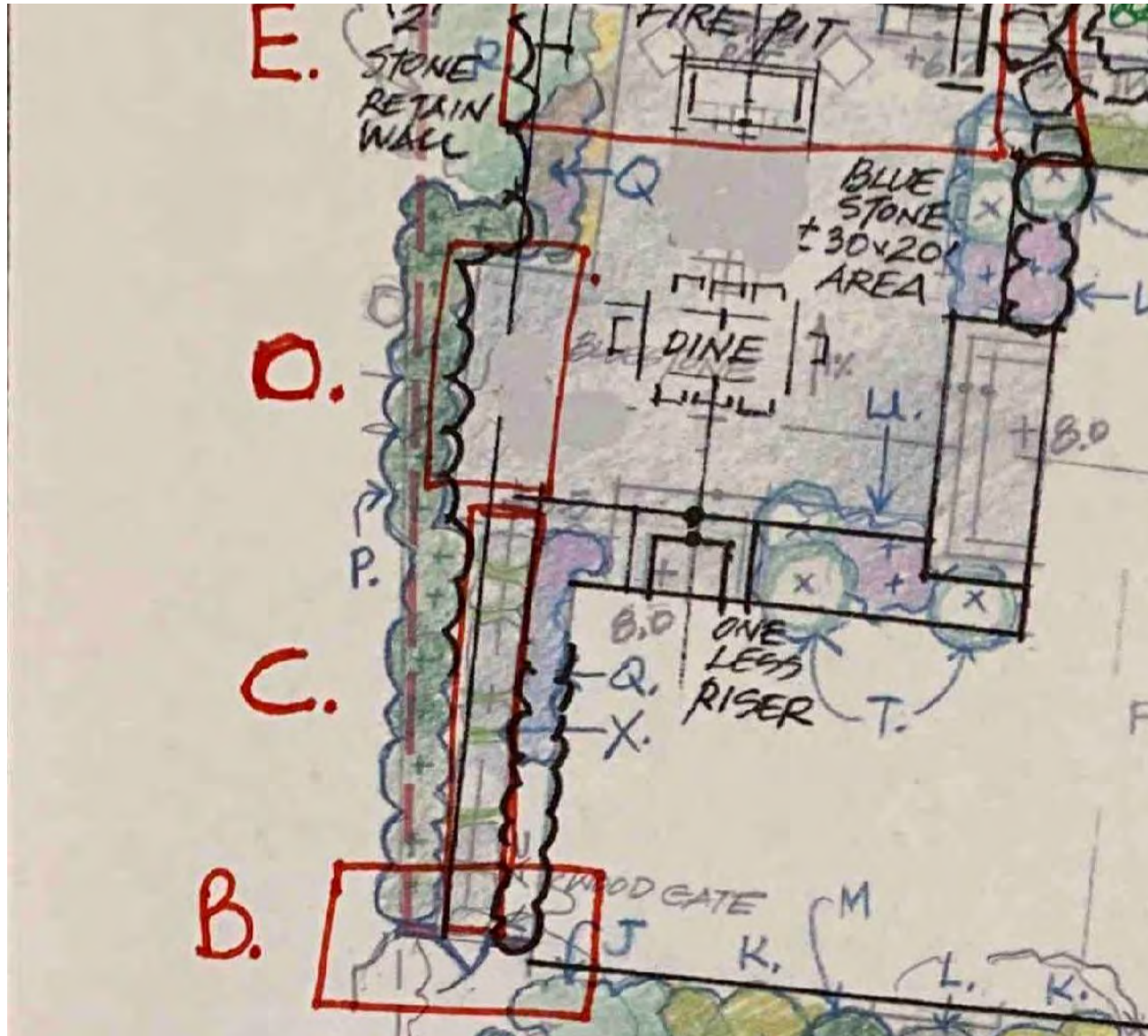
Example of Gate from 46 Suffolk Road



Sample Gate from Neighborhood

HARDSCAPE DESIGN

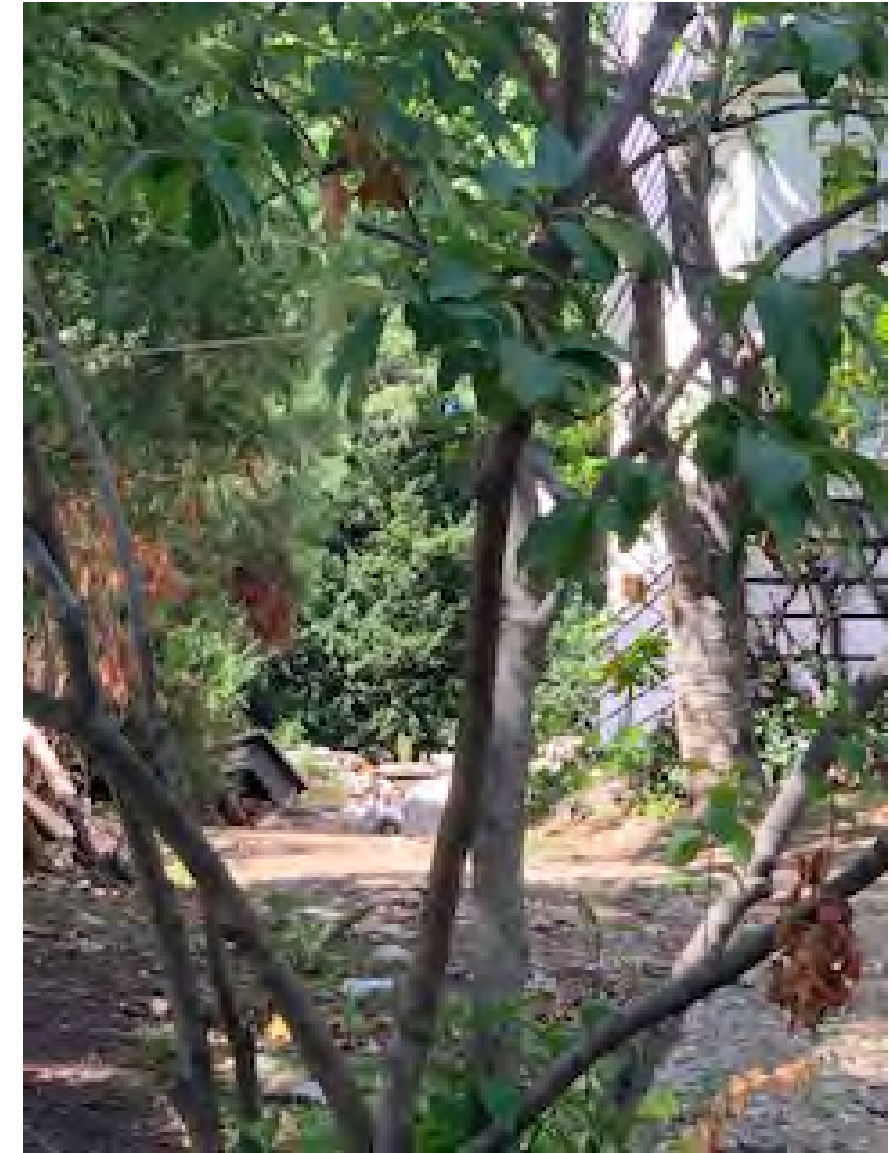
Proposed



Enlarged Hardscape Plan



View of Left Side of House from Street



Close up of Left Side of House

HARDSCAPE DESIGN - PATH

Proposed



Current Path on Left Side of House



Proposed Fieldstone Steppers

HARDSCAPE DESIGN - PATIO

Proposed



Existing Back Patio Proposed
Extension

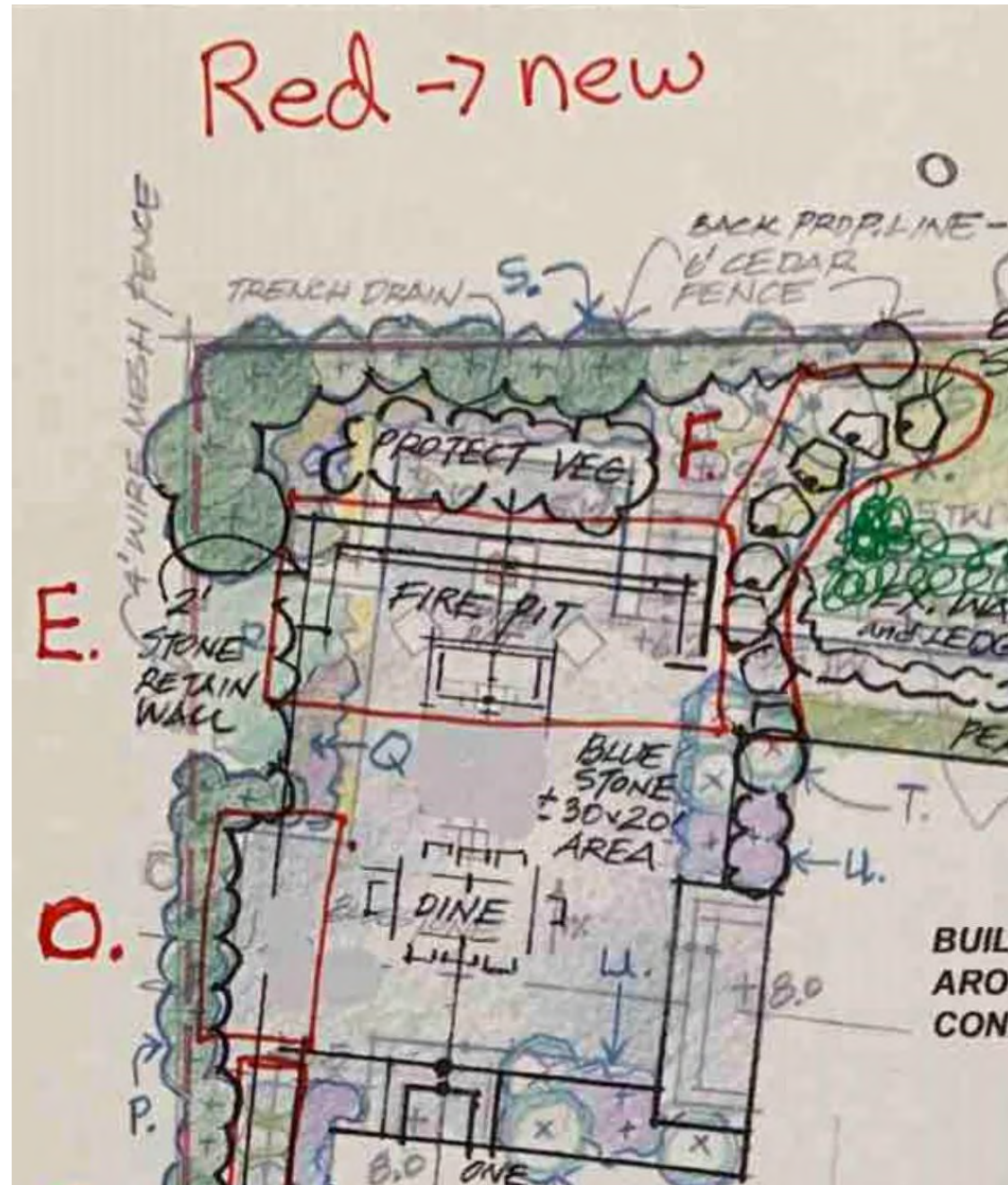


Proposed Side Patio to Existing
Curbstone

HARDSCAPE DESIGN

Proposed

Extend existing patio, add 2' stone retaining wall in similar stone style.
Add gas fire-pit using similar stone style.



Existing Back Patio Proposed Extension



Proposed Side Patio to Existing Curbstone

HARDSCAPE DESIGN

Proposed

Extend existing patio, add 2' stone retaining wall in similar stone style.
Add gas fire-pit using similar stone style. (Not visible from public way)



Proposed Stone Wall Style



Proposed Stone Retaining Wall
Location

****VIEW NOT SEEN FROM A PUBLIC WAY****

HARDSCAPE DESIGN

Proposed

Add fieldstone steppers to access upper yard. (Not visible from public way)



Proposed Location of Steppers to Upper Yard



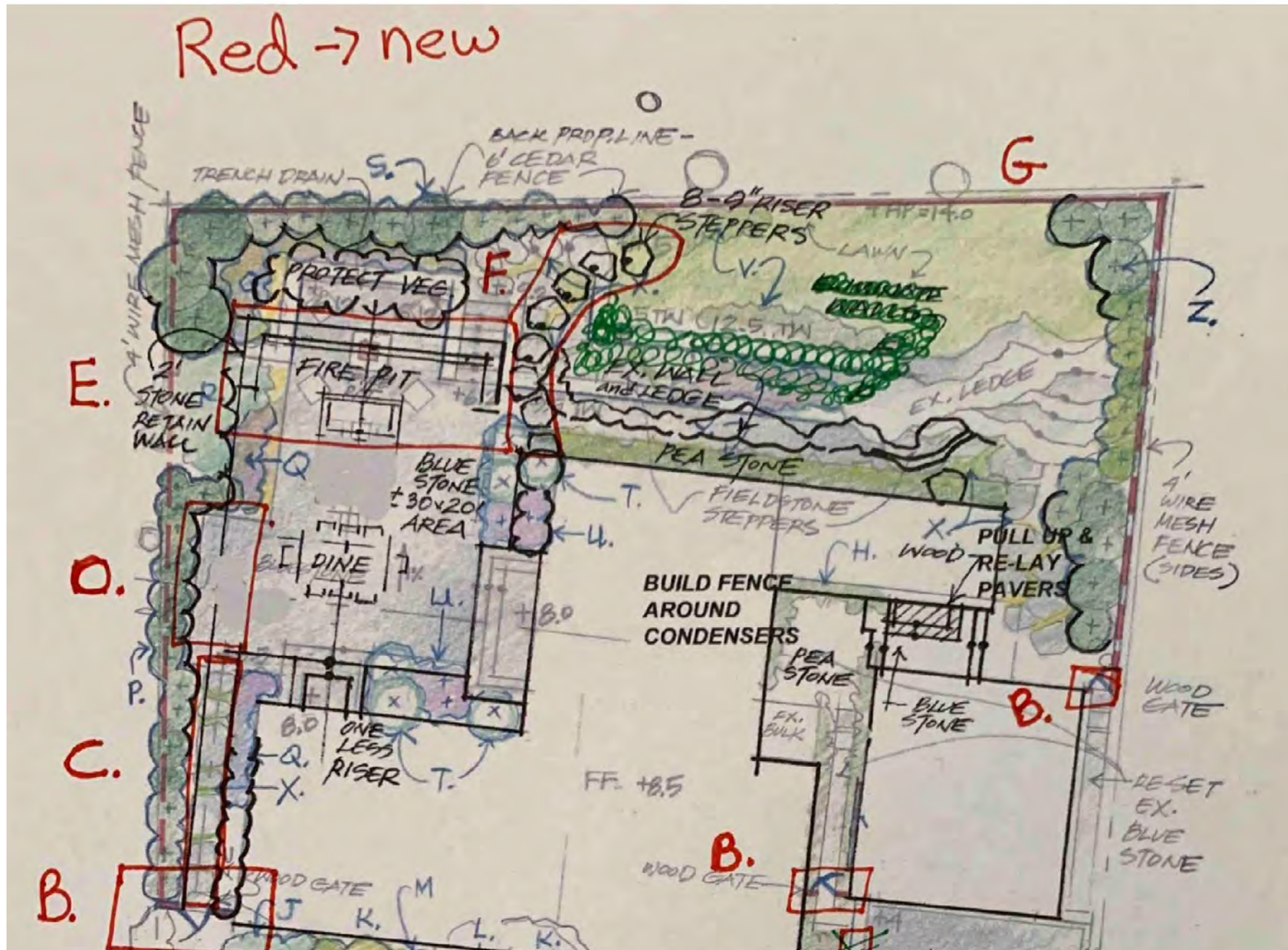
Proposed Fieldstone Steppers

****VIEW NOT SEEN FROM A PUBLIC WAY****

HARDSCAPE DESIGN - FENCE

Proposed

Addition of backyard fencing (Not visible from public way) for security, young children, and dog.
Add 6'H cedar fence along back property line and green wire mesh fencing woven in bushes along side yards.
Fencing to match neighbor's existing fencing.



Enlarged Landscape Plan - Proposed
Backyard Fencing



Neighbor's Existing Fencing

****VIEW NOT SEEN FROM A PUBLIC WAY****



Ruthanne Fuller
Mayor

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Barney S. Heath
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**APPLICATION FOR LOCAL HISTORIC DISTRICT CERTIFICATE OF
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DATE RECEIVED: _____

PROJECT #: 19020040

PROJECT ADDRESS: _____

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: _____

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

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

IF OTHER, PLEASE DESCRIBE: _____

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:

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

19020040

GENERAL PERMIT APPLICATION

PROJECT #: 2014 ZONING DISTRICT: SR-1 DATE RECEIVED: 09/01/20

PROJECT DESCRIPTION:

Building restoration and improvements

PROPERTY LOCATION INFORMATION

STREET ADDRESS: 400 Beacon Street, Newton MA CITY/ZIP: 02467

LEGAL DESCRIPTION (SECTION, BLOCK, LOT): 63-016-0016

PROPERTY OWNER INFORMATION

NAME: The Longyear Museum PHONE: (617)-278-9000 ALT. PHONE: (800)-277-8943

MAILING ADDRESS: 1125 Boylston St, Chestnut Hill MA, 02467 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 *Sandra J Honston* 9-2-2020
 (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: Martha Werenfels PHONE: 401-831-1240 ALT. PHONE: _____

MAILING ADDRESS: 111 Chestnut St, Providence RI 02903 E-MAIL ADDRESS: mwerenfels@dbvw.com

X *Martha Werenfels* 9/2/2020
 (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

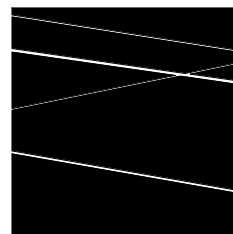


THE MORTAR COLOR ON THE LEFT SIDE OF THE MOCK UP WAS CHOSEN



NOTE:

THE PHOTOS SHOW THE PROPOSED BRICK MOCK UP ADJACENT TO EXISTING BRICK ON THE SOUTH ELEVATION OF THE MAIN HOUSE. THE MOCK UP CONTAINS 50% SALVAGED BRICK, AND 50% NEW BRICK
 THE MORTAR IS TYPE O / TUCKPOINT MORTAR AND CONTAINS CONCRETE SAND TO REPLICATE THE TEXTURE. THE COLOR OF THE MORTAR IS A CUSTOM COLOR THAT WAS ARRIVED AT AFTER MULTIPLE ITERATIONS.



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Longyear Museum

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 400 Beacon Street, Chestnut Hill, MA

BRICK MOCK UP

SCALE:

DRAWN: Author

JOB NO: 2014

ISSUED FOR: Historic District Certificate Application

DATE ISSUED: 09.02.20

REVISION DATE: -

A01

THE EXISTING COATING AS EXISTING WOULD NEED TO BE COMPLETELY REMOVED AND REPLACED. THE COATING IS CURRENTLY CHIPPING, EXPOSING CORROSION UNDERNEATH



PORTIONS OF THE EXISTING GUARDRAILS ARE CORRODING AND DETERIORATING. CORROSION OF EXISTING MATERIAL HAS RESULTED IN A LOSS OF STRUCTURAL INTEGRITY

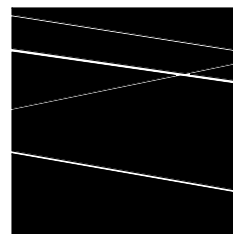


EXISTING PICKETS ARE SPACED +/- 6" AND AS A RESULT DO NOT MEET CURRENT CODE REQUIREMENTS



MANY PICKETS ARE LOOSE AND UNABLE TO GET RE-SECURED DUE TO DAMAGE

THE BOTTOM RAIL HAS EXISTING DRILL HOLES TO RECEIVE PICKETS. MANY OF THESE HOLES ARE DETERIORATED AND UNABLE TO RECEIVE THE PICKETS



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EXISTING GUARDRAIL PHOTOS

SCALE:

DRAWN: Author

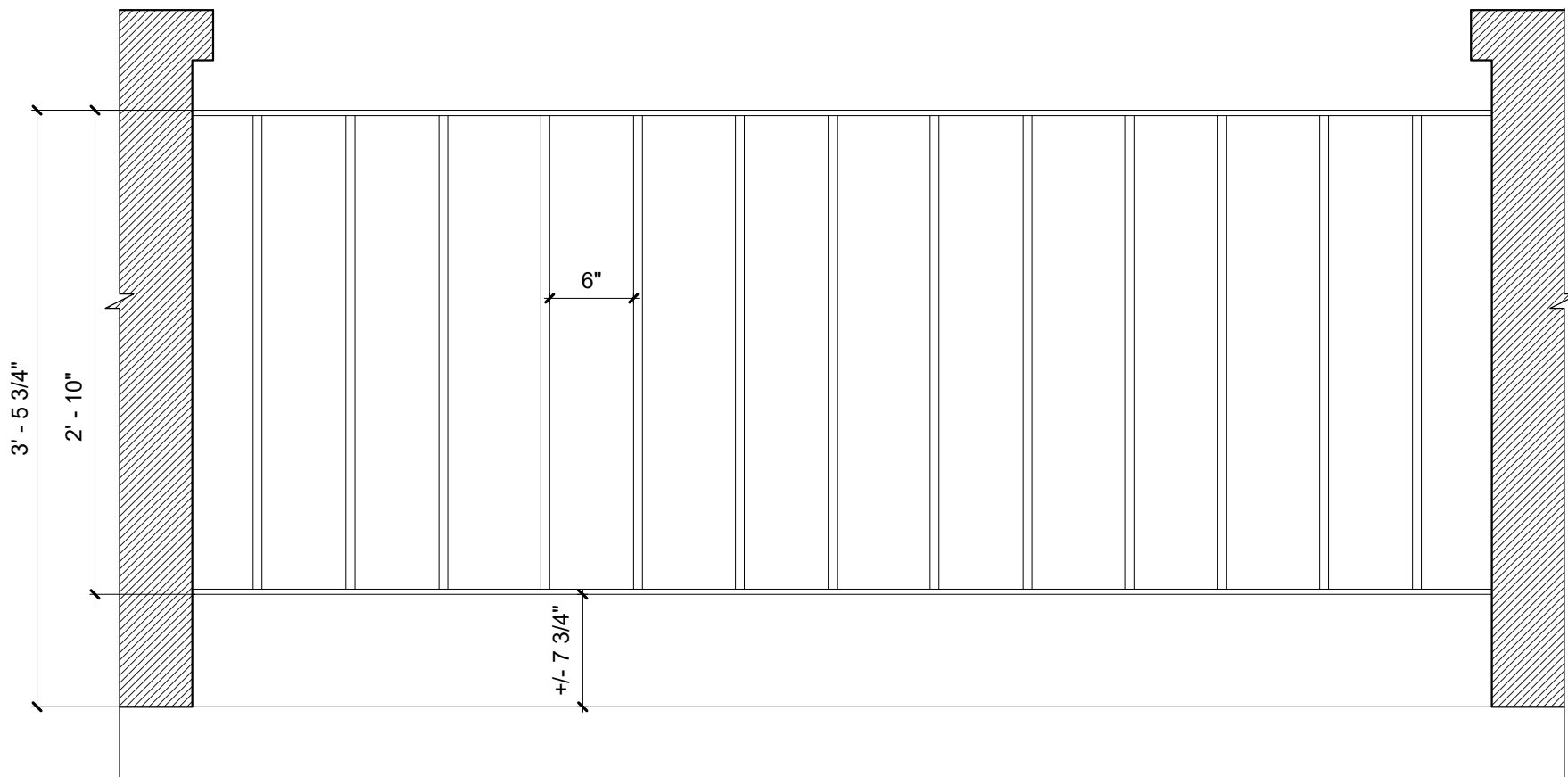
JOB NO: 2014

ISSUED FOR: Historic District Certificate Application

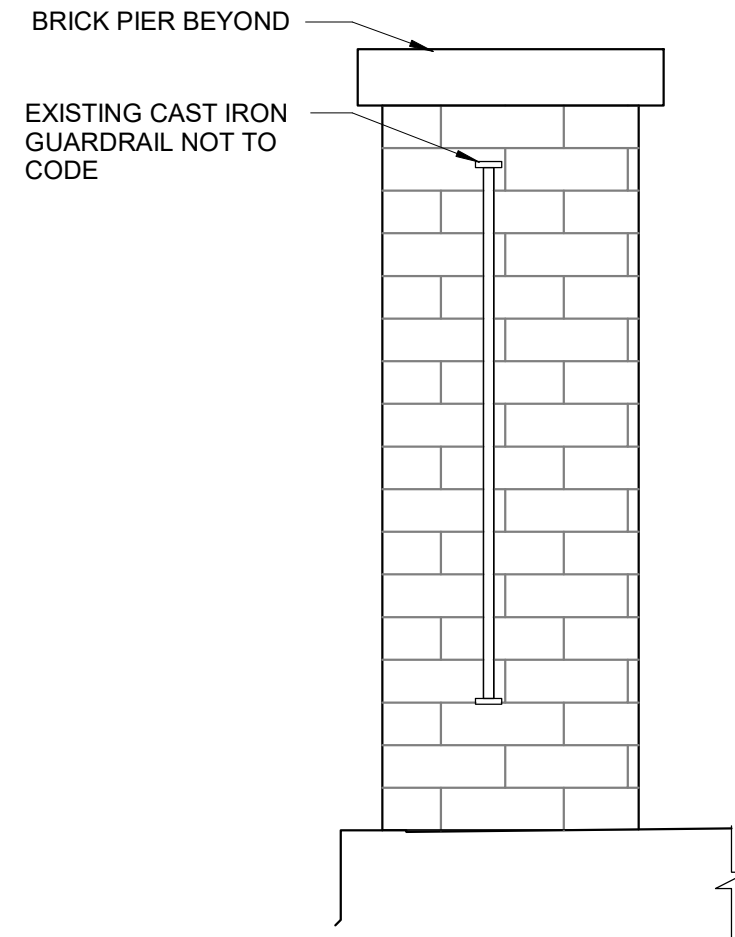
DATE ISSUED: 09.02.20

REVISION DATE: -

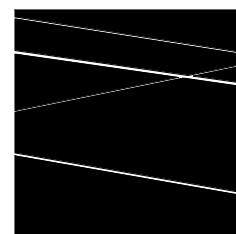
A02



① **EXISTING GUARDRAIL**
1" = 1'-0"



NOTE:
THE CURRENT SCOPE IN THE CONTRACT DOCUMENTS PREVIOUSLY REVIEWED BY THE HISTORIC DISTRICT COMMISSION PROPOSED EXTENDING THE VERTICAL HEIGHT OF THE GUARDRAIL. EXTENDING THE VERTICAL HEIGHT WOULD BE ACHIEVED BY WELDING EXTENSIONS TO THE EXISTING PICKETS, RESULTING IN A WELD LINE AND NOTICEABLE CHANGE OF AESTHETIC



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Longyear Museum

SCALE: 1" = 1'-0"

DRAWN: Author

JOB NO: 2014

Mary Baker Eddy House Museum
400 Beacon Street, Chestnut Hill, MA

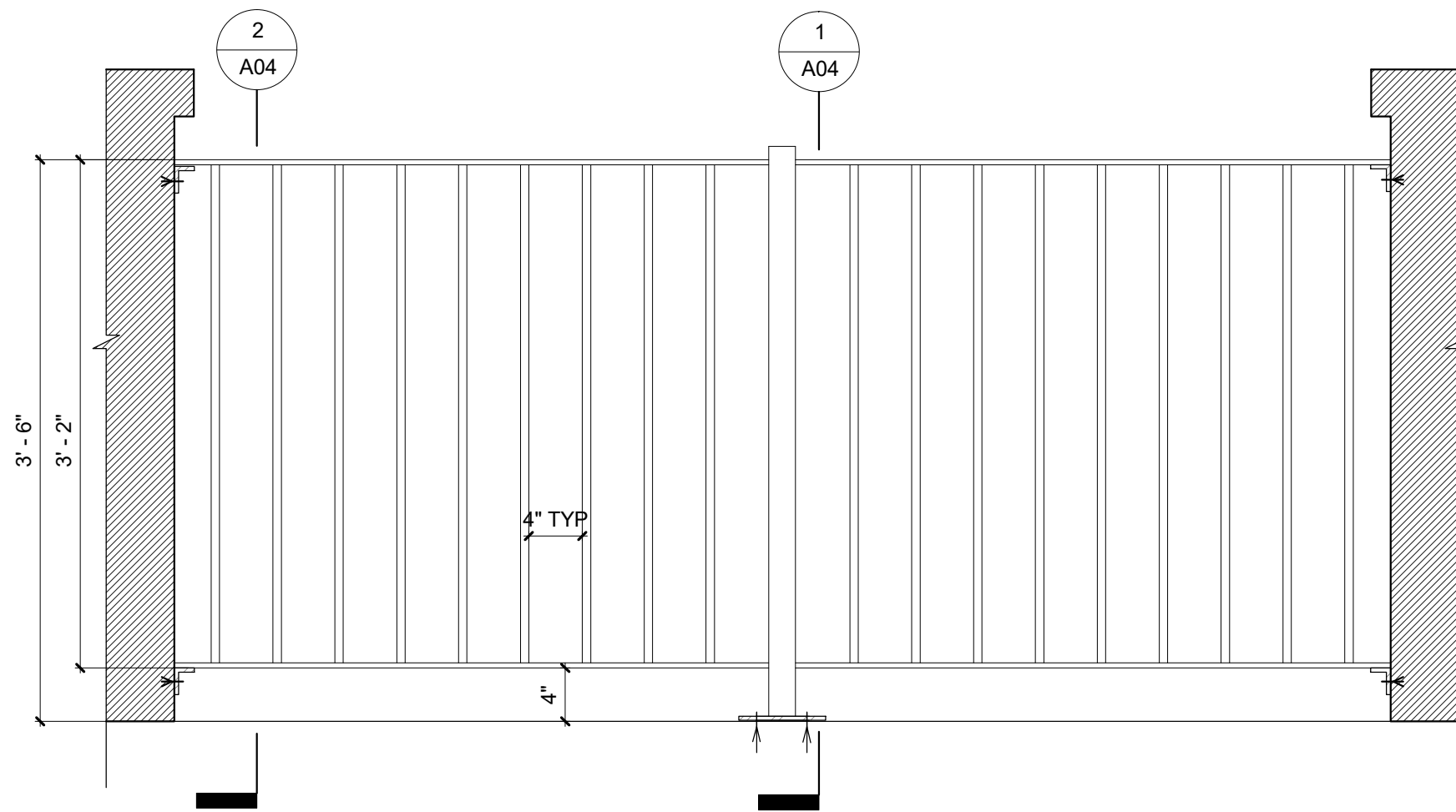
EXISTING GUARDRAIL

ISSUED FOR: Historic District Certificate Application

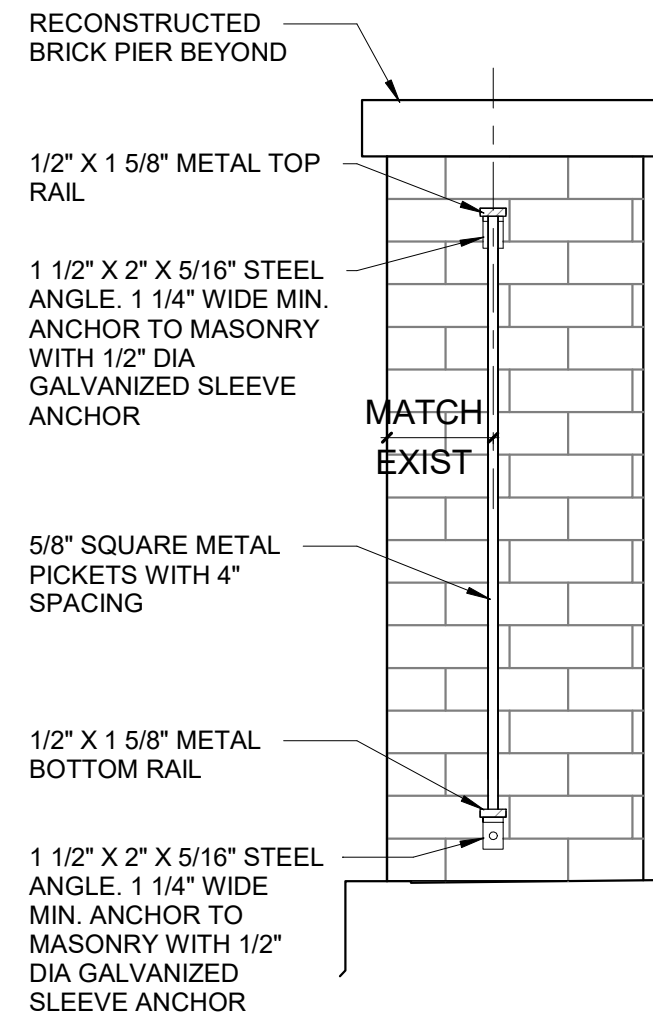
DATE ISSUED: 09.02.20

REVISION DATE: -

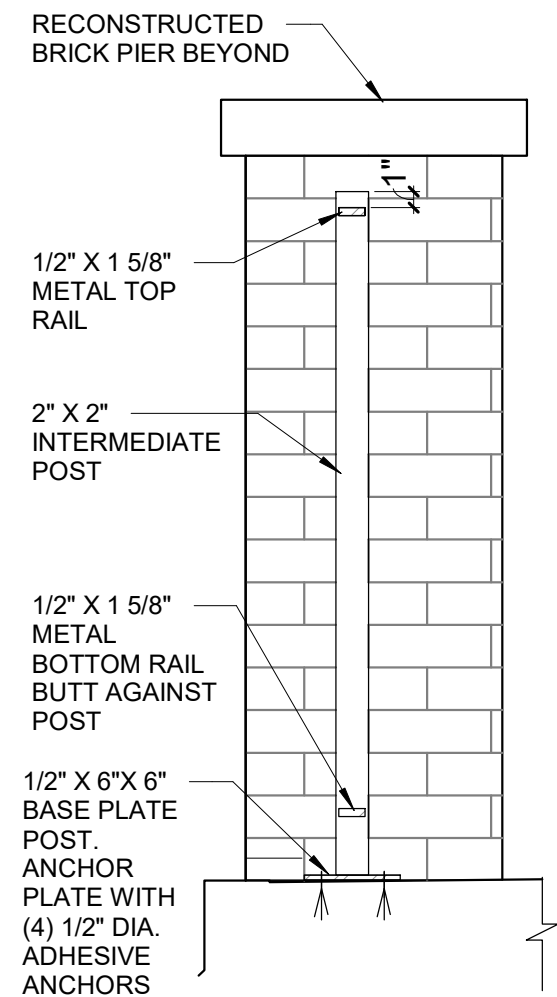
A03



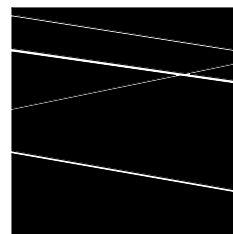
③ **PROPOSED GUARDRAIL W/ POST SECOND FLOOR**
1" = 1'-0"



② **RAILING SECTION (2)**
1" = 1'-0"



① **RAILING SECTION (1)**
1" = 1'-0"



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Longyear Museum

SCALE: 1" = 1'-0"

DRAWN: Author

JOB NO: 2014

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PROPOSED GUARDRAIL

ISSUED FOR: Historic District Certificate Application

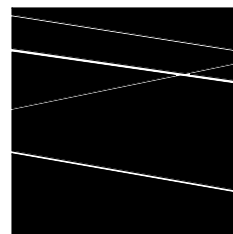
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A04



1 SOUTH ELEVATION WITH EXISTING GUARDRAILS
 1/8" = 1'-0"



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Longyear Museum

SCALE: 1/8" = 1'-0"

DRAWN: Author

JOB NO: 2014

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SOUTH ELEV- EXISTING GUARDRAILS

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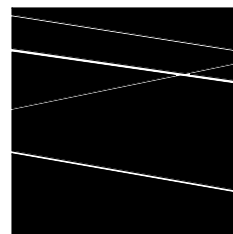
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A05



① SOUTH ELEVATION WITH PREVIOUSLY APPROVED GUARDRAILS
 1/8" = 1'-0"



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Longyear Museum

SCALE: 1/8" = 1'-0"

DRAWN: Author

JOB NO: 2014

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SOUTH ELEV-PREV APRVD GUARDRAILS

ISSUED FOR: Historic District Certificate Application

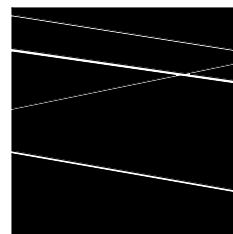
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A06



① SOUTH ELEVATION WITH PROPOSED NEW GUARDRAILS
1/8" = 1'-0"



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Longyear Museum

SCALE: 1/8" = 1'-0"

DRAWN: Author

JOB NO: 2014

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SOUTH ELEV-PROPOSED GUARDRAILS

ISSUED FOR: Historic District Certificate Application

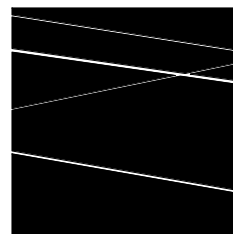
DATE ISSUED: 09.02.20

REVISION DATE: -

A07



① EAST ELEVATION WITH EXISTING GUARDRAIL
 1/8" = 1'-0"



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Longyear Museum

SCALE: 1/8" = 1'-0"

DRAWN: Author

JOB NO: 2014

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EAST ELEV-EXISTING GUARDRAILS

ISSUED FOR: Historic District Certificate Application

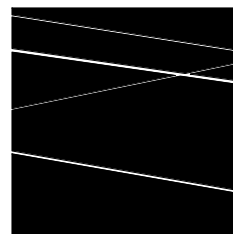
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A08



① EAST ELEVATION WITH PREVIOUSLY APPROVED GUARDRAIL
 1/8" = 1'-0"



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SCALE: 1/8" = 1'-0"

DRAWN: Author

JOB NO: 2014

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EAST ELEV- PREV APRD GUARDRAILS

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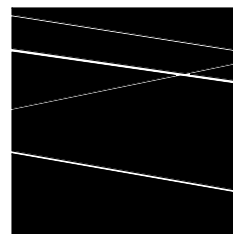
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REVISION DATE: -

A09



① EAST ELEVATION WITH PROPOSED NEW GUARDRAIL
 1/8" = 1'-0"



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SCALE: 1/8" = 1'-0"

DRAWN: Author

JOB NO: 2014

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EAST ELEV- PROPOSED GUARDRAILS

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REVISION DATE: -

A10



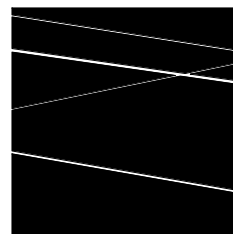
① EXISTING GUARDRAILS
1/8" = 1'-0"



② PREVIOUSLY APPROVED GUARDRAILS
1/8" = 1'-0"



③ PROPOSED GUARDRAILS
1/8" = 1'-0"



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Longyear Museum

SCALE: 1/8" = 1'-0"

DRAWN: Author

JOB NO: 2014

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GUARDRAIL COMPARISON

ISSUED FOR: Historic District Certificate Application

DATE ISSUED: 09.02.20

REVISION DATE: -

A11

NARRATIVE FOR PROPOSED WORK

September 2, 2020

- 1) PROPOSED ADDITION – Extend rear-facing wall between wing additions approx. 8 feet to create new kitchen and family room with cathedral ceiling.

AMENDMENT – addition does not span all the way from right wing to left wing but stops short by approximately 3 feet at each wing, creating two “alcoves”. Refer to updated plans.

Siding on new addition to match existing in material, texture, exposure and profile.

Windows on new addition shall be reused from original rear-facing wall that is being removed.

See window details below for additional information

- 2) WINDOWS – the project team has consulted with a window restoration company, **Bi-Glass of Connecticut, Inc.** and has agreed to use their window restoration services for this project. Refer to videos on website for details: <http://ct-bi-glass.com/>

The following is a summary of their process, which was reviewed at the previous hearing on August 19th:

- Work is performed without removing interior and exterior trim/surround – only the window stop is removed to allow removal of the sash, then replaced.
- Remove the exterior muntins from each sash
- Remove and discard the individual panes of glass
- Install a new single piece of double-pane low-e glass for each sash (while keeping the interior muntins in place)
- Installing new exterior wood muntins mimicking the original profile. Depending on the thickness of the sash, a thin wood veneer may be added to allow the thicker double-pane glass to fit in the sash.
- Clean and restore original sash wood as needed and paint white
- Install new spring-loaded mechanism on the outside edges of the lower sash for operation and remove the original counter-weight system, allowing insulation to fill the counter-weight cavity.

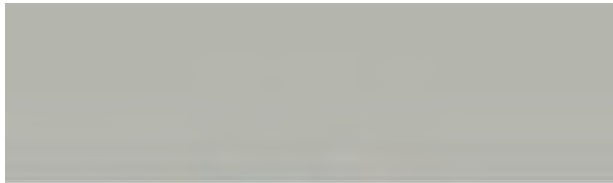
Additional notes on windows:

- Storm windows will no longer be required after this restoration.
- Original windows at rear wall being removed will be restored and reused at new addition wall. Refer to elevations for layout.
- Existing music room window facing the courtyard is removed and a new door is installed in existing frame.

- 3) SIDING – remove portions of siding that are in disrepair; patch and replace where necessary with wood clapboard siding to match existing in material, texture and profile as closely as possible. Note that existing conditions have a range of textures, exposure and profile.

- 4) SIDING COLOR – Architect has consulted with Historic Preservation consultant Brian Pfeiffer who recommended choosing a color from the early 19th Century rather than the First Period because of the substantial addition (wings) and alteration of the façade that was done by architect Joseph Everett Chandler in the early 20th century. He also recommended reviewing the “Historic Colors of America” chart which he helped develop for “Historic New England” – a website link to this chart follows:

<https://www.historicnewengland.org/preservation/for-homeowners-communities/your-old-or-historic-home/historic-colors-of-america/>



Quincy Granite

Color Number	H0143
Color Family	Historic
LRV	46.21
CMKY	21, 23, 15, 0
RGB	181, 181, 175
Hex	#B5B5AF
LAB	73.68 -0.78 2.99

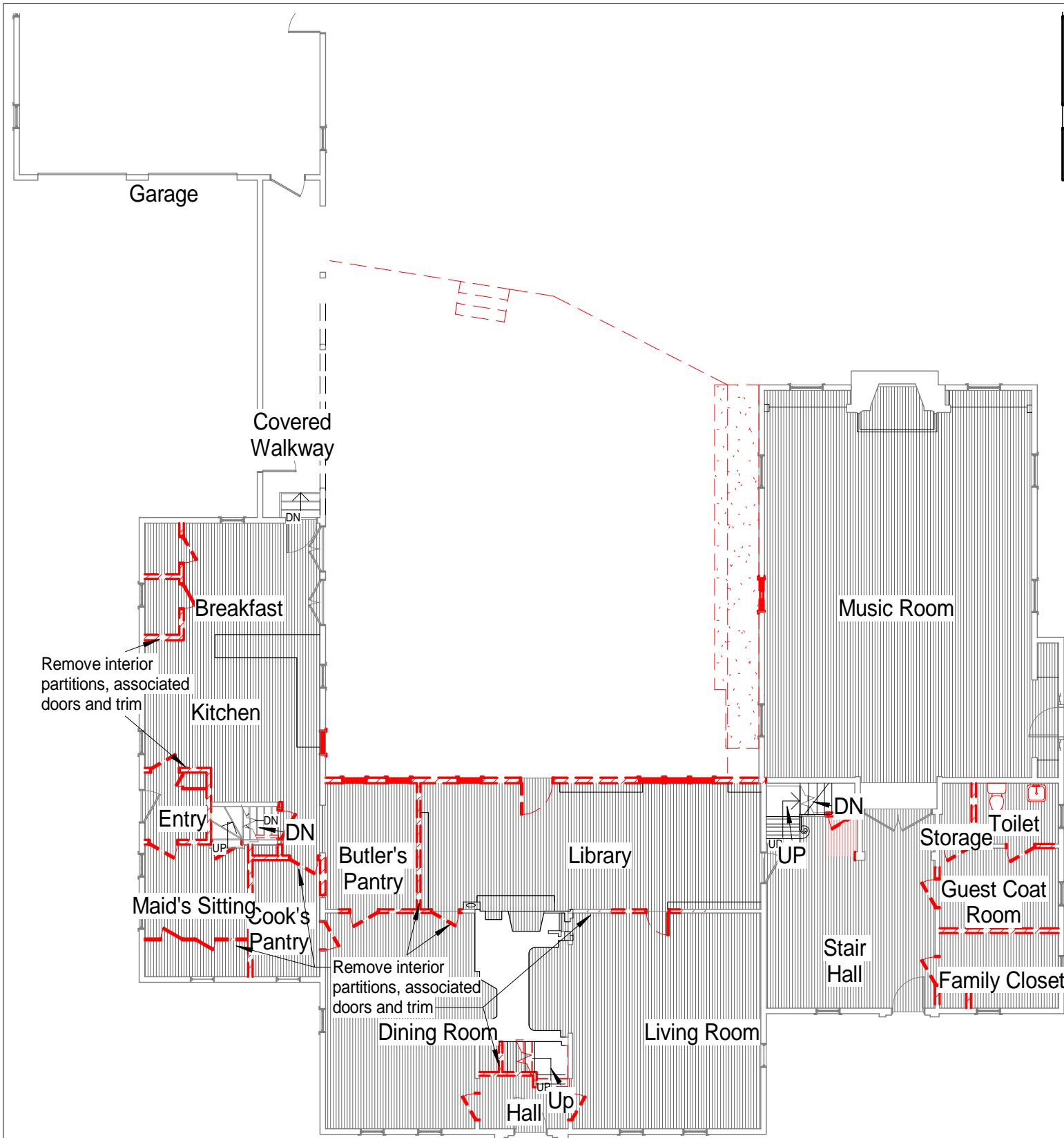
The “Historic Colors of America” color palette is available from California Paints, using exact-match color names. The Owners have tentatively selected the color **H0143 Quincy Granite** from this palette.

Note that this color appears on Historic New England’s recommended colors for interior and exterior from every period from the 1600’s to the mid-1900’s.

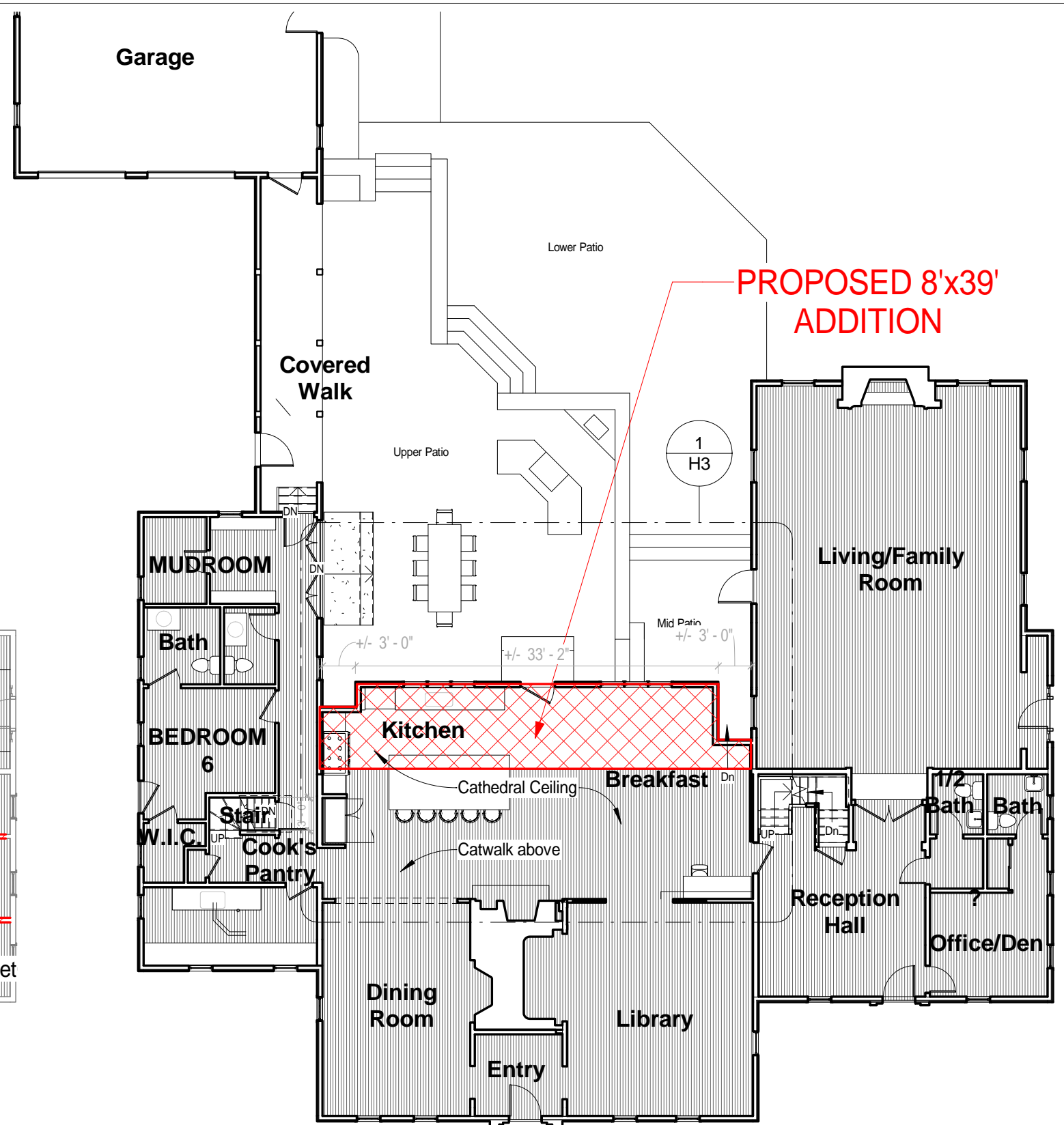
Mr. Pfeiffer also suggested that adding white to any of the historical colors to lighten them up would be an acceptable option. The project team invites board members to review a sampling of this color applied to the subject house prior to the September 17th hearing.

Exterior window surrounds shall remain in place and be re-painted white.

- 5) BREEZWAY – original plans call out removing enclosing wall on driveway side of breezeway and replacing with new glass enclosure. Amended plan entails leaving existing wall and siding, but exposing original wood detail facing the interior of the breezeway or, if not found, recreating the column and arch profile to replicate the open (interior) side of the breezeway. New trim material, if added, will be wood and painted white.
- 6) LANDSCAPE – A substantial rebuilding of the patio and rear landscaping is proposed for this project, while the front and side yard remain as they are. A multi-level patio is proposed, with a new access door from the music room in the right wing. An outdoor kitchen, retaining walls and plantings are proposed in the courtyard. Partial removal of trees and bushes and installation of new plantings in the rear is proposed. See attached landscape plans and sections. Hardscape materials are listed in a legend on the landscape plan.



Level 1 - Existing / Demo Plan



Level 1 - Proposed Plan

FOR HISTORICAL REVIEW

9/3/2020 11:39:20 AM

BOSTON ARCHITECTS AND BUILDERS, INC.
 586 Pleasant St. Suite 6
 Watertown, MA 02472
 (857)228-4222 www.BostonAB.com

9 Old Orchard Rd LLC
 9 Old Orchard Road, Chestnut Hill, MA 02467
 Whole House Renovation & Addition

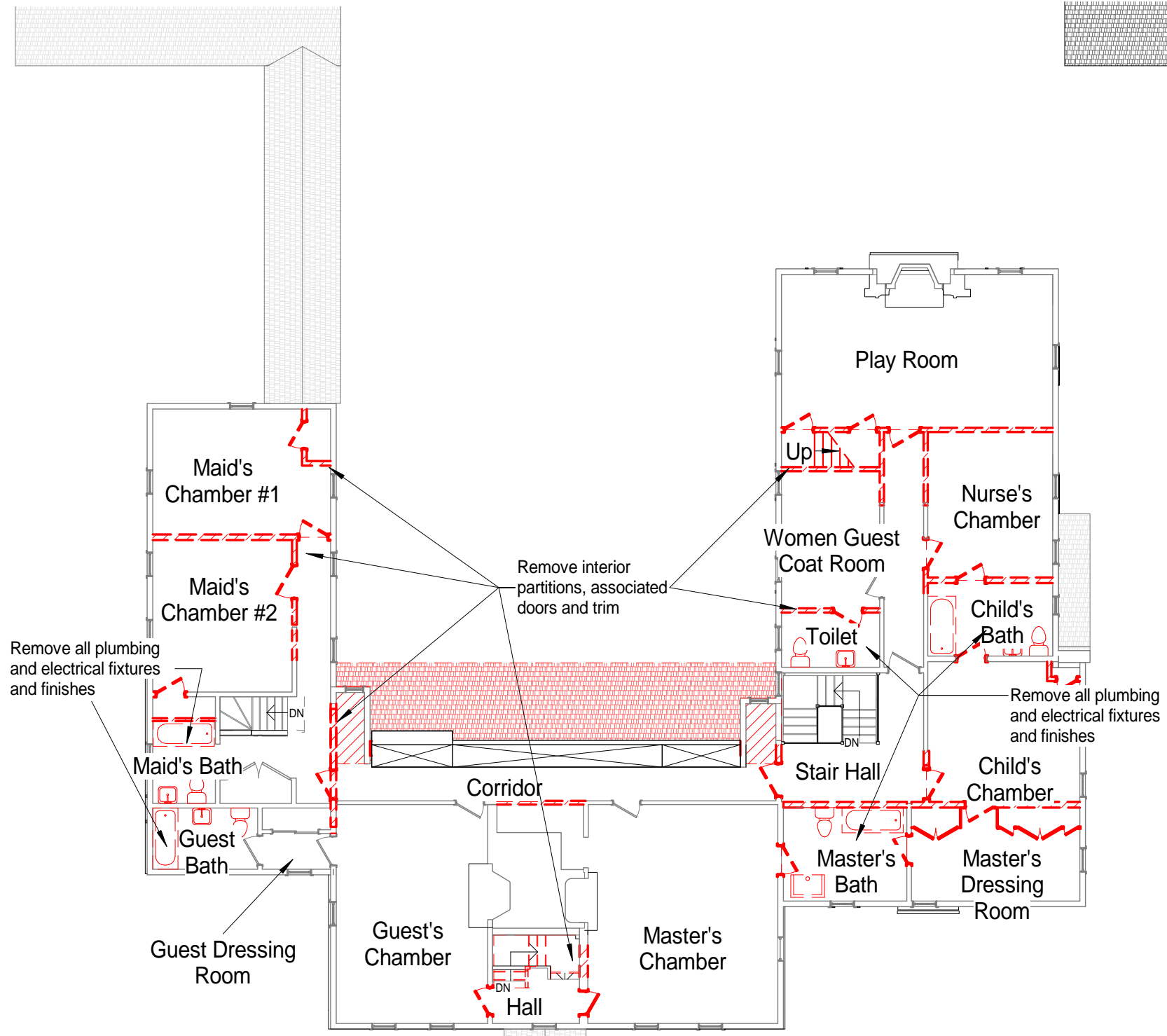
REVISIONS		
No.	Description	Date

Level 1 Plans

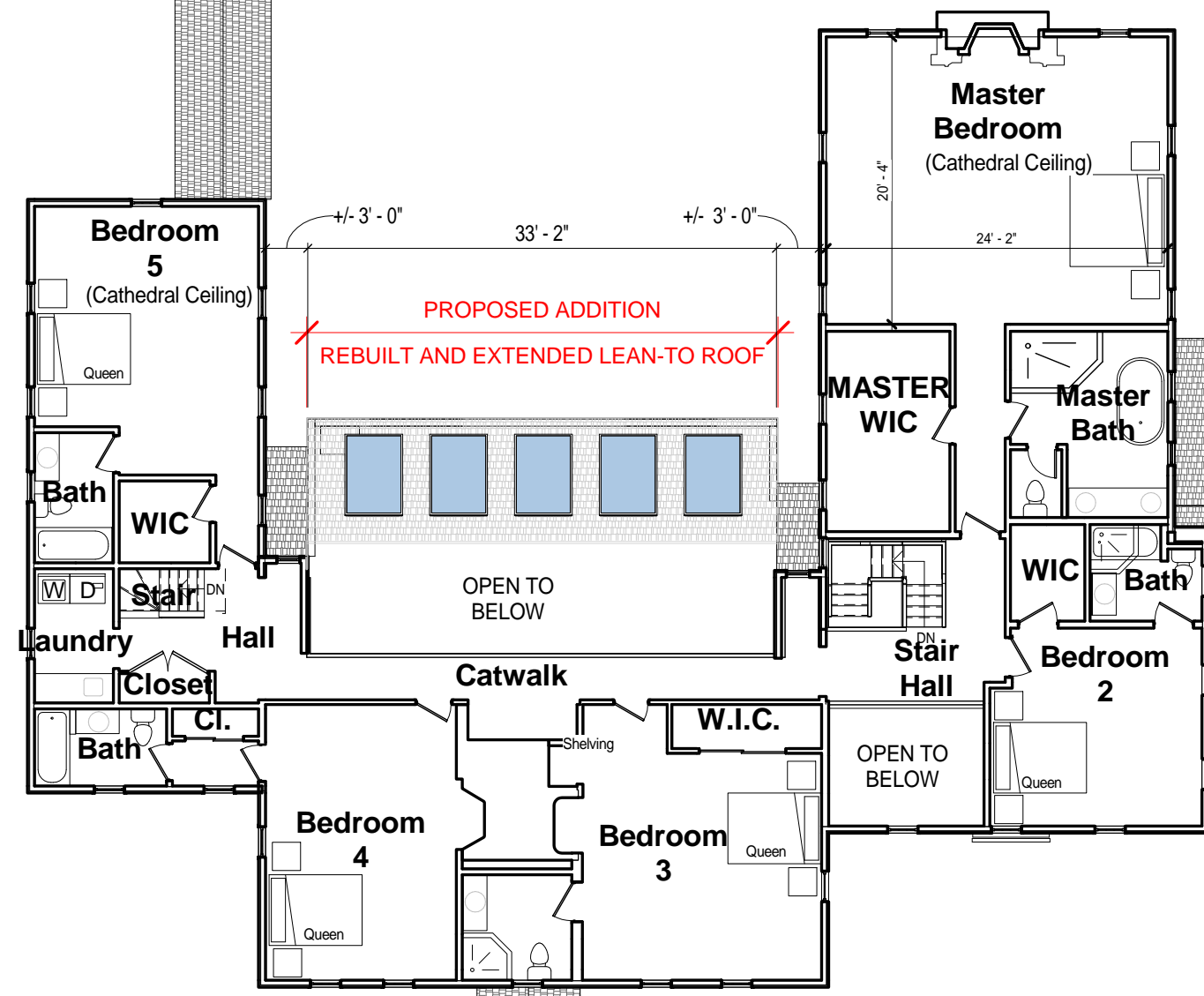
Project number	1802
Date	9/2/2020
Drawn by	VO
Checked by	VO

H1

Scale 1 : 144



Level 2 - Existing / Demo Plan



Level 2 - Proposed Plan

FOR HISTORICAL REVIEW

9/3/2020 11:39:23 AM

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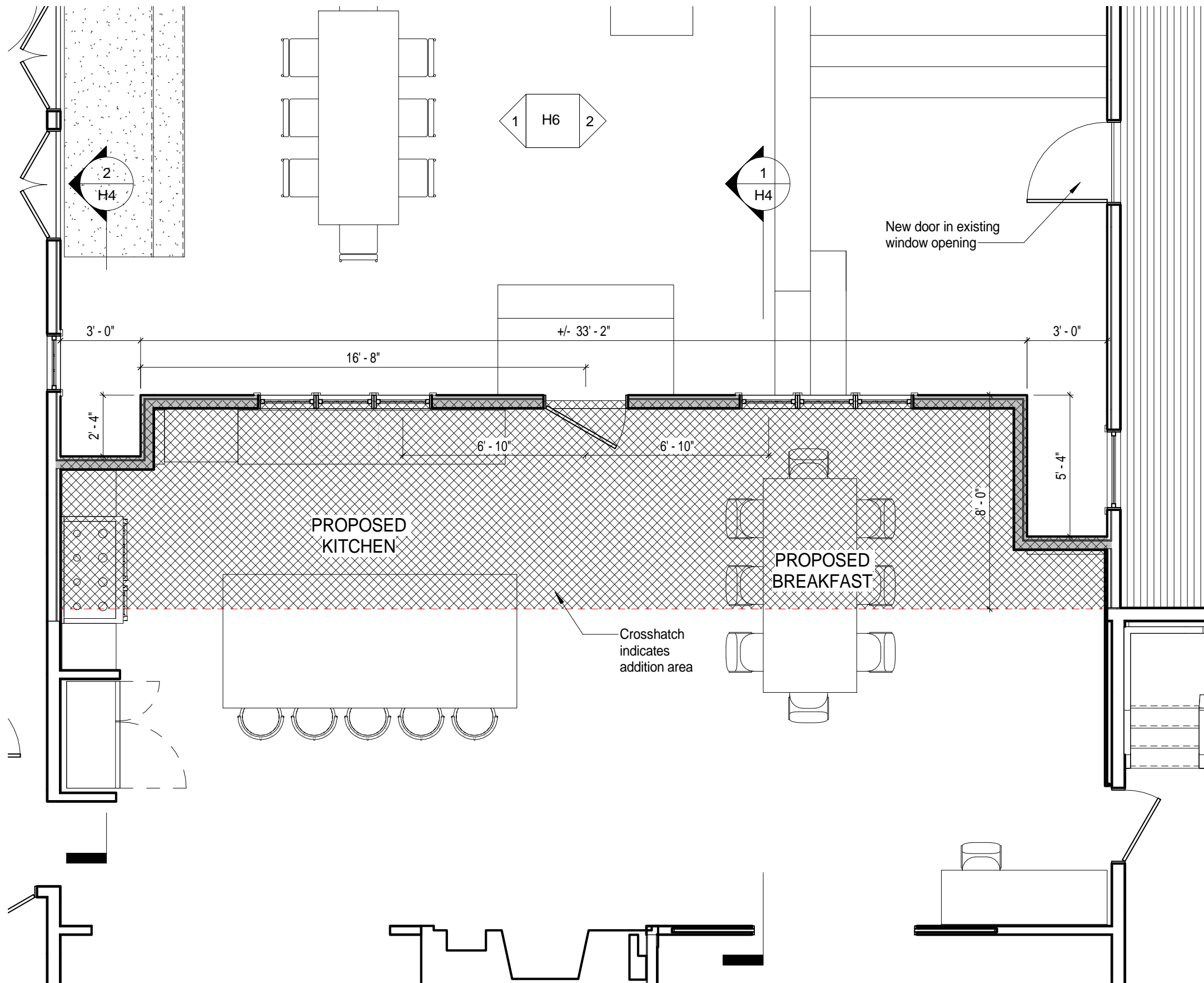
REVISIONS		
No.	Description	Date

Level 2 Plans

Project number	1802
Date	9/2/2020
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Checked by	VO

H2

Scale 1 : 144



9/3/2020 11:39:25 AM

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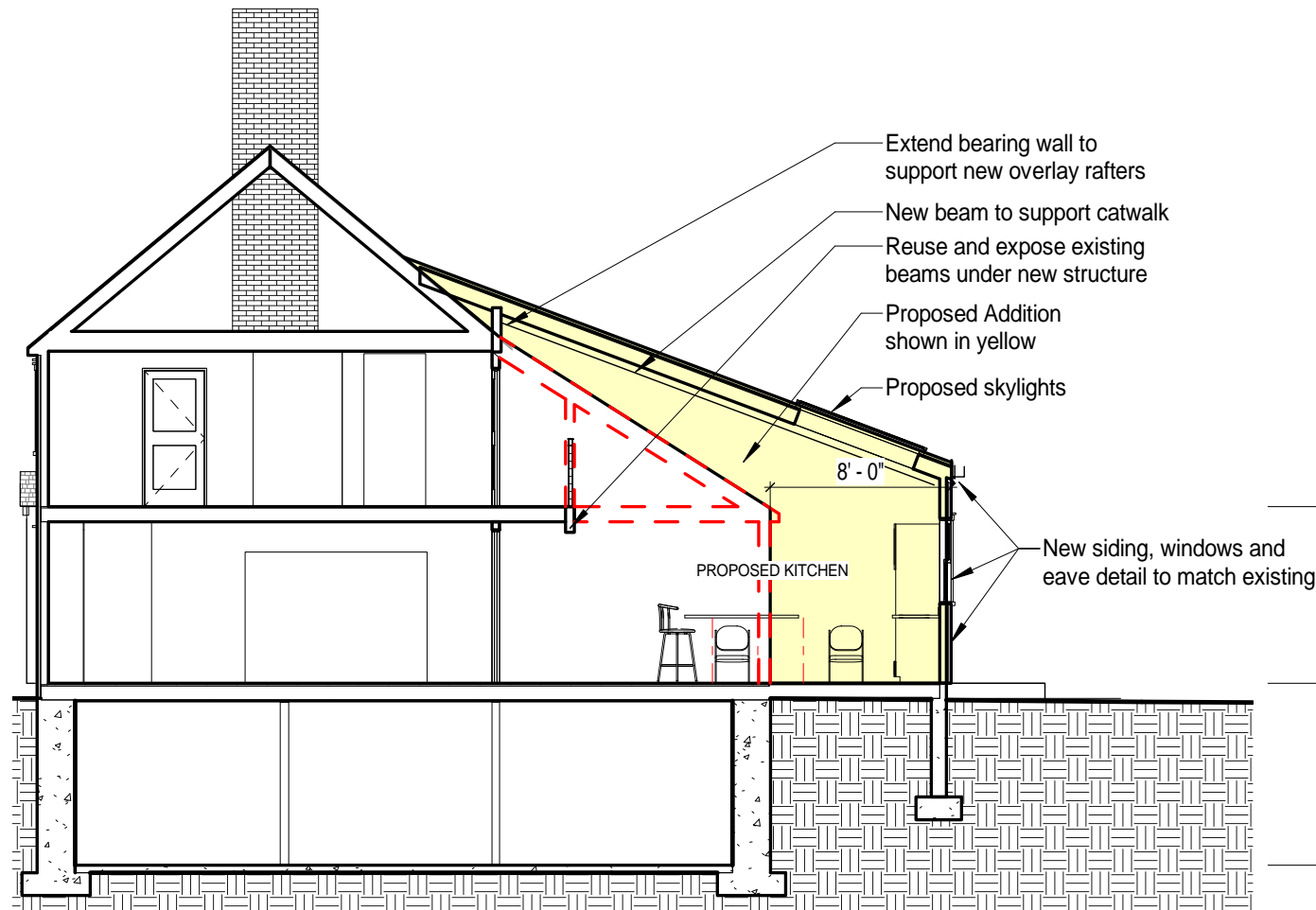
REVISIONS		
No.	Description	Date

Enlarged Plan at Addition

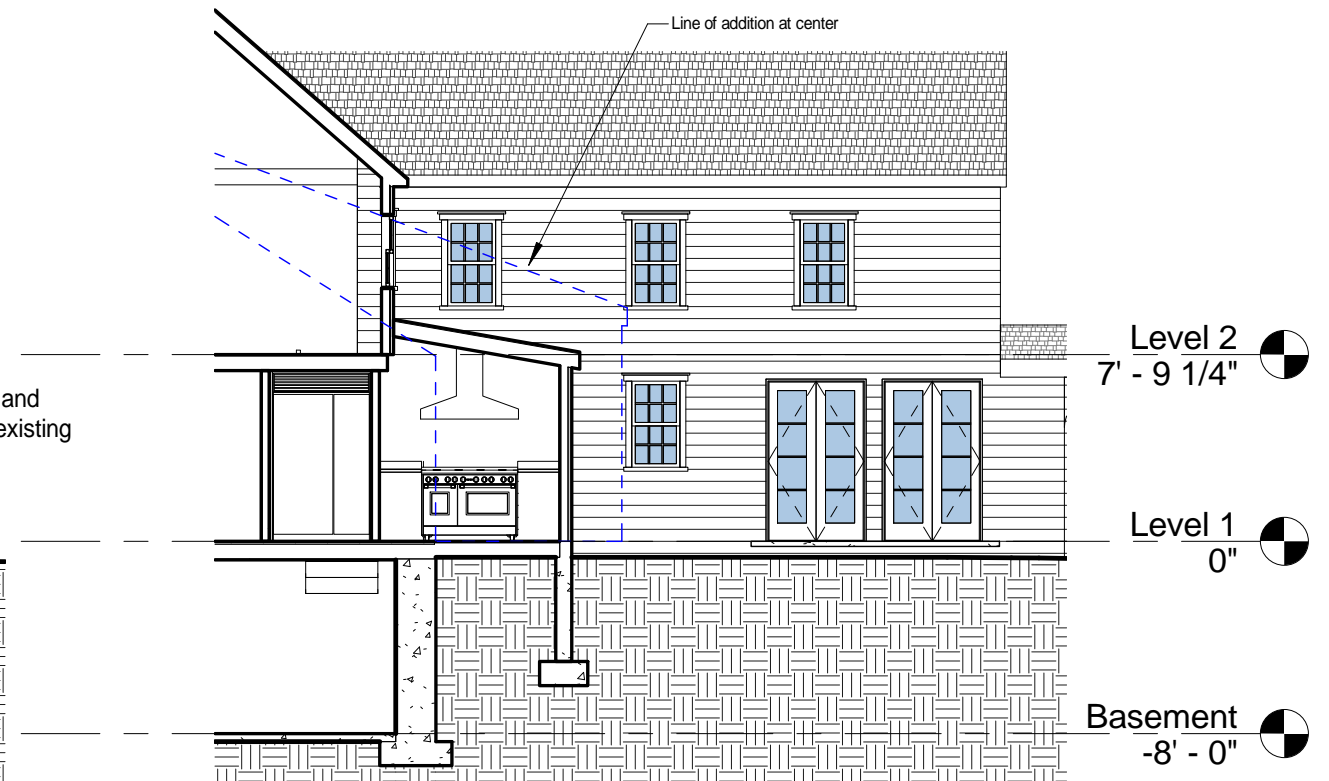
Project number	1802
Date	9/2/2020
Drawn by	VO
Checked by	VO

H3

Scale 1/4" = 1'-0"



① Cross Section at Main Addition
1/8" = 1'-0"



② Cross Section at Addition Left Notch
1/8" = 1'-0"

FOR HISTORICAL REVIEW

9/3/2020 11:39:27 AM

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AND BUILDERS, INC.**
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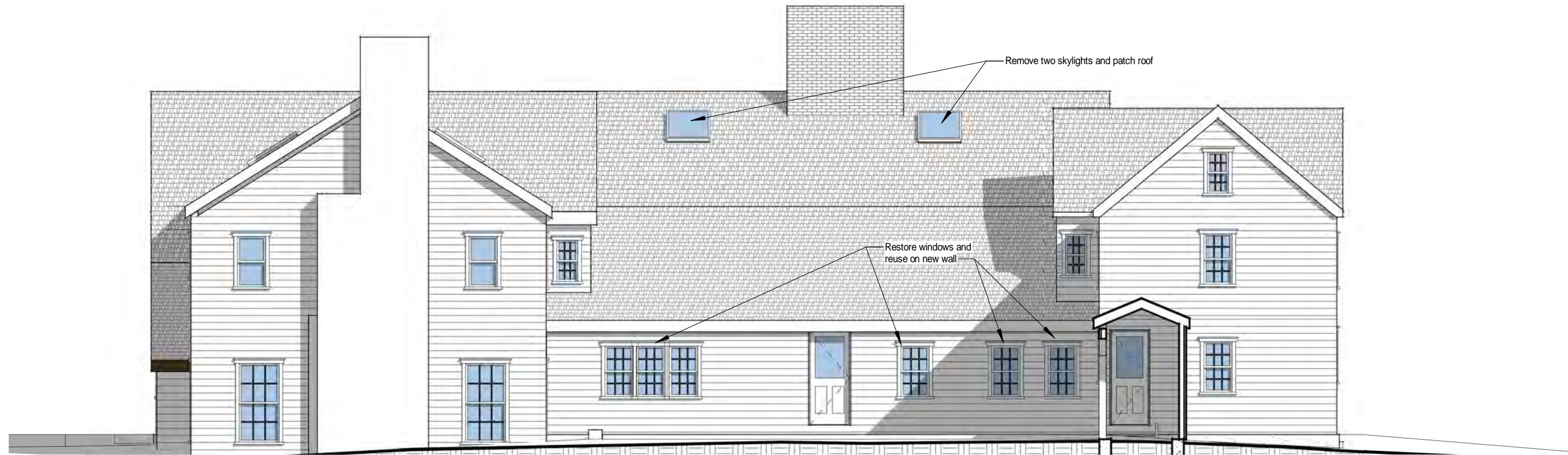
REVISIONS		
No.	Description	Date

Cross Section at Addition

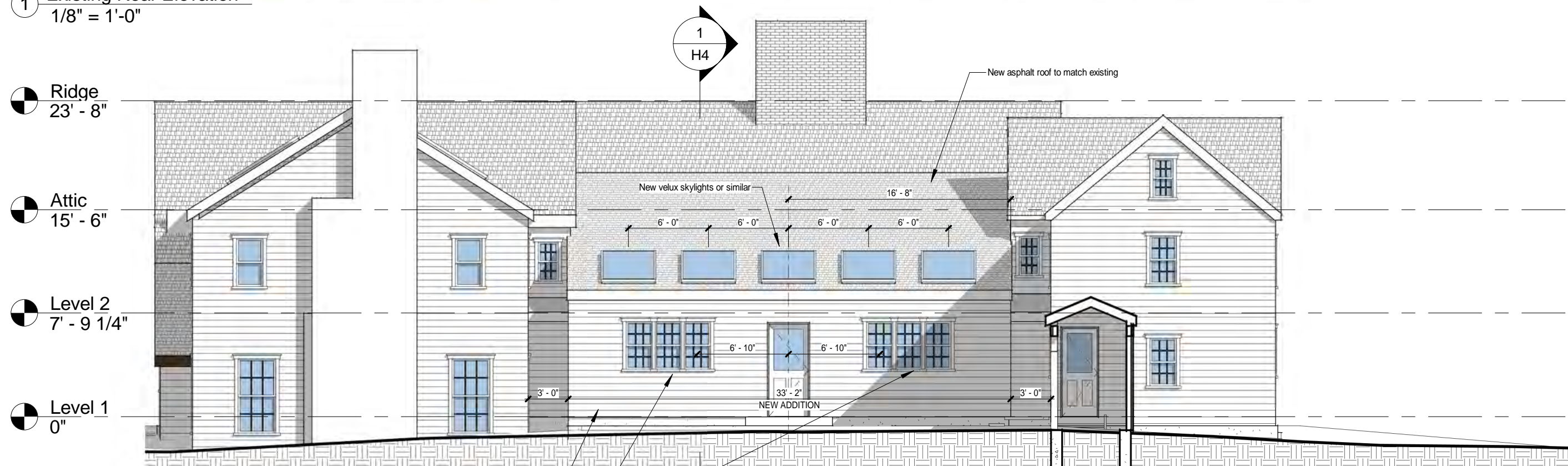
Project number 1802
Date 9/2/2020
Drawn by VO
Checked by VO

H4

Scale 1/8" = 1'-0"



1 Existing Rear Elevation
1/8" = 1'-0"



2 Proposed Rear Elevation
1/8" = 1'-0"

New wood siding at addition to match existing in texture, exposure and profile; color to match new house color
Restore and reuse original windows from rear wall being removed in new addition; new wood window surround to replicate existing profile; paint to match main house

REFER TO LANDSCAPING PLANS AND SECTIONS FOR PATIO ELEVATIONS

9/3/2020 11:39:31 AM

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9 Old Orchard Road, Chestnut Hill, MA 02467
Whole House Renovation & Addition

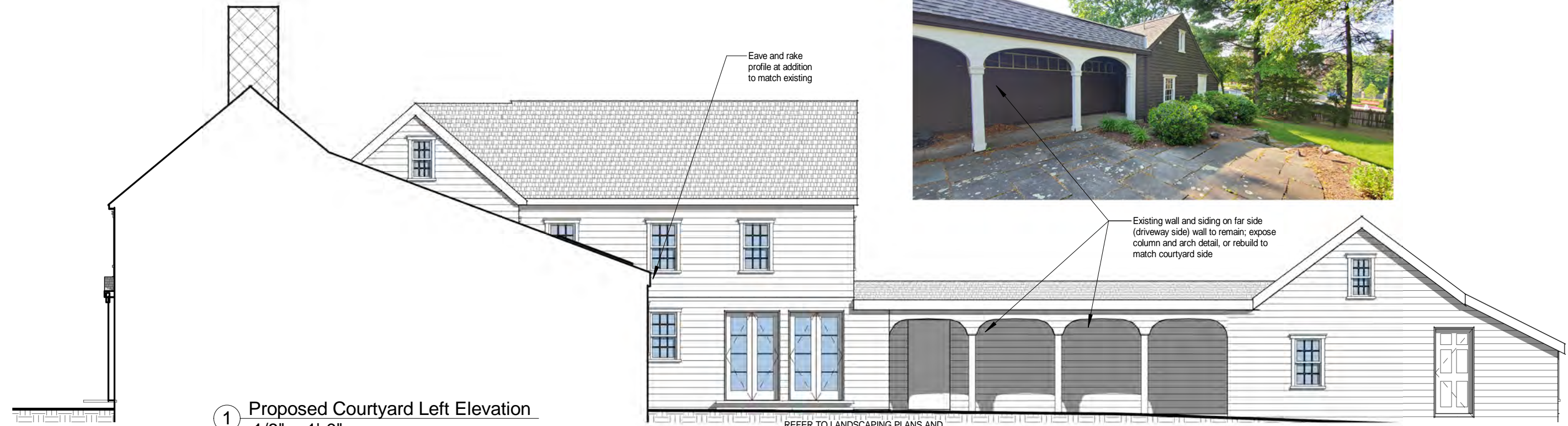
REVISIONS		
No.	Description	Date

Rear Elevations

Project number 1802
Date 9/2/2020
Drawn by VO
Checked by VO

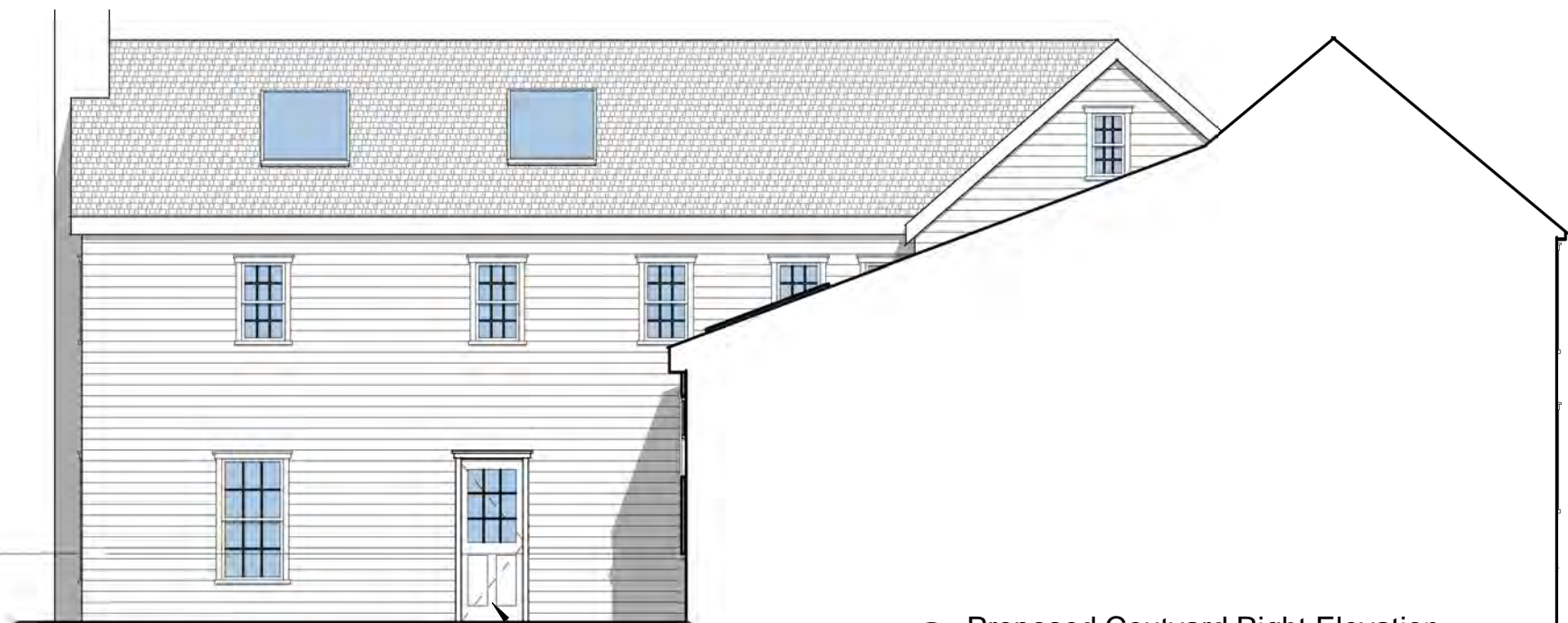
H5

Scale 1/8" = 1'-0"



1 Proposed Courtyard Left Elevation
1/8" = 1'-0"

REFER TO LANDSCAPING PLANS AND SECTIONS FOR PATIO ELEVATIONS



REFER TO LANDSCAPING PLANS AND SECTIONS FOR PATIO ELEVATIONS

2 Proposed Courtyard Right Elevation
1/8" = 1'-0"

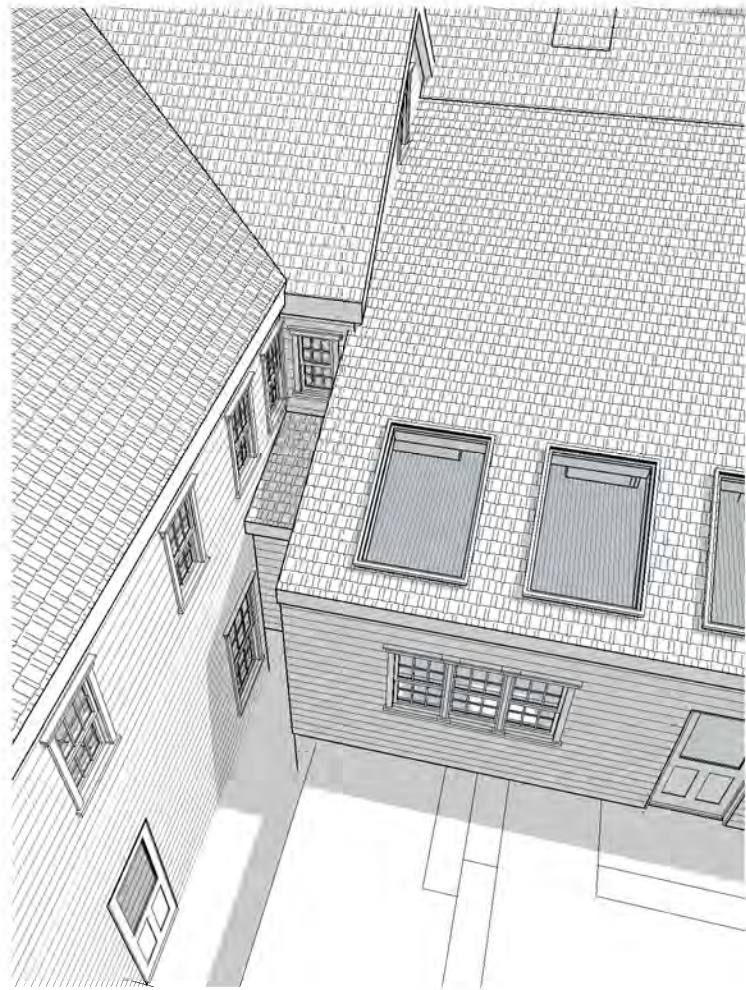
9/3/2020 11:39:33 AM

BOSTON ARCHITECTS AND BUILDERS, INC.
586 Pleasant St. Suite 6
Watertown, MA 02472
(857)228-4222 www.BostonAB.com

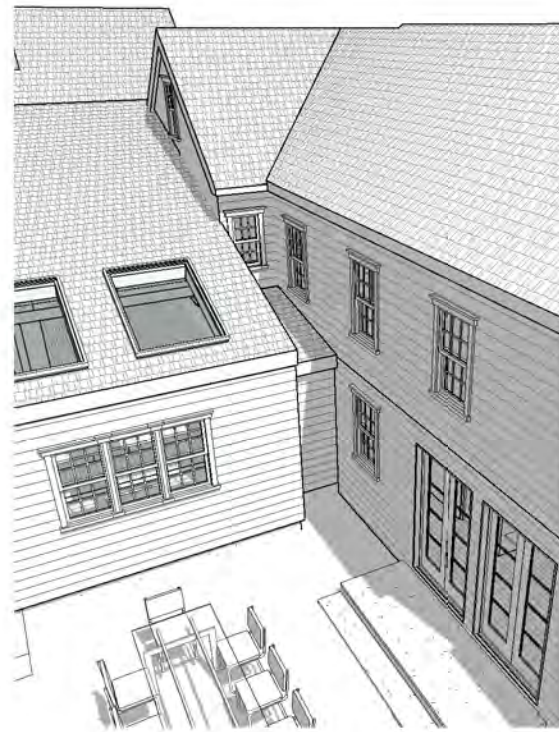
9 Old Orchard Rd LLC
9 Old Orchard Road, Chestnut Hill, MA 02467
Whole House Renovation & Addition

REVISIONS		
No.	Description	Date

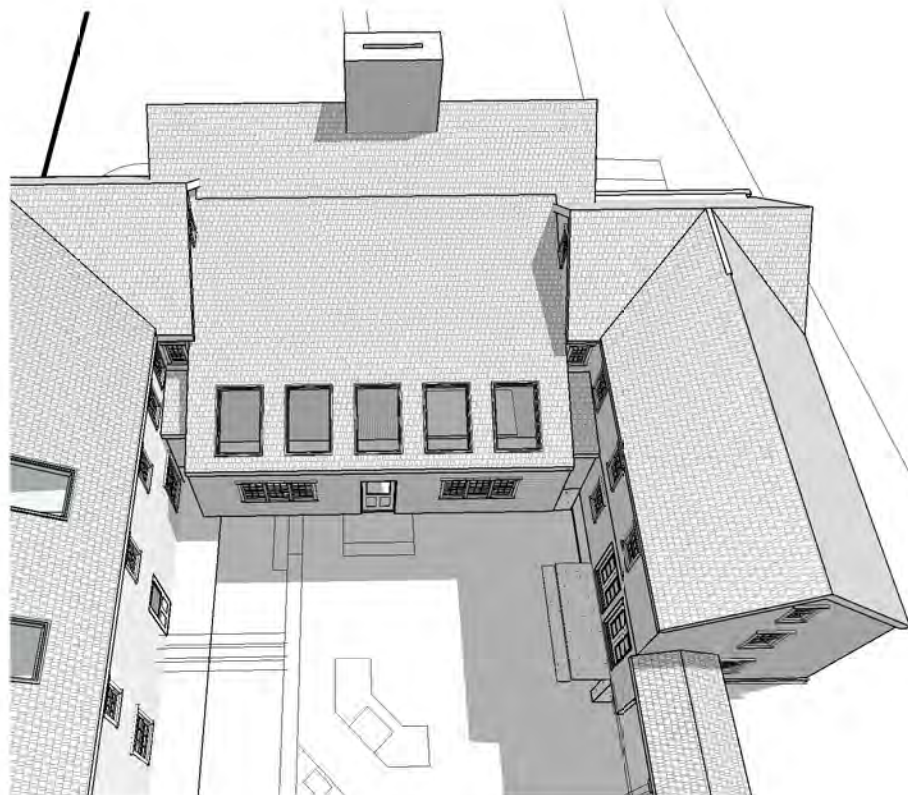
Courtyard Side Elevations		
Project number	1802	H6
Date	9/2/2020	
Drawn by	VO	
Checked by	VO	
Scale		1/8" = 1'-0"



③ 3D Proposed Addition at Right Wing



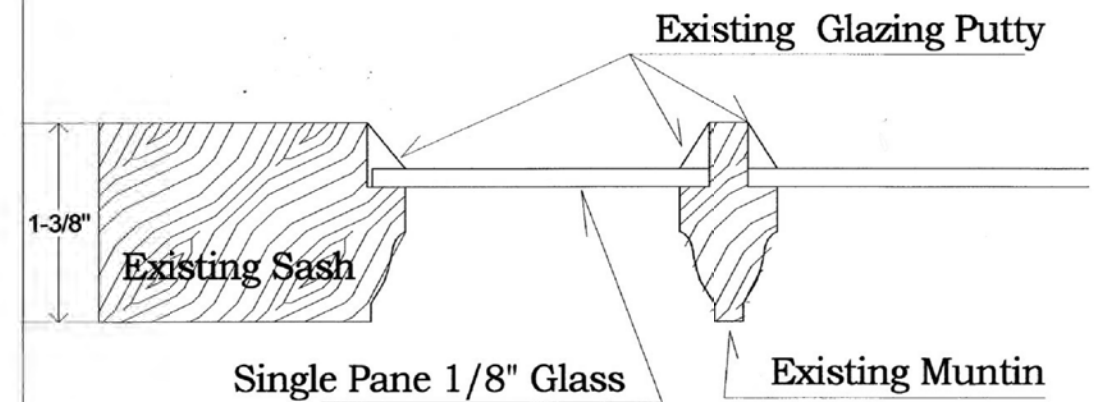
① 3D Proposed Addition at Left Wing



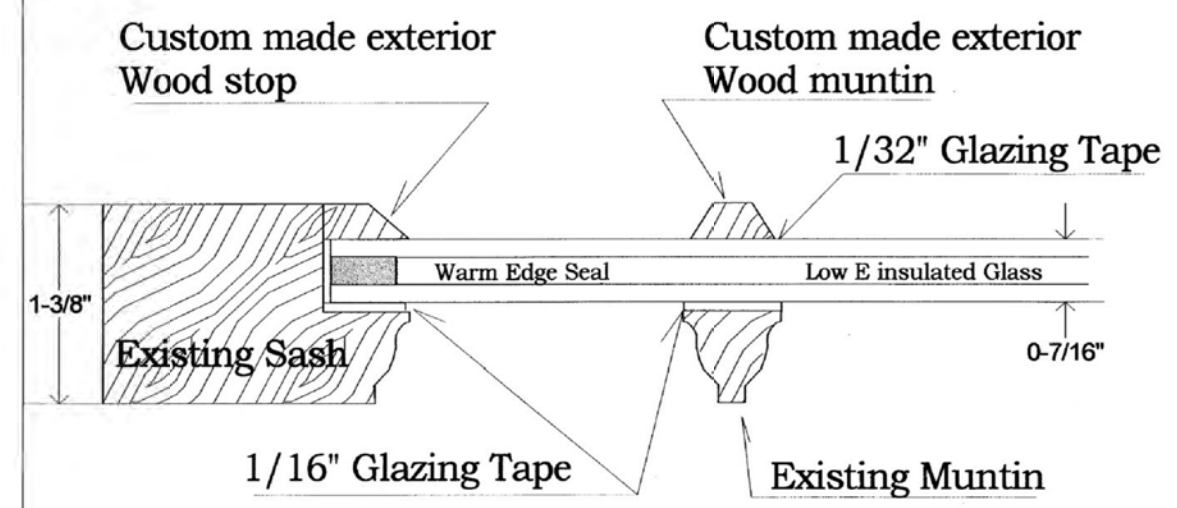
② 3D Proposed Addition

SHOP DRAWING

BEFORE CT BI-GLASS



AFTER CT BI-GLASS



Window Restoration Detail

FOR HISTORICAL REVIEW

9/3/2020 11:44:25 AM

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 Whole House Renovation & Addition

REVISIONS		
No.	Description	Date

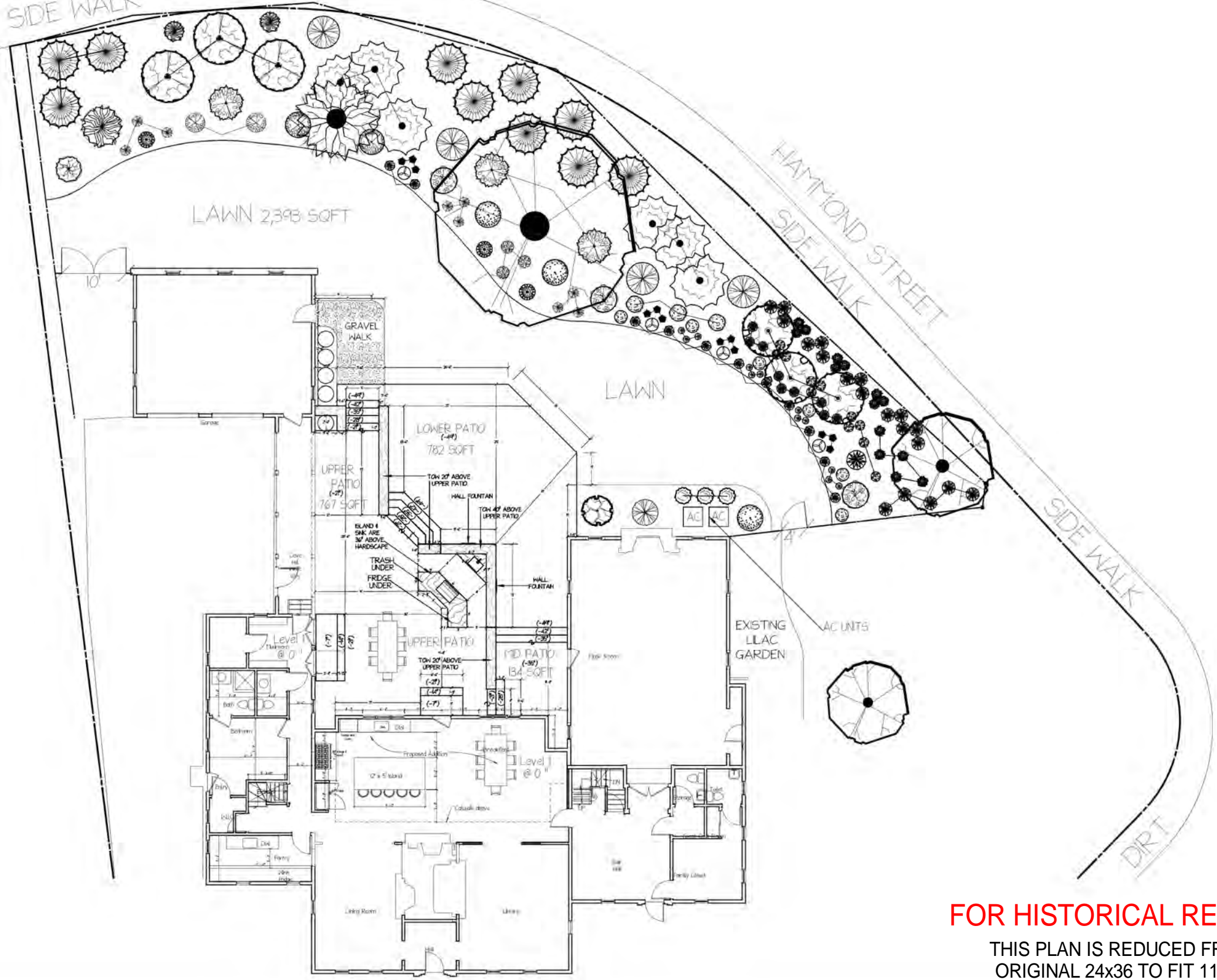
3D Views and Window Detail		H7
Project number	1802	
Date	9/2/2020	
Drawn by	VO	
Checked by	VO	Scale

BEACON STREET
SIDE WALK

HAYMOND STREET
SIDE WALK

SIDE WALK

DIRT



MATERIAL NOTES:

WALLS Will be New England Field Stone

PATIO Will Re-use Existing Bluestone and New Bluestone

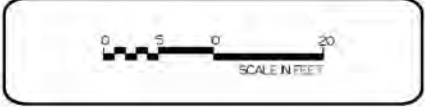
STEPS Will be Granite

JONTS to be Filled with Polymeric Sand

GRAVEL WALK Will be Comprised of 5/8" Bluestone Peastone

LAWN Will be an Est. 2,939 SQFT

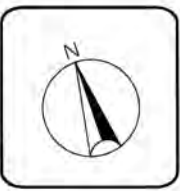
DARK PINE MULCH Est. 20-24 CUYDs



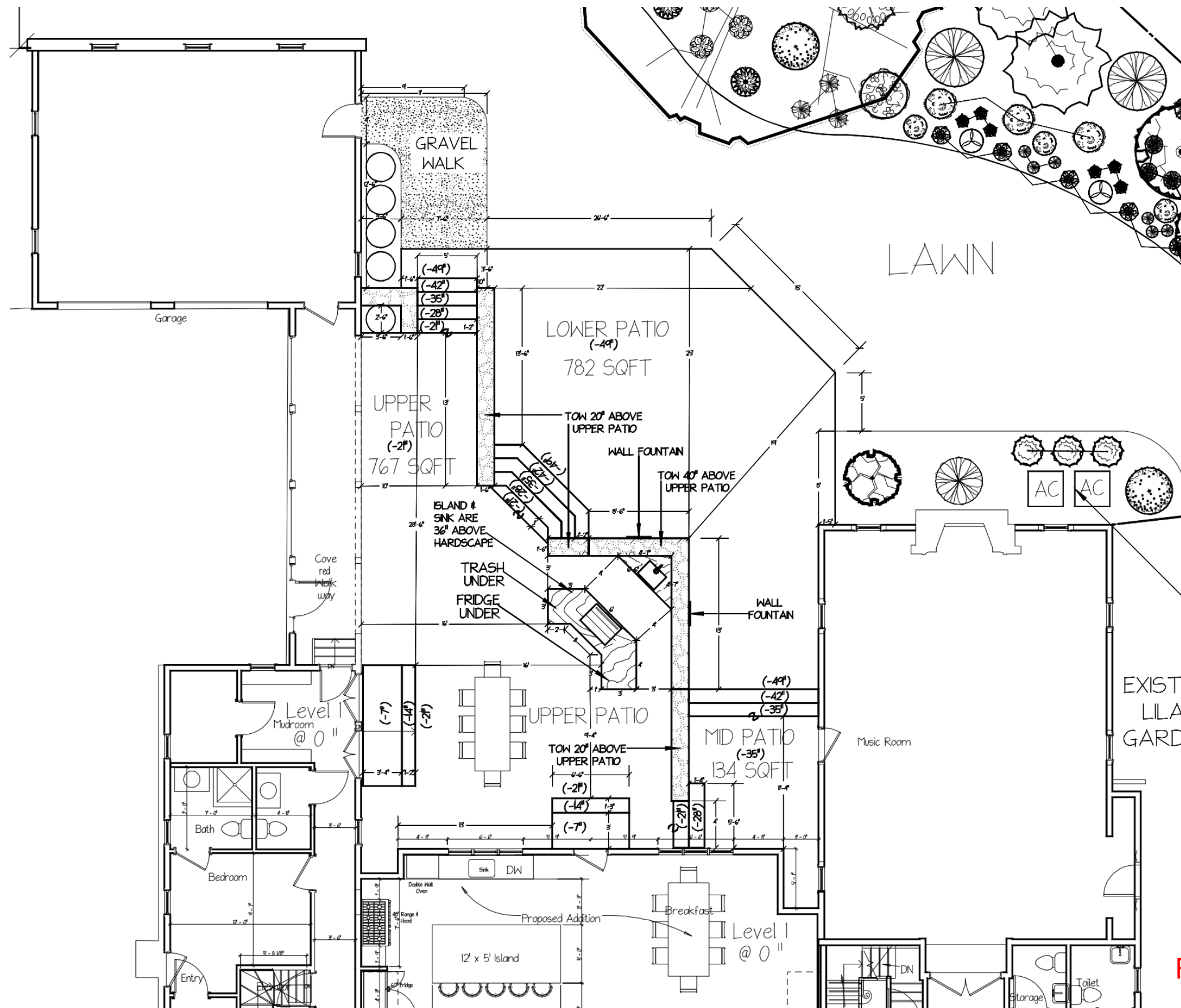
PROPOSED LAYOUT PLAN

HAMMOND HOUSE
9 Old Orchard Road
Chestnut Hill, MA 02467

SCALE:	1" = 8"
DESIGNED BY:	MA, RMD, & AP
CAD BY:	JLH
REVIEWED BY:	RMD
APPROVED BY:	MA
DATE OF PRINT:	09/02/2020



FOR HISTORICAL REVIEW
THIS PLAN IS REDUCED FROM ORIGINAL 24x36 TO FIT 11x17



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9 Old Orchard Rd LLC
 9 Old Orchard Road, Chestnut Hill, MA 02467
 Whole House Renovation & Addition

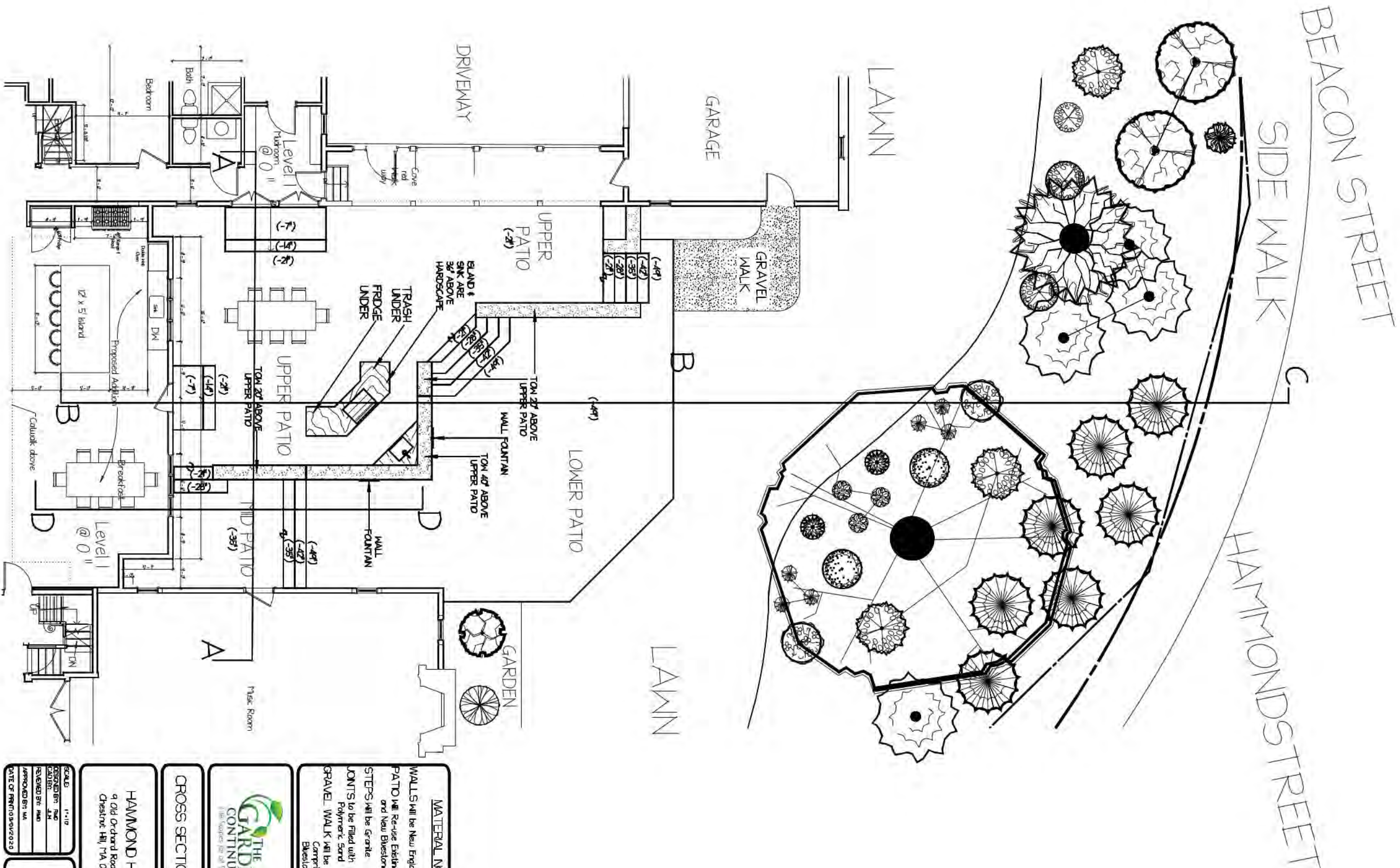
REVISIONS		
No.	Description	Date

Courtyard Landscape Plan

Project number	1802
Date	9/2/2020
Drawn by	MA
Checked by	MA

HL2

Scale



FOR HISTORICAL REVIEW

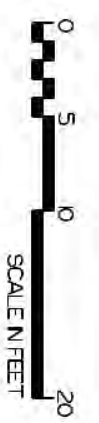
MATERIAL NOTES:
 WALLS will be New England Field Stone
 PATIO will Re-use Existing Bluestone
 and New Bluestone
 STEPS will be Granite
 JOINTS to be filled with
 Polymeric Sand
 GRAVEL WALK will be
 Comprised of 5/8"
 Bluestone Pavers

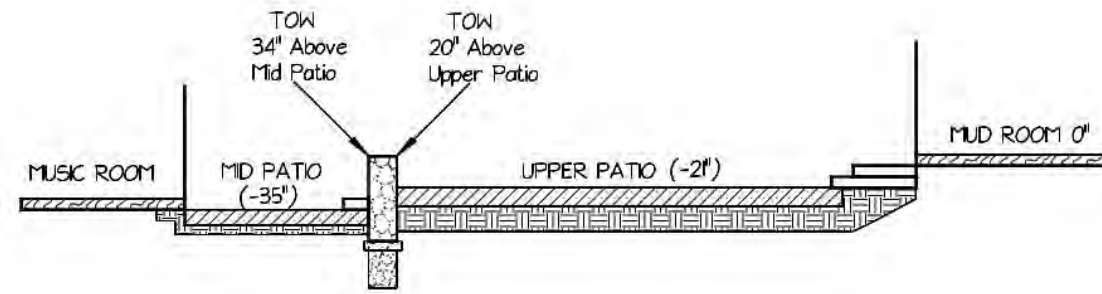


CROSS SECTION MAP

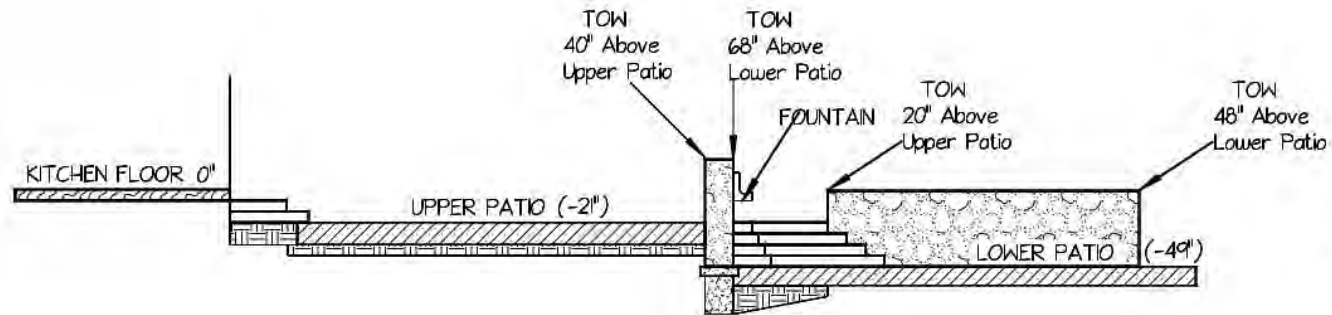
HAMMOND HOUSE
 9 Old Orchard Road
 Chestnut Hill, MA 02467

SCALE	1" = 10'
DESIGNED BY	RAC
DRAWN BY	JAM
REVIEWED BY	MM
APPROVED BY	MM
DATE OF PRINT	09/02/2020

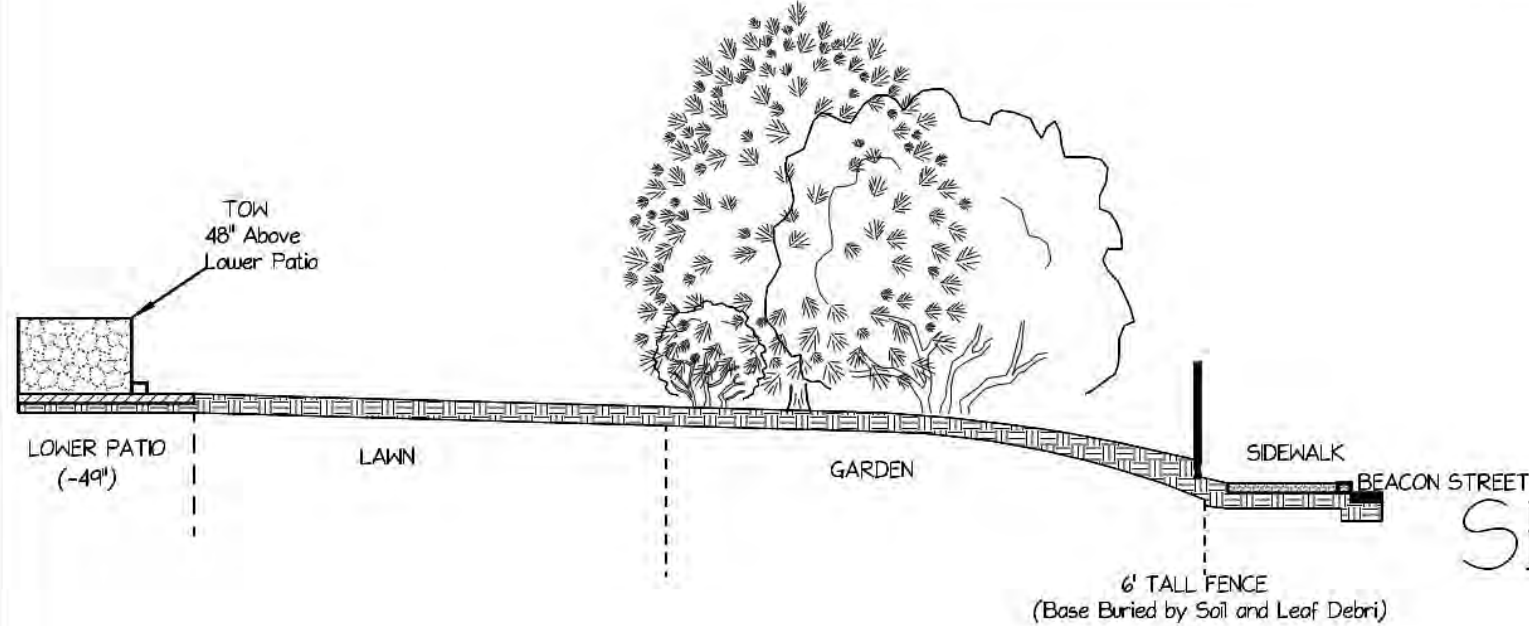




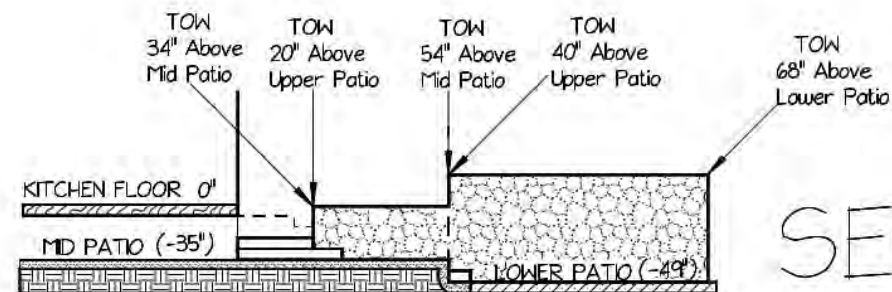
SECTION A-A



SECTION B-B

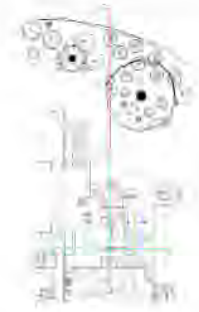


SECTION B-C

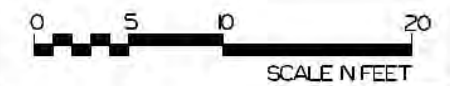


SECTION D-D

MATERIAL NOTES:



- WALLS Will be New England Field Stone
- PATIO Will Re-use Existing Bluestone and New Bluestone
- STEPS Will be Granite
- JONTS to be Filled with Polymeric Sand
- GRAVEL WALK Will be Comprised of 5/8" Bluestone Peastone



CROSS SECTIONS

HAMMOND HOUSE
9 Old Orchard Road
Chestnut Hill, MA 02467

SCALE:	1" = 10'
DESIGNED BY:	RMD
CAD BY:	JLH
REVIEWED BY:	RMD
APPROVED BY:	MA
DATE OF PRINT:	09/01/2020



FOR HISTORICAL REVIEW