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STAFF MEMORANDUM

Meeting Date: April 23, 2020
DATE: April 15, 2020
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 Local Historic District Review applications that you should have received in your meeting packet.

Applications

29 Lee Road – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: A subdivision bounded by Lee Road, Lawrence and Reservoir Avenues, and Beacon Street is shown in the 1874 City Atlas; however, the first houses on Lee Road were not built until 1905. The first owner of the 1907 Craftsman house was the home of William Spaulding. The 1910 Federal Census lists William as living in the house with his wife Carrie, sons Richard and Philip, and servants Mary McGilwary and Margaret Irwin. William's occupation is listed as merchant in the leather industry.

APPLICATION PROCESS: The owners want to build a brass mailbox into the left side stone pier that was part of the wall and hardscaping plan approved in March 2020.

MATERIALS PROVIDED:
Assessors database map
MHC Form B
Elevation
Detail drawing

Product specification

413 Hammond Street – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: L.K. Paine & Sons of Hyannisport designed and built the Colonial Revival house and stable for either Charles S. or Henry G. Halladay in 1900. The land was part of the 160-acre farm originally owned by Joseph Lee and passed on to his nephews Francis and Henry Lee.

APPLICATION PROCESS: The owners want to install exterior brass wall sconces on the front and sides of the carriage house and a copper wall vent on the back which will not be visible. The carriage house was approved for renovation.

MATERIALS PROVIDED:

Elevations

Plans

Product specifications

46 Chestnut Hill Road – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The Postwar Traditional house was built by Benjamin S. Sheinwald for Alfred and Sylvia Sheinwald. Alfred Sheinwald worked as a wholesale leather salesman in Boston.

APPLICATION PROCESS: The owners want to change the previously approved concrete unit paver driveway to an asphalt driveway and to install a cobblestone apron at the driveway entry and a cobblestone band at the garage entry. They also want to change the previously approved masonry landscape stair located in back of the right side of the house to a metal stair with a gray painted finish and metal handrails and railings which would match the railings that were approved for the house.

MATERIALS PROVIDED:

Site plans

Detail drawings

Viewsheds

Previously approved plans and materials

329 Hammond Street – Certificate of Appropriateness (Violation)

HISTORIC SIGNIFICANCE: The 1898 Colonial Revival house was built for Charles B. Butterfield by William Pettigrew.

APPLICATION PROCESS: In 2016, the owners replaced an open fence at the front of the property with a closed board fence without Commission review or approval. They are requesting approval of the as-built fence.

MATERIALS PROVIDED:

Assessors database map with sketch of fence plan

MHC Form B

Photographs

329 Hammond Street – Certificate of Appropriateness (Violation)

HISTORIC SIGNIFICANCE: The 1898 Colonial Revival house was built for Charles B. Butterfield by William Pettigrew.

APPLICATION PROCESS: HVAC condensers were installed on the right side of the house in 2018 without review and approval from the Commission. The owners are asking for approval of the condensers as installed.

MATERIALS PROVIDED:

Assessors database map with sketch showing location of condensers
Photographs

329 Hammond Street – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The 1898 Colonial Revival house was built for Charles B. Butterfield by William Pettigrew.

APPLICATION PROCESS: The owners want to install a generator on the right side of the house in front of the condensers which are in violation.

MATERIALS PROVIDED:

Photographs
Site plan marked to show generator location

85 Gate House Road – Certificate of Appropriateness (Violation)

HISTORIC SIGNIFICANCE: The 1926 English Revival house was designed by Albert G. Hoedhe for architect John P. Ramsey and his wife Dorothy Ramsey. The builder was J. Gascoegne & Company.

APPLICATION PROCESS: The Commission approved the addition of dormers to the right-side tower. The sill detail on the as-built dormers does not match the drawings that were approved. The drawings showed a traditional continuous dormer sill; the as-built dormers have roof shingles wrapping around the sides of the sills. No application was submitted for the roof vents that were installed.

MATERIALS PROVIDED:

Assessors database map
MHC Form B
Approved drawings
Photographs
Product specification

40 Acacia Avenue – Certificate of Appropriateness (Violation)

HISTORIC SIGNIFICANCE: Acacia Avenue is shown in the 1874 City Atlas; however, all the residences were built in the 1920s and 1930s. The circa 1936 English Revival house was designed by Christopher Chase Crowell and built by Brighton contractor J. C. Cromley. They also designed and built numbers 36, 40, and 46 Acacia Avenue. The first occupants were Murray (Morris) and Gertrude C. Hurvitz as listed in the 1940 U.S. Federal Census and 1941 Newton City Directory. They lived in the house with daughters Harriet and Elaine and son Arthur L. Murray Hurvitz owned Murray's Fur Shop at 515 Washington Street in Boston.

APPLICATION PROCESS: The owners are asking for approval of the HVAC equipment that was installed on the left side of the house. One unit was installed over 10 years ago. Two year ago, a second unit was installed closer to the front of the house. The owner is proposing to screen the units with plantings.

MATERIALS PROVIDED:

Assessors database map
MHC Form B

Photographs

40 Acacia Avenue – Working Session

HISTORIC SIGNIFICANCE: Acacia Avenue is shown in the 1874 City Atlas; however, all the residences were built in the 1920s and 1930s. The circa 1936 English Revival house was designed by Christopher Chase Crowell and built by Brighton contractor J. C. Cromley. They also designed and built numbers 36, 40, and 46 Acacia Avenue. The first occupants were Murray (Morris) and Gertrude C. Hurvitz as listed in the 1940 U.S. Federal Census and 1941 Newton City Directory. They lived in the house with daughters Harriet and Elaine and son Arthur L. Murray Hurvitz owned Murray's Fur Shop at 515 Washington Street in Boston.

APPLICATION PROCESS: The owners would like Commission feedback on a project to expand the driveway and parking area, to build patios and walkways, to expand the rear deck area, and to build a shed.

MATERIALS PROVIDED:

Site plans

Photographs

50 Beacon Street – Working Session

HISTORIC SIGNIFICANCE: The 1909 Colonial Revival house may have been designed by Morton & West. The first owners were Dr. Harry S. Draper and his wife. Dr. Draper was a dentist with offices in Boston. The garage was added in 1919. In 1935, the east (left) side of the house was expanded and a chimney was added. Doors and windows were replaced in 1995, and it is assumed that the red roof tile that was installed replaced a slate roof (the slate roof is noted in Newton property tax cards from that time.) The rear addition and small porch were added in 2000.

APPLICATION PROCESS: The working session is continued from the March meeting. The owners want feedback on the revised design concepts. The design was modified to address the concerns raised in the March meeting about the scale and massing of the project and altered viewsheds, and to provide safe access to the garage and additional living space. The new design includes replacing the 2000 rear addition with a larger rear addition, adding a connector/breezeway between the house and garage, and building an enclosed stairway with a lift into the side of the garage.

The owners also want to change some of the existing elements. They want to balance out the 1935 addition by adding a matching bay to the south side of the entry door and to hide the poorly finished connection between the main house and the addition with an exterior stucco chimney. They want to replace the lower double stair entry with a single stair, and to remove sections of the existing wall at terrace level and infill with a continuous black wrought iron railing which would be more appealing visually and bring the terrace up to code.

Other proposed changes include repairing and restoring the stucco and roof elements, replacing windows, replacing the non-matching windows on the second floor with windows consistent with the rest of the house, and repairing the entry terrace.

MATERIALS PROVIDED:

Assessors database map

MHC Form B

Historic maps and permits

Project description

Photographs

Plans
Elevations
Design sketches
Product and material information
Letters from the public

521 Hammond Street – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The circa 1749 Georgian house is one of the oldest surviving dwellings in Newton and was owned by the Hammond family until the early 19th century. In 1937, the firm of Blodgett & Law undertook a substantial renovation for owner Edith Storer. A 19th century wing and some smaller additions were removed, and a garage bay and garage addition were built.

APPLICATION PROCESS: The review of the octagonal porch roof details is continued from previous meetings. The owners have submitted additional detail.

MATERIALS PROVIDED:

Assessors database map
MHC Form B
Photographs
Plans
Elevations
Sections
Exterior views
Details

521 Hammond Street – Working Session

HISTORIC SIGNIFICANCE: The circa 1749 Georgian house is one of the oldest surviving dwellings in Newton and was owned by the Hammond family until the early 19th century. In 1937, the firm of Blodgett & Law undertook a substantial renovation for owner Edith Storer. A 19th century wing and some smaller additions were removed, and a garage bay and garage addition were built.

APPLICATION PROCESS: The application for the new two-car garage and driveway is on the agenda for a working session as there is missing and inconsistent information. **Staff identified the following issues:** material callouts on drawings are incomplete (for example, driveway, cornerboards, etc.), detail drawings are missing for the gable/eave conditions and the entry columns, section detail for the entry is missing, the garage door shown on the elevation does not match the product spec, the landscape plan shows landscape walls, stairs and stepping stone paths which do not have design and material details and which are not shown on the site plan, and there is no product spec for the exterior lights. **Commission members should advise if there are other materials that they want submitted for a full review.**

MATERIALS PROVIDED:

Assessors database map
MHC Form B
Photographs
Site plans
Elevations
Exterior views
Window and door specifications

152 Suffolk Road – Certificate of Appropriateness (Violation)***The rear of the property is visible from the MBTA Green Line train***

HISTORIC SIGNIFICANCE: The 1904 Spanish Eclectic style house was designed by Chapman & Frazer for Clement S. Houghton and is individually listed on the National Register. The house was built on a 26-acre parcel that was formerly the property of local farmer Francis Kingsbury who began subdividing his land and selling off house lots in the mid-1800s. Houghton was a founding member of the Chestnut Hill Garden Club; he and his wife Martha worked with the Arnold Arboretum to gather rare plants and Martha travelled to England, France and Japan to research gardens and collect plants. Landscape architect Warren Manning was responsible for the comprehensive landscape design and the “wild garden” that became today’s Houghton Garden. Landscape architect Wayne Stiles worked with Martha Houghton to create the alpine rock garden along the northern edge of Houghton Pond; this was one of the earliest rock gardens in the U.S. Houghton Garden was established in 1968 after the Chestnut Hill Neighborhood Association fought off a proposed art school. The stable, garage and coachman’s house are now 100 Suffolk Road.

APPLICATION PROCESS: The owners are proposing to change the trim design on the single-car garage bay to mitigate the as-built which is in violation.

MATERIALS PROVIDED:

Estimate to rebuild the roof and balustrade to match the approved designs

Photographs of existing

Mock-up of proposed

Molding drawing and section

Administrative Discussion

Minutes: The draft March 19th and March 23rd meeting minutes have been included for your review.