



Ruthanne Fuller
Mayor

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

Telephone
(617) 796-1120
Telefax
(617) 796-1142
TDD/TTY
(617) 796-1089
www.newtonma.gov

Barney S. Heath
Director

STAFF MEMORANDUM

Meeting Date: August 19, 2020
DATE: August 7, 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

9 Acacia Avenue – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: Acacia Avenue is shown in the 1874 City Atlas; however, all the residences were built in the 1920s and 1930s. The 1936 Colonial Revival house was designed by Harry Morton Ramsay for builder Donald McKay. Ramsay also designed 29 and 37 Reservoir Avenue. McKay sold the house to Mr. and Mrs. Michael Gerald Whalen.

APPLICATION PROCESS: The owners want to remove the ornamental stone and concrete “pagoda” that is next to the driveway.

MATERIALS PROVIDED:
Assessors database map
Photographs

16 Essex Road – Working Session

Note: The Commission may only make non-binding recommendations regarding changes to the exterior architectural features open to view from a private way of properties located on Essex Road (Newton Ordinances Sec. 22-42(c).)

HISTORIC SIGNIFICANCE: The Colonial Revival structure was designed for the Isabelle Mumford estate by Andrews, Jaques & Rantoul as a combination garage, stable and greenhouse in 1914. (Note: the structure does not appear in the 1917 Bromley Atlas, but is shown in the 1929 Bromley Atlas.) Architect Claude H. Miquelle converted the structure to a residence for real estate broker John W. Goodrich in 1948. The 1989 MHC Form B identifies elements of the original building as the brick walls, the three arched openings with key stones (now filled with small casement windows and long shutters) and the arched entry door with transom. The shingle-clad, gabled dormers and the two-car garage wing were added in 1959/60.

In the past several years, the owner was granted Certificates of Non-Applicability for a new garage, changes to the existing building, and the addition of exterior stairs, retaining walls, a new driveway configuration, and other hardscaping and landscaping.

APPLICATION PROCESS: The owner would like feedback on a proposed pool and spa area next to the existing patio behind the garage. The project would include fencing for the pool area, changes to existing walls, and an accent wall with scuppers.

MATERIALS PROVIDED:

Site plan

Photographs

Material information

MHC Form B

95 Suffolk Road – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The house was built in 1896. By 1899, Alfred P. Sherman and his wife were living in the house. Alfred Sherman worked as a salesman in Boston; his office was at 93 Lincoln Street.

APPLICATION PROCESS: The owners have two applications. One is to install wood and bluestone steps between the addition and the garage; the bluestone step will be minimally visible. The second project is to replace the hardware on the front door and to install exterior light fixtures at the front door and left side doors.

MATERIALS PROVIDED:

Plans

Photographs

Product and material information

29 Gate House Road – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The 1931 English Revival house was designed by Newton Centre architect Hawley W. Morton and built by Sherman and Fennell. The first occupants were George Austin and Harriet C. D'Arcy. George D'Arcy is listed in the 1932 and 1934 City Directories as working in "humidifying" in Rhode Island.

APPLICATION PROCESS: The owners have two applications. One is to replace the existing slate roof hips with copper. The second project is to install solar panels on the flat roof section of the house. **Note: a second set of solar panel plans is included as the set with the application had pages that were blurred.**

MATERIALS PROVIDED:

Photographs

Product and material information

Diagrams

Plans

Additional solar panel plans (application set had some blurred plan pages)

46 Woodman Road – Certificate of Appropriateness (Violation)

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: The owners were approved to pave the driveway with a gray-colored asphalt; the driveway was paved with a red-colored asphalt. They are proposing to replace the red-colored asphalt with a gray chip seal.

MATERIALS PROVIDED:

Plan

Photographs

Product and material information

9 Old Orchard Road – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: This is a significant property in the district and in the City of Newton; the property is individually listed on the National Register of Historic Places. The circa 1714 main house block is one of the earliest surviving structures in Newton. In 1919, owners William H. and Dorothy G. Coburn hired architect Joseph Everett Chandler to restore interior features and the exterior clapboards. Chandler specialized in the Colonial Revival style and extensively studied colonial buildings in the eastern U.S. He restored and renovated a number of important historic Massachusetts structures, including the Mayflower House in Plymouth (1898), the Old State House (1908), the Paul Revere House (1908), and The House of the Seven Gables in Salem (1909.) In 1930, architect Harold Field Kellogg designed the two large wings, and attached garage.

APPLICATION PROCESS: This review is continued from the July meeting. The owners want to build a rear addition and are presenting a revised design based on Commission feedback. They also want to modify the covered walk on the left side to open it up again, remove some of the existing skylights and add new skylights, and change the exterior paint colors and the landscaping.

The owners are looking into options to restore the existing windows and using interior energy panels.

The Commission recommended that the owners hire an historic preservation consultant to provide guidance on exterior elements such as the exterior clapboards and the front entry.

MATERIALS PROVIDED:

Photographs

Plans

Drawings

Product information

MHC Form B

First Period Survey Form

67 Old Orchard Road – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The 1906 English Revival house was built as the carriage house or garage for 40 Old Orchard Road and converted into a residence in 1958. The first owner was Albert Farwell Bemis who was the president of Bemis Brothers Bag Company at 89 State Street in Boston, and director of the Boott Cotton Mills of Lowell and the Angua Jute Company of Calcutta, India.

APPLICATION PROCESS: The owners want to replace the exterior lights.

MATERIALS PROVIDED:

Plan

Photographs

Product and material information

Administrative Discussion

Minutes: The draft May meeting minutes have been included for your review.

Administrative meeting: Discuss possible dates to hold an administrative meeting the week of September 21st. The meeting would be to discuss ways to help the Commission function more efficiently.