



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: July 16, 2020
DATE: July 9, 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

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: This review is continued from previous meetings. The owner was approved to move ahead with planting evergreen screening of the condensers on the left side of the house that are in violation. The owner has planted more screening. If the Commission determines that the current screening is appropriate, the Commission will vote to grant a Certificate of Appropriateness for the condensers.

MATERIALS PROVIDED:

Condenser application
Assessors database map
May 21, 2020 decision
Photographs of the screened condensers

40 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 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: This review is continued from previous meetings. The owners want to build a shed in the right rear corner of the property.

MATERIALS PROVIDED:

Project description
Site plan
Shed elevations
Product and material information

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: This review is continued from previous meetings. The owners would like to remove the ornamental bridge at the front of the property. There is no information about the bridge in the district property files.

MATERIALS PROVIDED:

MHC Form B
MHC Form B for 214 Beacon Street
Photographs

45 Old England Road – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: A new house was approved to be built on the property in 2018. It replaced a house built in 1978 by architect Thomas Larson with TAC (The Architects Collaborative.)

APPLICATION PROCESS: This review is continued from previous meetings. The owners want to remove one of the existing overhead power line poles and relocate the remaining two poles to the borders of the property lines. The wires and utilities will run underground between the two poles and will come off the south-east pole and continue underground to the house. A switchgear box with the main disconnect and transformer will be installed and be screened with plantings. The front left and front right corners of the property are proposed as possible locations.

MATERIALS PROVIDED:

Project description
Site plan
Photographs
Renderings
Product information

50 Beacon Street – Certificate of Appropriateness

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: This review is continued from previous meetings. The owners want to repair and replaced damaged exterior elements, to change the entry stair and landing platform, to build a matching bay by the entry door, and to build a breezeway/connector between the house and garage, an enclosed set of stairs against the garage, and a two-story rear addition.

MATERIALS PROVIDED:

Assessors database map
MHC Form B
Historic maps and permits
Project description
Photographs
Plans
Elevations
Design sketches
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: The owners want to build a rear addition, modify the covered walk on the left side to open it up again, remove some of the existing skylights and add new skylights. They also want to change the exterior paint colors and the landscaping.

The owners are proposing to remove the storm windows and replace the existing windows. Records indicate that the windows on the front of the main house block date to 1919, and the windows on the wings probably date to 1930. **Windows and window sashes have been removed without Commission**

approval; according to the owners, they are investigating whether the windows can be restored. The owners were advised that they needed to keep the original windows and components.

Some of the exterior clapboards on the main house block may date to an earlier period of the house construction. The MHC Form B states that the wood is chestnut; oak or pine are more likely.

The door surround was added in the early 19th century and it appears that an existing door was reused.

MATERIALS PROVIDED:

Photographs

Plans

Drawings

Product information

MHC Form B

First Period Survey Form

Administrative Discussion

Commission elections: The Commission must vote for Chair, Vice Chair and Secretary. John Wyman is currently the Chair and is stepping down. Peter Vieira is the Vice Chair, and the position of Secretary is vacant.

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