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STAFF MEMORANDUM

Meeting Date: June 18, 2020
DATE: June 11, 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

525 Hammond Street – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: In 1937, James Regan built two similar brick English Revival houses on speculation; this house and the one at 533 Hammond Street. Both homes were designed by architect Daniel Cormier. Dr. and Mrs. John V. Blasi were the first occupants.

APPLICATION PROCESS: This review is continued from the May meeting. The owners want to remove an existing fence section that divides up part of the yard on the right side of the house. They also want to install an open cedar picket fence with beveled-top posts along the rear property line to Longwood Road. The six-foot-tall section would transition to a four-foot-tall section closest to Longwood Road. There would be a tapering transition panel approximately 28 feet from Longwood Road and the four-foot-tall section would start 21 feet from Longwood Road.

The owners would like feedback on the possibility of installing a low open decorative fence along Longwood Road. There is no information in the packet on the decorative fence as they have not finalized a design.

MATERIALS PROVIDED:

Project description
Photographs
Site plan with sketch of existing and proposed fences

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: This review is continued from the May meeting. The owners want to install a new asphalt driveway with an 18-foot by 18-foot parking area. Hardscaping will be installed, including a granite stone terrace by the garage, a granite wall, and steps, and three granite step stone paths. The owners have submitted the details of the wood garage doors for review and approval.

MATERIALS PROVIDED:

Assessors database map
MHC Form B
Photographs
Site plans
Product and material specifications

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: 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 in the south-east corner of the property and will be screened with plantings.

MATERIALS PROVIDED:

Site plan
Photographs
Renderings
Product information

106 Old Orchard Road – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The house was built in 1989.

APPLICATION PROCESS: The owners have submitted three applications:

1. The owners want to install copper chimney caps on the three chimneys. They are also installing chimney liners; the contractor has confirmed that the liner can be cut flush with the top of the chimney so that it will not be visible.

Materials provided:

Photographs

Email regarding chimney liner

2. They want to replace the existing wood casement and awning windows with Marvin Ultimate new construction aluminum clad windows. They also want to replace four French doors, four patio doors, and the second-story front balcony doors and sidelites. The materials for the doors are not complete; the only photograph is of the front balcony doors and sidelites, and the only shop drawings appear to be for the front balcony doors and sidelites and a door above the garage.

Materials provided:

Project description

Photographs

Shop drawings

Product information

3. The owners would like to replace the asphalt shingle roof with Tesla solar roof tiles. **The closest example of the installed product is at 50 Grampian Way in the Savin Hill neighborhood of Dorchester.**

Materials provided:

Roof plan

Photographs

Product and installation information

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 the May meeting. 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. Per the May 21, 2020 decision, Commission members would go by the property to review the screening. If the Commission determined the screening was appropriate at a regularly scheduled meeting, the Commission would vote to grant a Certificate of Appropriateness for the condensers.

MATERIALS PROVIDED:

Condenser application

Assessors database map

Photographs of condensers

Photographs of the screened condensers

May 21, 2020 decision

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 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:

Assessors database map

MHC Form B

Photographs

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 working sessions. 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

Email from abutters requesting opportunity to discuss neighborhood concerns in the Commission meeting

Administrative Discussion

Houghton Pond and Houghton Garden projects: The Newton Conservation Commission will start a project to restore the historic Houghton Pond and damaged Houghton Garden trails. The project area map and project narrative are included in the packet materials. The Pond and Garden are outside of the historic district boundaries.