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STAFF MEMORANDUM

Meeting Date: March 19, 2020
DATE: March 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

96 Suffolk Road – Certificate of Appropriateness

The entire back of the house and the property are visible from the MBTA Green Line.

HISTORIC SIGNIFICANCE: The house was built in 1987.

APPLICATION PROCESS: The owners want to install a hot tub on the rear deck which will require reinforcing the deck support structure. The reinforcement will include wall plates and diagonal bracing.

MATERIALS PROVIDED:

Assessors database map

Photographs

Elevations

Framing plans and elevations

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 have two applications for the Commission.

1. They want to install a generator in a pit in the rear right corner of the property. The pit would be covered with a metal grate. The intent is to screen the pit area with plantings; the pit is approximately seven-and-a-half feet long and two feet wide and could be visible from the street without plantings or some type of screening.
2. They want to change the materials and construction of the new retaining wall along the driveway. The Commission approved a concrete wall with a parged finish, footing and stone cap. The proposal is to build the wall with “Ideal” Concrete Blocks and to have a three-inch stone cap.

MATERIALS PROVIDED:

Product and material specifications

Photographs

Site plans

Elevations

Sections and details

Applicant will bring materials to illustrate what might be visible from the street and a sample of the concrete blocks to the meeting

36 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 1935 English Revival house was designed by Christopher Chase Crowell and built by Brighton contractor J. C. Cromley. They also designed and built numbers 40 and 46 Acacia Avenue. The first occupants were Boston physician Philip Mysel and his wife Ethel.

APPLICATION PROCESS: The owners want to replace all the windows with Pella Architect double-hung aluminum-clad (Enduraclad) simulated divided lite windows with seven-eighth-inch wide muntins and muntin patterns to match the existing windows. The exteriors will have a factory-applied brown finish.

Note: Pella Enduraclad double-hung windows were approved in 2019 for 40 Acacia Avenue which is a similar style and vintage house.

MATERIALS PROVIDED:

Assessors database map

Product specifications

Photographs

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 make landscaping and hardscaping changes to the area in front of the house including: 1) removing the privet hedge, raised timber garden beds, mesh fence and

fence posts; 2) replacing the brick front entry walk; 3) building a fieldstone wall with piers along the front property line, creating a garden area with brick paths and stone dust paving borders with steel edging; 4) installing a new mesh fence with wood posts and a mesh gate; and 5) putting in stepping stone. They also want to replace the metal front gate with a wood gate.

MATERIALS PROVIDED:

Assessors database map

MHC Form B

Landscape plans

Photographs

Detail drawings

Applicants will bring material samples and additional photos to the meeting

25 Acacia Avenue – Certificate of Appropriateness

The right side of the existing rear entry enclosure is minimally visible from Acacia Avenue and part of the rear entry enclosure and rear elevation is visible from Stone Avenue.

HISTORIC SIGNIFICANCE: Acacia Avenue is shown in the 1874 City Atlas; however, all the residences were built in the 1920s and 1930s. Number 25, 29 and 35 Acacia Avenue were owned, designed with similar, and built by builder G.H. Roscoe. Number 25 is the only house to have maintained most of the original architectural details. The 1925 brick Colonial Revival house was first occupied by owners Edward Gough and Lucille E. Worthington. Mr. Worthington was an insurance salesman. The 1930 U.S. Federal Census lists Edward G. Worthington living in the house with his wife Lucille E. and servant Lucy B. Dorsey.

APPLICATION PROCESS: The owners want to remove the existing enclosed rear entry and stairs and replace it with a modest rear addition. Stone stairs and landings would provide access to the new addition.

Note: the proposed exterior light fixture as shown on the drawings is not correct; it will match what is on the product specification sheets

MATERIALS PROVIDED:

Assessors database map

MHC Form B

Site plan

Photographs

Plans

Elevations

Renderings

Products and materials

50 Beacon Street – Working Session

The property is also visible from Chestnut Hill Road.

HISTORIC SIGNIFICANCE: The 1909 Spanish Eclectic house was first owned by dentist Harry S. Draper.

APPLICATION PROCESS: The owners would like feedback on a proposed two-level addition that would connect the main house to the garage, and to install hardscaping and a hot tub.

MATERIALS PROVIDED:

Property and permit history

Project description

Assessors database map

Site plans

Elevations

Plans

Sections

Additional views

Photographs

Administrative Discussion

Minutes: The draft January and February meeting minutes have been included for your review.

Applications for properties with existing violations: Discuss process to review applications for properties that have violations.

Application deadlines: Discuss process around application submissions.