



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

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## STAFF MEMORANDUM

Meeting Date: May 21, 2020  
DATE: May 13, 2020  
TO: Chestnut Hill Historic District Commission  
FROM: Barbara Kurze, Senior Preservation Planner  
SUBJECT: **Additional Review Information**

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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.

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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

#### ***8 Nancy Road – Certificate of Appropriateness (Violation)***

**HISTORIC SIGNIFICANCE:** The Nancy Road subdivision was approved in December 1953. In April 1954, building company I. Tapper & Son, Inc., located at 27 School Street in Boston, received permits to build single-family brick and frame houses with two-car garages for 8, 18, and 26 Nancy Road. The building company architect was John D. Sullivan. All three properties were owned by I. Rainer (or Rainen) by September 1954.

**APPLICATION PROCESS:** The owners installed gravel paths with cobblestone borders along Nancy Road and Reservoir Avenue, and a cobblestone driveway apron without Commission review and approval. The project was undertaken with the neighboring properties, 18 and 26 Nancy Road.

**MATERIALS PROVIDED:**

Assessors database map

MHC Form B

Site plan with sketch showing hardscaping

Photographs

### ***18 Nancy Road – Certificate of Appropriateness (Violation)***

**HISTORIC SIGNIFICANCE:** The Nancy Road subdivision was approved in December 1953. In April 1954, building company I. Tapper & Son, Inc., located at 27 School Street in Boston, received permits to build single-family brick and frame houses with two-car garages for 8, 18, and 26 Nancy Road. The building company architect was John D. Sullivan. All three properties were owned by I. Rainer (or Rainen) by September 1954.

**APPLICATION PROCESS:** The owners installed gravel paths with cobblestone borders along Nancy Road, several cobblestone aprons (bands) and a cobblestone step without Commission review and approval. The project was undertaken with the neighboring properties, 8 and 26 Nancy Road.

**MATERIALS PROVIDED:**

Assessors database map

MHC Form B

Site plan with sketch showing hardscaping

Photographs

### ***26 Nancy Road – Certificate of Appropriateness (Violation)***

**HISTORIC SIGNIFICANCE:** The Nancy Road subdivision was approved in December 1953. In April 1954, building company I. Tapper & Son, Inc., located at 27 School Street in Boston, received permits to build single-family brick and frame houses with two-car garages for 8, 18, and 26 Nancy Road. The building company architect was John D. Sullivan. All three properties were owned by I. Rainer (or Rainen) by September 1954.

**APPLICATION PROCESS:** The owners installed a gravel path with a cobblestone border along Nancy Road and a cobblestone apron and bluestone paving steps without Commission review and approval. The project was undertaken with the neighboring properties, 8 and 18 Nancy Road.

**MATERIALS PROVIDED:**

MHC Form B

Letter to Commission

Site plan with sketch showing hardscaping

Presentation with photographs

### ***8 Nancy Road – Renewal of Certificate of Appropriateness***

**HISTORIC SIGNIFICANCE:** The Nancy Road subdivision was approved in December 1953. In April 1954, building company I. Tapper & Son, Inc., located at 27 School Street in Boston, received permits to build single-family brick and frame houses with two-car garages for 8, 18, and 26 Nancy Road. The building company architect was John D. Sullivan. All three properties were owned by I. Rainer (or Rainen) by September 1954.

**APPLICATION PROCESS:** In 2015, the owners were approved to apply a stone veneer to the front elevation of the house and garage. The Certificate of Appropriateness expired in 2017 and the owners would like to renew it. They have included current post-renovation photographs of the house and three options for the stone veneer, including the previously approved option.

## MATERIALS PROVIDED:

Photographs

2015 approved project documents

***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 propose to plant several evergreen shrubs in front of the HVAC equipment on the left side of the house that is in violation. The intent is to have the shrubs grow tall enough to conceal the equipment (see attached photos that show trash and recycling containers in front of the equipment.) They have submitted five different shrub options per the attached photos.

## MATERIALS PROVIDED:

Photographs

***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: The owners propose to expand the driveway and build a parking area, patio and walkways at the back of the house. They want to build a shed at the end of the driveway and are looking at three options: The Aspen, Chateau and Quaker models. **The detailed project description identifies the products and materials that are proposed.**

The owners also submitted an amendment to the previously approved rear deck to expand the width from four feet to six feet.

## MATERIALS PROVIDED:

Detailed project description with proposed products and materials

Site plan

Photographs

Floor plan marked to show deck change

Elevations marked to show deck change

***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: The owner wants to remove an existing fence section that divides up part of the yard on the right side and add fencing and gates to close off the backyard and provide access for yard maintenance. The new fencing would match the existing six-foot-tall stockade fence.

**Note: There are existing violations on the property. The previous owner installed the stockade fencing and moved the driveway location without Commission review and approval. She came to one Commission meeting but did not get Commission approval.**

The Commission is authorized to deny applications for a property upon determination that there is an unremediated violation at the property - see page 22 of the attached ordinance, 22-40 (g) (8). Inspectional Services will not issue building permits until the violation is addressed with the Commission – see page 23 of the ordinance, 22-41 (j).

The following materials are included in the packet: Newton Ordinances Chapter 22, Staff letter to the current owner, information provided by the current owner (historic photos, driveway photos, application and correspondence from prior owner), and additional information that Staff was able to find (violation letters from 2006 and 2007, and the August 2007 minutes which state that the review was postponed at the request of the owner.)

**MATERIALS PROVIDED:**

MHC Form B

Assessors database map with aerial view

Project description

Photographs

Fence plan

***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 owners want to build a two-car garage and 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 also want to install new windows in the existing garage window openings, and new lights at the entry porch.

**MATERIALS PROVIDED:**

Assessors database map

MHC Form B

Photographs

Site plans

Elevations

Details

Exterior views

Product and material specifications

***190 Chestnut Hill Road – Working Session***

***The Commission has jurisdiction over exterior features visible from the public way; the MBTA Green Line and Middlesex Road. The Commission can make non-binding recommendations on features that are only visible from the private ways.***

HISTORIC SIGNIFICANCE: The 1894 Colonial Revival house and the carriage house were designed by architect Welles Bosworth for Cecil P. Wilson.

APPLICATION PROCESS: The owners would like feedback on their proposal to renovate the carriage house and convert it to a dwelling.

MATERIALS PROVIDED:

Assessors database map

MHC Form B

Project description

Plans

Elevations

Views

Photographs

***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: This review is continued from the April meeting. The owners would like approval to stain the fence sections that are between 152 and 100 Suffolk Road that are in violation. The proposed stain is a semi-transparent Cabot 16306 neutral base Dark Slate color. The fence section farthest away from Suffolk Road has been stained as a sample.

MATERIALS PROVIDED:

Photographs

Sample section on the existing fence

***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:** This review is continued from the April meeting. The owners are proposing to rebuild the balustrade and change the trim that are in violation.

**MATERIALS PROVIDED:**

Drawing

Photograph with mock-up

***Administrative Discussion***

Minutes: The draft March 19<sup>th</sup> and March 23<sup>rd</sup> meeting minutes have been included for your review. The April meeting minutes will be sent out separately.

Upcoming Commission election: Discuss the upcoming Commission elections which will be held in July.

Commission administrative meeting: Discuss Commission process.