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STAFF MEMORANDUM

Meeting Date: November 19, 2020
DATE: November 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

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 June meeting. The owner was approved to build a new garage. The Commission approved the design concept of the driveway, parking area and hardscaping with the requirement that the owner submit detailed plans and materials for Commission review and approval. The Commission approved asphalt material for the driveway and parking area in the June meeting with the requirement that the Commission be able to review the asphalt once it has been applied. If it does not meet what the Commission has described as chip seal, the owner will need to submit an application to modify the driveway and parking area to an appropriate chip seal appearance.

MATERIALS PROVIDED:

Drainage plan
Landscape plan with materials
Sections
MHC Form B
Permit plan
Engineering memo

321 Hammond Street – Certificate of Hardship (Violation)

HISTORIC SIGNIFICANCE: The 1897 Queen Anne house was first owned by J. Warren Merrill who was a bank trustee in Boston at 1004 in the Tremont Building. In 1901, he had moved to Boston and was leasing the house to Mr. and Mrs. James M. Parker.

APPLICATION PROCESS: The owner is requesting a Certificate of Hardship for the six Pella replacement double-hung windows that were installed by the previous owner; the original windows appear to have been all wood. Per the contractor, the replacement double-hung windows are all wood, including the grilles, except for the Enduraclad (aluminum) three-quarter-inch subframe that goes around the window. Two awning windows were replaced in-kind.

MATERIALS PROVIDED:

Assessors database map marked to show location of double-hung windows
Estimate to replace double-hung windows
2015 Contract for Pella windows
MHC Form B

321 Hammond Street – Certificate of Appropriateness

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APPLICATION PROCESS: The owner wants to change the exterior paint color palette from pale blue and white trim to pale gray and white trim with dark gray shutters. The deck would be repainted as well.

MATERIALS PROVIDED:

Photographs
Paint color information

45 Old England Road – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: 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 submitted the hardscaping material and screening plantings for approval. They also want to install a mailbox, stone driveway markers and landscape lighting. A shed with stone veneer and Majestic Slate roofing material to match the main house would be built at the back of the terrace.

MATERIALS PROVIDED:

Assessors database map

Photographs of previous house
Site photographs
Site plans
Shed elevations
Product and material information
3-D models

106 Old Orchard Road – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The house was built in 1989.

APPLICATION PROCESS: The owners want to replace the front walk. Black metal fencing would be installed around the property lines and lattice fencing would be installed at the front. A shed and vegetable garden with fencing would be built at the back left of the property. A spa, retaining walls, deck, and pool would be built behind the house, and a lattice gate installed at the steps at the back of the driveway. The pool equipment would be installed on the left side of the house and screened with stone walls and plantings.

MATERIALS PROVIDED:

MHC Form B
Assessors database map
Existing conditions site plan
Landscape plan
Proposed site plan
Product and material information
Photographs

12 Kingsbury Road – Working Session

HISTORIC SIGNIFICANCE: The house was built in 1892.

APPLICATION PROCESS: The owners want feedback on a project to build an addition and attached garage on the main house, to demolish the existing detached garage, to build a separate unit with an attached garage, and to reconfigure the driveway to connect to the new attached garages

MATERIALS PROVIDED:

Photographs
Existing site plan
Existing elevations and plans
Proposed site plan
Proposed elevations and plans

Administrative Discussion

Minutes: Review the draft September and October meeting minutes.

Administrative meeting: Discuss next steps for the Rules & Regulations and Design Guidelines reviews.