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STAFF MEMORANDUM

Meeting Date: October 15, 2020
DATE: October 8, 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

20 Malia Terrace – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The 1915 Colonial Revival house is in the town of Brookline and the garage is in the City of Newton.

APPLICATION PROCESS: The owners want to renovate the garage. The work would include installing and ice and water shield underlayment which requires removing and re-installing slate shingles. The slate shingles at the roof edges would be permanently removed so that a copper apron could be installed. Other repairs include re-flashing the chimney, repairing the wood trim, replacing roof vents and downspouts with copper ones, and replacing the wood gutters in-kind.

MATERIALS PROVIDED:

Project description

Photographs

Assessors database map

Ice and water shield information (not visible)

95 Suffolk Road – Certificate of Appropriateness and Violation

HISTORIC SIGNIFICANCE: The house was built in 1896. By 1899, Alfred P. Sherman and his wife were living in the house. Alfred Sherman worked as a salesman in Boston; his office was at 93 Lincoln Street.

APPLICATION PROCESS: This review is continued from previous meetings. The owners want to relocate the front walkway and replace the concrete with bluestone, add a bluestone landing, bluestone steps, a stone stepper path and three gates. They have also included information about the plantings to screen the utility box

MATERIALS PROVIDED:

Photographs

Plans

Sections

Product and material information

339 Hammond Street – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The 1937 Colonial Revival house was designed by architect Halsey B. Horner who also designed 15 Kingsbury Road. Both houses were built by the Kingsbury Road Real Estate Trust. The house was first occupied by Kirk A. and Dorothy Neal. Kirk Neal worked as an investment banker in Boston.

APPLICATION PROCESS: The owner wants to install wood fences and gates to enclose the backyard.

MATERIALS PROVIDED:

Assessors database map

Fence plan

Photographs

Product and material information

MHC Form B

31 Chestnut Hill Terrace – Certificate of Appropriateness (Violation)

HISTORIC SIGNIFICANCE: Newton and Chestnut Hill experienced heavy development pressure in the 1920s. Several large Chestnut Hill estates were subdivided at that time, including Mrs. Henry Lee's property along Gatehouse Road and Beacon Street. Chestnut Hill Terrace was named Newton Street when it was laid out in 1928; the name was changed to Chestnut Hill Terrace in 1930. The Colonial Revival house was designed by Newton architect Albert M. Kreider and built by J.C. Crowley of Brighton in 1941. Kreider was the architect for 358 Beacon Street, and Post war 1940s and 1950s subdivisions on Evelyn Road, Judith Road, Mary Ellen Road and Walnut Street. The first owners of 31 Chestnut Hill Terrace were Martin W. and Mary Newman. Martin worked as a broker at 66 Summer Street in Boston.

APPLICATION PROCESS: The owners are seeking approval of several items which were changed without review and approval from the Commission. They were unable to restore the existing front door and replaced it; the door hardware was reused. The Commission approved a Trex railing system that would have the appearance of a traditionally built wood railing system. In the process of installing these, the owners realized that the required installation brackets would be an issue and replace the top rails with Ipe rails. The Commission required that the garage door not have the top row of lights, but the door with the top row of lites was ordered and installed.

The owners are also requesting that the Commission confirm that there are no other issues with the final project and that the final project approval can be issued once the items in violation are addressed. Commission members should go by the property and review the property from the public way. The approved drawings and decisions are included in the packet for reference.

MATERIALS PROVIDED:

Description of violations

Photographs

Approved applications, decisions, and drawings for:

- 8-15-2019: garage door, driveway and grass paver areas, trim and railings details
- 7-18-2019: products and materials
- 6-20-2019: overall design and massing, regrading, and retaining wall

Administrative Discussion

Minutes: Review the draft June, July and August meeting minutes and the draft minutes for the July 2nd and July 29th meetings.

41 Chestnut Hill Road: Commission members to advise if the final project work can be approved.

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