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STAFF MEMORANDUM

Meeting Date: September 17, 2020
DATE: September 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

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: The owners submitted three applications. The first is to continue the review of the front porch light replacement; the Commission wanted to see a design that was in keeping with the age and style of the house. The second application is for the new utility box which is in violation; the existing unit was replaced with a larger unit. The Commission asked the owners to investigate moving the unit back or to a less visible location. The application shows two options: 1) moving the unit back 10-feet which would not be allowed because of the three-foot clearance required by code; and 2) moving it to the porch structure where it would be more noticeable (there are no elevation drawings to show where this would be on the structure.)

The third application is for hardscaping changes. The changes to the front pathway, new stone steps, and some of the new gates would be visible. The front path would be relocated and would be bluestone

instead of concrete. Two sets of stone steps with bluestone treads would be added. A bluestone landing would be installed at the front entry steps, stone steps would connect the driveway to the front entry, and a fieldstone stepper path would be built on the left side of the house. Three gates would be installed; photos of two different designs are included in the application.

Most of the changes to back of the property would not be visible. The owners propose to expand the rear patio, build a two-foot-high stone retaining wall, and install a fire pit. A six-foot-high cedar stockade fence section that matches the neighbors' fence would be installed along the back-property line.

MATERIALS PROVIDED:

Photographs

Site plan

Plans

Product and material information

400 Beacon Street – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The circa 1881 Peabody and Stearns English Revival house was built for William Richardson Dupee on land purchased from John and Joseph Woodman. Dupee worked at 590 Atlantic Avenue in Boston and was listed in the 1884 Newton City Directory as working as a wool merchant at 115 Federal Street in Boston. The house was later owned by Mary Baker Eddy who established the Church of Christ, Scientist in 1879. The property is individually listed in the National Register of Historic Places.

APPLICATION PROCESS: The applicants are requesting approval of the reconstruction of the brick piers on the back of the house. They provided a sample mock-up for Commission review. They also want to replace the existing metal railings as they are too deteriorated to be reused per the original plan. The new metal railings must meet code and would have less spacing between the vertical members. The review of the brick piers is continued from previous meetings.

MATERIALS PROVIDED:

Photographs

Product and material information

Detail drawings

Elevations

9 Old Orchard Road – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: This is a significant property in the district and in the City of Newton; the property is individually listed on the National Register of Historic Places. The circa 1714 main house block is one of the earliest surviving structures in Newton. In 1919, owners William H. and Dorothy G. Coburn hired architect Joseph Everett Chandler to restore interior features and the exterior clapboards. Chandler specialized in the Colonial Revival style and extensively studied colonial buildings in the eastern U.S. He restored and renovated a number of important historic Massachusetts structures, including the Mayflower House in Plymouth (1898), the Old State House (1908), the Paul Revere House (1908), and The House of the Seven Gables in Salem (1909.) In 1930, architect Harold Field Kellogg designed the two large wings, and attached garage.

APPLICATION PROCESS: This review is continued from previous meetings. The owners want to build a rear addition, restore the existing windows, repair the siding, paint the house and trim, expose and replicate details on the interior breezeway side, and regrade the area at the back of the house to build patios,

retaining walls, and an outdoor kitchen. Hardscape materials are called out on the plan, but no photos were provided.

MATERIALS PROVIDED:

Project description

Elevations

Plans

Landscape plan

Cross-sections

Administrative Discussion

Minutes: The draft June and July meeting minutes will be sent separately for your review.