



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

---

## STAFF MEMORANDUM

Meeting Date: December 17, 2020  
DATE: December 10, 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

#### ***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:** This review is continued from the previous meeting. 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.

Commission members visited the property to look at the replacement windows to confirm that they were wood and similar to the existing windows.

**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

***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:** This review is continued from the previous meeting. The owners have revised the plans for the shed. It will be located behind the house and perpendicular to the right side of the garage, and will be stucco to match the house and garage. The landscape wall that was previously designed to die into the stone veneer shed has been modified.

**MATERIALS PROVIDED:**

Assessors database map  
Landscape, grading, and site plans  
Elevations  
3D model views  
Products and materials

***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 are proposing to paint the house Quincy Granite grey with a lighter “Turkish Tower” grey for the doors, muntins, and trim.

**MATERIALS PROVIDED:**

Project description with proposed paint colors  
Staff examples of 18<sup>th</sup> and early 19<sup>th</sup> century Massachusetts homes with different color palettes

***29 Gate House Road – Certificate of Appropriateness (Violation)***

**HISTORIC SIGNIFICANCE:** The 1931 English Revival house was designed by Newton Centre architect Hawley W. Morton and built by Sherman and Fennell. The first occupants were George Austin and Harriet C. D’Arcy. George D’Arcy is listed in the 1932 and 1934 City Directories as working in “humidifying” in Rhode Island.

APPLICATION PROCESS: The owners were approved to install solar panels in August 2020 with the understanding that the panels would be flat mounted and the requirement that the panels would not be visible from a public way. The panels were installed at an angle and are visible. The external conduit on the roof was installed following one of the options that the Commission approved.

MATERIALS PROVIDED:

As-built drawings and photographs

Approved submission

***Administrative Discussion***

Minutes: There are no draft meeting minutes for review.