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STAFF MEMORANDUM

Meeting Date: April 15, 2021
DATE: April 8, 2021
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

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 install copper landscape downlights along the front and side pathways.

MATERIALS PROVIDED:

Photographs
Site plan
Product information

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: This review is continued from previous meetings. The owners are proposing to move the installed solar panels that are in violation so that they are flush with the roof; the tilt legs will be removed so that there is a less than five-degree tilt. They are presenting two options: 1) line up the arrays with the front roof edge (Centered Option); and 2) line up the arrays two inches back from the front roof edge which will result in an overhang of over two inches at the back (Pushed Back 2” Option). Each option will be set back about 8” from the left and right sides.

MATERIALS PROVIDED:

Aerial view
Renderings
Roof plans
Structural details
Roof section details
Product information

12 Acacia Avenue – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The 1927 Colonial Revival house was first occupied by John S. Keohane who was the president of the J.G. Pierce company of Boston.

APPLICATION PROCESS: This review is continued from previous meetings. The owner would like feedback on a project to extend the driveway, build a garage and a parking and turnaround area.

Staff advised the owner that there are a couple of issues with the submissions: 1) the proposed window is for a grille-between-glass with an aluminum liner, which is not appropriate; 2) the elevation drawing calls out a wood garage door but the product cut sheet is for a steel door; and 3) there are questions about how the proposed windows will be installed in the existing garage door area.

MATERIALS PROVIDED:

Assessors database map
Photographs
Site plan
Site plan sketch with turn arounds
Elevations
Plans
Product and material information
MHC Form B

124 Chestnut Hill Road – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The substantial 1925 Colonial Revival house was designed by Boston architect William Chester Chase for Mr. and Mrs. Philip R. Morss on the subdivided R.H. White estate. Chase also designed the 1895 Grace Universalist Church in Lowell which is individually listed on the National Register

of Historic Places and the 1929 Colonial Revival house at 539 Hammond Street; he remodeled a number of residences in the Back Bay. The 1920s was a period of heavy development in Newton and a number of the large estates in Chestnut Hill were subdivided and developed at this time. Mr. Morss was a member of a long-time Chestnut Hill family; he worked in the insulated wire and cable manufacturing business.

APPLICATION PROCESS: This review is continued from previous meetings. The owners want to remove the brick walls at the front of the property. They also want to install a wood deck with a gray stainless steel cable railing system with an Ipe continuous top rail.

MATERIALS PROVIDED:

Plans
Photographs
Product information
Deck and railing details
Assessors database map

12 Kingsbury Road – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The house was built in 1892.

APPLICATION PROCESS: The review of the hardscaping at the back of the house is continued from previous meetings. The existing patio would be demolished and new patio, spa area and gas fire pit installed.

The owners also want to replace the third-story window on the left side of the house with a two-over-two window similar to others on that elevation.

MATERIALS PROVIDED:

Hardscape:
Drawings
Photographs
Demolition plan
Landscape plan
Hardscape details and materials

Window

Assessors database map
Photographs
Drawing
Window detail
Window sample

24 Essex Road – Certificate of Non-Applicability (Non-Binding Recommendation)

APPLICATION WITHDRAWN 4-8-2021

Note:

The Commission may only make non-binding recommendations regarding changes to the exterior architectural features open to view from a private way of properties located on Essex Road (Newton Ordinances Sec. 22-42(c).)

The limited commission review herein established shall not affect the district commission's authority to regulate exterior architectural features open to view from a public street, way, park or body of water, even if such features are located on property containing exterior architectural features subject to such limited review, nor shall it affect the commission's authority under sections 22-60 et seq., and 22-50 of the Newton Revised Ordinances relating to landmark preservation and the demolition of structures (Newton Ordinances Sec. 22-42(e).)

HISTORIC SIGNIFICANCE: The 1951 International style house was designed by architect George Holmes Perkins for Dr. and Mrs. Edward B. Benedict. Perkins played an important role in the development and evolution of the graduate architecture programs at Harvard University and the University of Pennsylvania. For more information about George Holmes Perkins, please look at the MHC Form B for Perkins' International Style House at 265 Goddard Avenue in Brookline included with the packet materials.

APPLICATION PROCESS: The owner wants to demolish the existing structures.

The limited commission review defined in Sec. 22-42(c) does not affect the commission's authority under Sec. 22-60 et seq., and Sec. 22-50 relating to landmark preservation and the demolition of structures. So in addition to the local historic district application for Certificate of Non-Applicability which is subject to limited review, the owner also needs to submit a Request for Demolition Review application to the commission for review at a regularly scheduled meeting.

MATERIALS PROVIDED:

Deed
Assessors database map
MHC Form B
Photographs
MHC Form B for 265 Goddard Avenue
Chapter 22 Planning and Development Ordinances
Request for Demolition Review form

14 Lawrence Road – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The 1899 Colonial Revival was built for Franklin and Ruth Williams; Franklin Williams worked in the cotton goods business in Boston. The architecture firm was Chapman and Frazier, and the builder was John Campbell.

APPLICATION PROCESS: The owners want to amend the previously approved window and vent locations on the existing addition; the windows would be moved farther apart, and the vent moved down.

New England Window Works inspected the windows and determined that the double-hung windows could be repaired. They cannot repair the casement windows; the proposal is to replace the existing casement windows with Marvin all wood simulated divided lites with interior and exterior grilles and spacer bars.

The owners also want to replace the single lite window next to the bay on the left side with a casement window, and to replace the double hung window above with a casement window to be consistent with the other casement windows.

MATERIALS PROVIDED:

Photographs
Elevations

Product information

46 Chestnut Hill Road – Final Project Approval

HISTORIC SIGNIFICANCE: The Postwar Traditional house was built by Benjamin S. Sheinwald for Alfred and Sylvia Sheinwald. Alfred Sheinwald worked as a wholesale leather salesman in Boston.

APPLICATION PROCESS: The owners want final approval of the project to build a rear addition with pool and roof deck; to change windows, existing railings, garage doors and garage door openings, and the rear grading; to remove the chimney; replace existing windows and the roof; and install hardscaping and mechanicals.

They are requesting a separate approval for the garage doors and driveway paving which will not be completed until the end of April.

If all the items except for the garage doors and driveway paving are approved, the owners will get a temporary Certificate of Occupancy. They will request the final Certificate of Occupancy once everything, including the driveway paving is approved.

MATERIALS PROVIDED:

Request for Temporary Certificate of Occupancy

Photographs

Approved drawings, products, and materials:

- 2017 original approved plans with materials
- 2018 amended plans with materials
- Windows, garage canopy
- Pool house, skylights, windows
- Condenser, generator, retaining wall
- Exterior wall sconces
- Backyard landscape stair change from masonry to metal and driveway apron
- Driveway material

45 Old England Road – Certificate of Appropriateness

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 want to build a structure around the switch gear unit; the structure is required to meet code.

MATERIALS PROVIDED:

Plan

Drawings

Renderings

Administrative Discussion

Minutes: The January meeting minutes are included for review.