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## STAFF MEMORANDUM

Meeting Date: May 20, 2021  
DATE: May 13, 2021  
TO: Chestnut Hill Historic District Commission  
FROM: Barbara Kurze, Senior Preservation Planner  
SUBJECT: **Additional Review Information**

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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.

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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**

#### ***45 Old England Road – Certificate of Hardship***

**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 were denied a Certificate of Appropriateness for the proposed structure around the switch gear unit because the added massing and height were not appropriate.

**MATERIALS PROVIDED:**

Timeline

Electrical load calculation

Letters and emails from building commissioner, electrical inspector, fire department, manufacturers

Previous decision on location

Package sent to ISD

Design package for switchgear building

Product specifications  
Site plan with location options  
Renderings  
Photos  
FAQs

### ***45 Old England Road – Final Project Approval***

**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 final approval of the project to build the house and garage to get a temporary Certificate of Occupancy. Several items on the structures have not been completed: the exterior painting, trellis construction and ship lap on two corners.

The hardscaping, driveway paving, and plantings are in progress and expected to be completed mid-summer. Any required work for the switchgear box will also need to be completed. The applicants will come back to the Commission for final approval of the outstanding items and will request the final Certificate of Occupancy once everything, including the switchgear box, is approved.

**MATERIALS PROVIDED:**

Photographs  
Drawings highlighting work not completed as of 5-5-2021  
Decisions and approved plans and materials

### ***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 Commission asked to review the audio from the August 2020 meeting to understand what was communicated.

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  
Transcript prepared by owner  
Annotated transcript prepared by owner  
Audio from the August 2020 Zoom meeting; review starts just after 1 hour 19 minutes

Email from S. Kugell

### ***340 Hammond Street – Certificate of Appropriateness***

**HISTORIC SIGNIFICANCE:** The 1900 Colonial Revival house appears to have been designed by Winslow, Wetherill and Bigelow for Andrew N. Winslow, a broker in Boston. The Banker & Tradesman publication listed a stable designed by Winslow, Wetherill and Bigelow and built by H.H. Hunt of West Newton.

**APPLICATION PROCESS:** The owners submitted three applications.

The owners want to paint the house in Farrow & Ball Tallow and the trim in Farrow & Ball All White. Sample areas have been painted on the house. They also want to paint the front door (visible) and backyard porch siding (not visible) Farrow & Ball Oval Room Blue; there is no sample of that color.

The owners want to renovate the carriage house and stables, redesign the connector, and to remove the brick chimney on the former stables.

The owners also want to make landscaping and hardscaping changes at the front of the property, including replacing fencing along the driveway and building a turnaround area at the front of the house. Bluestone steps on the left side would be replaced in-kind.

**MATERIALS PROVIDED:**

Photographs

Paint color information

MHC Form B

Assessors database map

Site plan

Aerial view

Photographs

Plans

Elevations

Details

Product and material information

Renderings

Fence and hardscaping plans

### ***106 Old Orchard Road – Certificate of Appropriateness***

**HISTORIC SIGNIFICANCE:** : The house was built in 1989.

**APPLICATION PROCESS:** The owners want to replace the existing aluminum gutters in-kind with a heavier aluminum gutter and to replace the aluminum downspouts with copper downspouts in the same design.

**MATERIALS PROVIDED:**

Assessors database map

Photographs

Product and material information

MHC Form B

**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 owners want to amend the previously approved project to add a walkway connecting the driveway to the back of the property, to change the south terrace configuration, to remove the stair from the kitchen porch design, and to remove one of the proposed sets of stone steps at the back.

**MATERIALS PROVIDED:**

Scope of work  
Photos  
Drawings  
Renderings  
Plan  
Retaining wall section

**521 Hammond Street – Final Approvals**

**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:** The owners are requesting review and final approval for the asphalt material used on the driveway and parking areas. They were approved for asphalt material with the requirement that the asphalt have the appearance of what the commission described as chip seal. And the requirement that the commission review and approve the asphalt; if it does not meet what the commission has described as chip seal, the owner will be required to modify the driveway and parking areas to an appropriate chip seal appearance.

The owners are also requesting review and final approval of the garage, hardscaping and the changes to the former garage area that is attached to the house. When the application was submitted, several items on the garage and former garage area had not been completed. The commission can provide feedback on the completed items and decide if those items can be approved with the remaining items to either be reviewed and approved administratively (staff and commission architect) or to come back to a hearing. The commission may also require final as-built drawings, as appropriate.

The garage is missing the wood doors, entry door columns, and side entry door casing. And the doors need to be painted.

The window on the front and on the back of the former attached garage area have not yet been installed. The owner does not plan to convert the existing openings on the side to windows.

**MATERIALS PROVIDED:**

Decision approving hardscaping with requirement that commission approve asphalt  
Photograph of asphalt area  
Photos and project update from owner  
Decisions

Approved plans and drawings

### ***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 several 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:** Several commission members noted that the style and color of the roof shingles on the rear addition did not match the existing roof. The owners were advised that this is an issue as the roof material was required to match per the drawings the commission approved in September 2020. Staff reviewed the 2013 records from when the house was approved to be re-roofed with asphalt shingles in-kind, and the application identifies the roofing material as CertainTeed Grand Manor Max Def Weathered Wood.

**MATERIALS PROVIDED:**

Decisions

Approved plans

2013 application approved to replace asphalt shingles in-kind

### ***Administrative Discussion***

Minutes: The February meeting minutes are included for review.