



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 16, 2021
DATE: December 10, 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

14 Lawrence Road – Certificate of Appropriateness

The owners have withdrawn this application from the December meeting review and will resubmit for a future regularly scheduled meeting.

12 Acacia Avenue – Certificate of Appropriateness

APPLICATION PROCESS: The review of the application to expand the driveway and build a new garage and parking/turn around area is continued from previous meetings. The commission asked for plans and details to address the area in front of the former attached garage.

MATERIALS PROVIDED:

List of materials
Assessors database map

Landscape plan

Landscape rendering

Site and plot plans

Photographs

MHC Form B

Elevations

Material and product specifications

124 Chestnut Hill Road – Certificate of Appropriateness

APPLICATION PROCESS: The owners want to install condensers, a generator, and an electric meter.

MATERIALS PROVIDED:

Assessors database map

Plan

Product specs

Photographs marked up to show locations on the elevations

135 Essex Road – Certificate of Appropriateness

Note: 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 property is visible from Hammond Street which is a public way.

APPLICATION PROCESS: The owners want to replace the asphalt roof hips and caps with copper.

Note: The application does not include downspout replacement or trim repair/replacement.

Note: Applicants were asked to provide clearer photos and to be prepared to explain at the hearing why copper was chosen and why it is appropriate for the house.

MATERIALS PROVIDED:

Photographs

Roof plan sketch

Assessors database map

Contract

Installation sketch

MHC Form B

400 Beacon Street – Certificate of Hardship

APPLICATION PROCESS: The owners were denied a Certificate of Appropriateness for: 1) construction of the two low retaining walls in the slope beneath the sloped walkway out of concrete with a chamfered top instead of the approved stone veneer and install bollard lights on the downhill side of the walkway; and 2) adding five parking spaces and a light pole along the driveway, and add five parking spaces by the Gate House. **The commission is required to make a decision on a Certificate of Hardship. The applicants have communicated to Staff that they do not want to pursue a Certificate of Hardship for these two items.**

MATERIALS PROVIDED:

Decisions

152 Suffolk Road – Working Session

APPLICATION PROCESS: The owners want feedback on the installation of frameless glass panels on the portico roofs, a new greenhouse, a new terrace structure with a pool and pergola, a new sports court, a new shed, an in-ground trampoline, a children’s playset, fencing, and landscape and outdoor lighting.

Note: There are two current violations at the property for work that was not reviewed or approved by the commission: 1) the leaded glass windows were removed for de-leading and were reinstalled; and 2) a playset was installed. The playset is addressed in this application, but we do not have an application for the leaded glass window work. The commission may opt to NOT approve new projects until the violations are resolved.

MATERIALS PROVIDED:

Plans

Elevations

Lighting plan

Product information

Administrative discussion

Commission membership change: Sam Perry has resigned from the commission.

Minutes: The draft May meeting minutes are included for your review.

Submission deadlines: Submission deadlines have been moved up and, starting in 2022, will be 22 days before the meeting. Currently applications are due 15 days before the meeting, and we are required to publish the agenda 14 days before the meeting which means less than a day to review submissions and determine if they can go on the agenda. The change was made to give Staff a week to review applications for completeness and to follow up with applicants before the agenda must be published. We will need to work out a process for when and how to allow applicants to “fix” incomplete applications and still make sure that we stick to the deadline to publish the agenda.