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STAFF MEMORANDUM

Meeting Date: October 20, 2022
DATE: October 13, 2022
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 Old Orchard Road – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The 1900 Classical Revival house was designed by Chapman and Frazier for William and Fanny Blodget, and in 1904, the firm designed the “autohouse”. Parsons and Wait designed the rear sleeping porches which were added in 1928. William Blodget worked in finance.

APPLICATION PROCESS: The owner wants to replace the existing mix of aluminum, copper, and wood gutters on the house and garage with 16-gauge copper gutters. The gutters will be installed using copper stiffeners and fasteners, and the existing downspouts will be reused.

Note: A sheet of copper and water shield will be installed under the slate roof to extend from the roof edge to about three feet which requires the temporary removal of the slate shingles.

MATERIALS PROVIDED:
Assessors database map
Photos
Project description

Product photos and information
Gutter profile drawings

9 Old Orchard Road – Working Session and 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:

The review of the siding issues is continued from previous meetings. The owners requested a working session to review the siding study and plan to address the issues with the installed siding.

Notes re siding: The commission should confirm whether the architect who developed the plan will also supervise the work. And the commission should consider requiring a test sample for each type of identified issue, preferably on the back or side.

The owners would also like to replace the existing bulkhead.

MATERIALS PROVIDED:

Siding report with photographs
Siding work plan
Siding repair products
Bulkhead drawings
Bulkhead photographs

137 Suffolk Road – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: This significant property is one of the oldest in Newton and is individually listed on the National Register of Historic Places. The circa 1700 First Period Georgian house was probably built by the Honorable Ebenezer Stone who was a prominent member of the community. The property remained in the Stone family until the property was sold in 1817 to farmer John Kingsbury. The house was moved to its present location circa 1904 by tenant Charles H. Burrage to save it from demolition.

APPLICATION PROCESS: This owner wants to repair the chimney in-kind and to install a copper chimney cap like the one recently approved for 100 Suffolk Road.

MATERIALS PROVIDED:

Assessors database map
Photos
Project description
Photo of copper chimney cap

10 Old England Road – Certificate of Appropriateness

Note: The back of the property is visible from Suffolk Road

HISTORIC SIGNIFICANCE: The house was built in 1992.

APPLICATION PROCESS: The owners want to add a dormer to the back of the house, install a skylight and roof vent, rebuild the existing chimney to be non-operational, and replace existing roofs with standing seam copper roofs.

Notes: The applicant was asked for close up photos of the chimney showing the details, an explanation of how the chimney would be rebuilt, photos of the roofs at the back, photos or details of the standing seam copper roofs so commission can understand what these look like, conditions at the eaves and sill from the sheet metal manual, a larger scale roof plan showing the seaming, a plan enlargement of the copper seaming pattern, and the specifications for the roof vent. Staff will forward these materials if we receive them before the meeting.

MATERIALS PROVIDED:

Assessors database map

Photos

Existing and proposed plans

Existing and proposed elevations

Existing and proposed renderings

Trim details

Window and skylight product information

124 Chestnut Hill Road – Certificate of Appropriateness

Note: parts of the back of the house and property are visible from Beacon Street

HISTORIC SIGNIFICANCE: The 1923 English Revival house was designed by Frohman, Robb and Little for author Ben Ames Williams. Williams was a well-known novelist and short story writer; much of his writing was published in the Saturday Evening Post. Several of his novels and short stories were made into films; among them Adventure's End, Leave Her to Heaven, The Strange Woman and Johnny Trouble.

APPLICATION PROCESS: The applicants want to replace the kitchen vent at the back of the house and install new vents at the back of the house. The metal vents will have a matte black finish.

MATERIALS PROVIDED:

Assessors database map

Photos

Rear elevation drawing

Photos marked to show locations of vents

Vent product specifications

24 Essex Road – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The 1951 International style house was designed by architect G. Holmes Perkins in close collaboration with the owners shortly after Perkins left the Harvard Graduate School of Design to become Dean of the School of Fine Arts at the University of Pennsylvania. Perkins had a distinguished career as an educator, urban planner, and architect.

APPLICATION PROCESS: This review is continued from previous meetings. The owners want to renovate the existing house and garage, demolish the greenhouse addition, and build an addition and a tennis pavilion.

Notes: Commissioners were concerned that the new addition foundation and retaining wall would damage one of the mature trees along Chestnut Hill Road. The materials include a report from an arborist and an updated landscape plan.

MATERIALS PROVIDED:

Owner's authorization
MHC Form B
Assessor's database map
Arborist's report
Landscape plan revised 10-6-2022
Topographic plan revised 10-5-2022
Topographic plan 7-22-2021
Site plan 9-7-2022
Landscape plans 8-26-2022
Photos of landscape material precedents
Photos of proposed landscape materials
Photos of existing house and garage
House plans
House elevations
Tennis pavilion plans and elevations
Garage elevations
Large scale tennis pavilion and garage drawings
Demolition plans
Door and window details and sections
Window comparisons existing vs proposed
Building connection section
Product and material information
Renderings
Model photos
Landscape plans and photos
Foundation plans
Demolition plans

7 Reservoir Avenue – Certificate of Appropriateness

Note: the back of the house and property are visible from Beacon Street.

HISTORIC SIGNIFICANCE: The house was built in 1994.

APPLICATION PROCESS: The owners want to replace two fixed windows and change two sets of sliding patio doors to paired fixed windows on the back bump out. The owners were approved to change the siding and trim on the bump out at a previous meeting.

Notes: the existing windows on the house have wood exteriors, so the owners were asked to provide an option for wood windows. Staff will forward the information if received before the meeting.

MATERIALS PROVIDED:

Assessors database map marked to show project areas

Photos

Product and material information

Approved change to siding and trim

17 Old England Road – Certificate of Appropriateness

The back of the house is visible from Woodman Road.

HISTORIC SIGNIFICANCE: The circa 1907 Colonial Revival style house was first occupied by Mr. and Mrs. Edwin Garsia. There is no information in the records on who the architect was, but Arthur G. Rotch designed the 1912 garage. Suzanne Lipsky designed the addition and deck.

APPLICATION PROCESS: The owners want to replace all siding, replace bulkheads, remove window and fill in area with brick, and replace decking of the second-story deck on the side bump out. The owners were approved to replace some of the siding and have determined that all the siding needs to be replaced. They will use the product that was previously approved. The existing second-story porch decking is Azek.

MATERIALS PROVIDED:

Assessors database map

Photos

Project description

Elevation and photo for back window

Bulkhead locations on assessor's database map

Bulkhead photos and product information

MHC Form B

Administrative discussion

Minutes: The March and April 2022 draft minutes are included for review.