



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

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## STAFF MEMORANDUM

Meeting Date: March 16, 2023  
DATE: March 9, 2023  
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**

#### ***342 Beacon Street – Certificate of Appropriateness***

**HISTORIC SIGNIFICANCE:** The 1947 Colonial Revival was first occupied by lawyer Frank J. Penny.

**APPLICATION PROCESS:** This review is continued from previous meetings. The applicants want to install a wrought iron handrail on the stairs leading up from the front sidewalk because of safety concerns. This is required by Inspectional Services.

**Notes:** There are no new materials available from what the commission reviewed at the February meeting. The applicant is still trying to get the requested drawing showing how the railing would be built for the existing stairs. If it is not available for the March meeting, we will move the review to the April meeting.

**MATERIALS PROVIDED:**

**APPLICATION LINK:** <https://newtonma.viewpointcloud.com/records/759770>

**PDF File:** Compiled Materials 342 Beacon wrought iron railing

Assessors database map

Photos

Railing sketch

### ***521 Hammond Street – Working Session***

**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 want to replace 13 windows on the first floor of the house with Pella Reserve wood windows. The previous owners were approved to install several new windows with Marvin Ultimate wood windows; most of these windows were determined to not be visible or minimally visible from a public or private way.

**Note: We did not receive information about whether the windows could be restored or the required detailed information for window replacement projects. The working session will allow the commission to give feedback on the proposed project and the required information. Staff also asked for a marked-up site plan and/or marked up elevation drawings to better understand where the windows are located relative to the public and private ways.**

**MATERIALS PROVIDED:**

**APPLICATION LINK:** <https://newtonma.viewpointcloud.com/records/783998>

**PDF File: Compiled submission 521 Hammond windows**

Assessors database map

Photos marked to show windows proposed for replacement

Elevation photos

Close up photos of exterior and interior of windows

Pella window information

Photo of sample window

**Previously approved windows with elevation drawings (HDC-20-38):**

<https://newtonma.viewpointcloud.com/records/756488>

**Application.pdf**

**Decision.pdf**

### ***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:** The owners want to repave the existing asphalt driveway and re-install the existing cobblestone border. They want to add a four-and-a-half-foot-wide cobblestone apron about 10 feet from the street. They also want to install an electrical safety switch and conduit on the right side of the main house block. The conduit and the box would be painted to match the siding paint color.

**Notes:** The owners were asked to provide additional materials which have not been submitted. They may have them ready to present at the meeting.

We requested materials for the driveway that make it clear what the existing configuration is:

- 1) Photo of the entire driveway and house from the street that shows the existing cobblestones
- 2) Site plan showing the full extent of the existing driveway

We also requested information to understand how the electrical service shut off will be installed and what it will look like:

- 1) Close up photo of the side of the house where the box location is proposed.
- 2) Need to understand the depth of the proposed box – is it fully-recessed, semi-recessed or surface mounted. A side elevation should be submitted.
- 3) Product cut sheets for the box/shut off that includes the dimensions and a photo of the product.
- 4) Product cut sheets for the conduits that include diameter and photo of the product
- 5) Are there options for alternate locations

The owners were instructed to submit a new online application for these projects, but the materials were uploaded to the old application. The commission can still review this, but we require a separate online application be filled out before we can issue any decisions for these projects.

MATERIALS PROVIDED:

Link: <https://newtonma.viewpointcloud.com/records/758463>

PDF File: 9OldOrchard – Sheet – H32 – Proposed Driveway.pdf

PDF File: 9OldOrchard – Sheet – H5-3 – Elevations Electrical Shut Off.pdf

### ***9 Old Orchard Road – Final Project Approval***

APPLICATION PROCESS: The owners are requesting final approval for the project work on the existing house and garage, new rear addition and rear patios and outdoor kitchen area, hardscaping, and site elements.

**Notes:** The owners were asked to confirm that all the exterior work approved by the Commission has been completed and to provide detailed photos of the finished project work. We have not gotten the confirmation or photos yet.

### **APPROVED PLANS AND DECISIONS:**

#### **Application HDC-22-203 Approved Documents and Decisions**

APPLICATION LINK: <https://newtonma.viewpointcloud.com/records/758463>

#### **Bulkhead - Uploaded 10-20-2022:**

Approved Docs\_HDC-22-203 9 Old Orchard bulkhead

DECISION\_HDC-22-203\_9 Old Orchard bulkhead

**Siding – Uploaded 9-21-2022 (no formal approval; intent was to confirm that siding work would match previously approved)**

OCT\_Specification\_Siding\_Repairs

9 Old Orchard Siding Work Plan

**Outdoor Kitchen and Kitchen vent – Uploaded 9-16-2022**

APPROVED DOCS\_HDC-22-203\_9 Old Orchard kitchen vent outdoor kitchen.pdf  
DECISION\_HDC-22-203\_9 Old Orchard outdoor kitchen  
DECISION\_HDC-22-203\_9 Old Orchard kitchen vent

**Vents, lights, condensers, trim – Uploaded 8-1-2022**

Approved Plans\_HDC-22-203\_9 Old Orchard vents lights condensers trim  
Approved Products\_HDC-22-203\_9 Old Orchard vents lights condensers trim  
DECISION\_HDC-22-203\_9 Old Orchard vents lights trim

**Electric Meter - Uploaded 8-1-2022**

DECISION\_HDC-22-203\_9 Old Orchard request to Eversource

**Roof FINAL APPROVAL – Uploaded 7-29-2022 (Approved plans and decisions were submitted under HDC-20-139 shown later in this memo)**

FINAL PROJECT APPROVAL\_HDC-22-211\_9 Old Orchard roof

**Addition and Landscape - Uploaded 7-1-2022**

9 Old Orchard drawings-9-17-2020

**Application HDC-20-139 Approved Documents and Decisions**

**APPLICATION LINK:** <https://newtonma.viewpointcloud.com/records/756589>

**Roof - Uploaded 5-19-2022 (FINAL APPROVAL Issued 7-2022)**

Application-roof  
Decision-roof

**Addition and Landscape - Uploaded 5-17-2022:**

Application  
Decisions (2)

**Skylights - Uploaded 5-17-2022:**

2021.11.18 Application  
2021.11.18 Decision

**Front yard plantings and re-setting of stonework; backyard hardscape materials, plantings and hardscape and planting plans - Uploaded 5-17-2022:**

2021.03.17 Application  
2021.03.17 Decision

**Rear addition, skylights, doors, window restoration, siding repair and replacement - Uploaded 5-17-2022:**

2021.02.19 Application  
2021.02.19 Decision

**Removal of breezeway walls to determine existing conditions and paint - Uploaded 5-17-2022:**

2021.02.25 Application

2021.01.25 Decision

2021.02.25 Application-paint

2021.01.25 Decision-paint

***Administrative discussion***

Minutes: The November 2022 draft minutes are included for review.

Rules & Regulations and Design Guidelines: the latest drafts were sent out to Commissioners so that the review and discussion can be continued.

Remote meeting update: the legislation to allow remote public meetings into 2025 is moving through the Legislature.