



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: April 20, 2023
DATE: April 13, 2023
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

521 Hammond Street – Certificate of Appropriateness

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: This review is continued from a previous meeting. 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. The commission requested that the applicant have the windows evaluated as candidates for restoration.

Notes: The submitted window inspection identifies the various deficiencies of the windows but does not address whether these could be fixed through a restoration process. The application is on the agenda so that the applicant has the opportunity to review the requirement with the commission and get any questions answered.

MATERIALS PROVIDED:

Application link: <https://newtonma.viewpointcloud.com/records/783998>

PDF File: Compiled 521 Hammond April 2023 Meeting.pdf

Assessors database map

Home inspection report

Photos marked to show windows proposed for replacement

Elevation photos

Close up photos of exterior and interior of windows

Floor plan showing location of windows to be replaced

Pella window proposal

Pella window information

Photo of sample window

MHC Form B

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

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

Application.pdf

Decision.pdf

59 Reservoir Avenue – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The 1924 Colonial Revival house was designed by Phillip W. Dunbar for John Lowell Stebbins. Stebbins worked as a secretary for a company at 40 Court Street in Boston.

APPLICATION PROCESS: The owners had an emergency requirement to install railings at the front entry. They were granted a Certificate of Non-Applicability for the railings as temporary structures with the requirement that the commission review and approve the installed railings.

Notes: We did not require the applicants to submit accurate shop drawings, but they were required to submit photos of the installed railings. The photos have not been submitted; Staff will forward to the commission when received.

MATERIALS PROVIDED:

Application link: <https://newtonma.viewpointcloud.com/records/785400>

PDF File: Compiled 59 Reservoir.pdf

Assessors database map

Certificate of Non-Applicability approving the installation of railings as temporary structures

Project scope

Aerial view

Photographs

Sketch

MHC Form B

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 remove stockade fence between 7 Reservoir Avenue and 188 Beacon Street.

MATERIALS PROVIDED:

Application link: <https://newtonma.viewpointcloud.com/locations/108604>

PDF File: Compiled 7 Reservoir.pdf

Assessors database map

Photos

12 Kingsbury Road – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The house was built in 1892.

APPLICATION PROCESS: The owners want to change the existing exterior color palette on the house. The new accessory unit would have the same colors.

Notes: The paint samples for the siding, trim and doors have been applied to the accessory unit entrance door that faces Kingsbury Road. Commissioners have permission to walk up the driveway to look at the samples.

MATERIALS PROVIDED:

Application link: <https://newtonma.viewpointcloud.com/records/783455>

PDF File: Compiled 12 Kingsbury

Assessors database map

Historic photo and history

Photos

Photo of accessory unit entrance door with paint samples

Landscape plan

Paint colors

160 Chestnut Hill Road – Certificate of Appropriateness

Note: The property is subject to Newton Ordinances Sec. 22-42 and the Commission has full jurisdiction over the demolition and replacement of an existing structure.

HISTORIC SIGNIFICANCE: A 1958 building permit application states that the Colonial Revival house was built in 1927. The first owners were John and Aileen Threewit. John Threewit was a salesman with the New England Telephone and Telegraph Company in Boston.

APPLICATION PROCESS: The owners want to replace two chain link fence sections by the garage with an AZEK lattice fence.

MATERIALS PROVIDED:

Application link: <https://newtonma.viewpointcloud.com/records/782319>

PDF File: Compiled 160 Chestnut Hill Rd

Assessors database map

Photos

Fence product information and design

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.

Per the owners, the completed work also includes the electric shut off box approved at the last meeting and the painting of the roof vents/pipes to blend in with the roof.

The driveway work which was approved at the last meeting has not been completed.

Notes: The owners were asked to provide detailed photos of the finished project work. We have not received the photos; Staff will forward when these are available

APPROVED PLANS AND DECISIONS:

Application HDC-23-32 Approved Documents and Decisions

APPLICATION LINK: <https://newtonma.viewpointcloud.com/records/785998>

Electric Shut Off - Uploaded 3-17-2023:

Approved Docs_9 Old Orchard driveway electric shutoff

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

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 renovate the existing garage, including adding a new single-window dormer on the front, a new garage door, and replacement of roofing, siding, and downspouts.

MATERIALS PROVIDED:

Application link: <https://newtonma.viewpointcloud.com/records/784810>

PDF File: Compiled 14 Lawrence

Assessors database map

Photos

Project description

Products and materials

Existing and proposed elevations

Site plan

MHC Form B

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 owners want to repair and paint woodwork, and repair and pointing of stone wall facing Old Orchard Road.

Notes: If the project work is determined to be repair and replace in-kind, Staff will approve administratively and no need to review at the meeting.

MATERIALS PROVIDED:

Application link: <https://newtonma.viewpointcloud.com/records/787395>

PDF File: Compiled 14 Old Orchard

Assessors database map

Photos

Project work description

Product and materials

Administrative discussion

Minutes: There are no draft minutes ready for review.

Rules & Regulations and Design Guidelines: Continue discussion.

Remote meeting update: remote public meetings will continue to be held through March 31, 2025.