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Director

STAFF MEMORANDUM

Meeting Date: July 27, 2023

DATE: July 20, 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

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: The applicant is still working with an engineer to get the requested drawing showing how the railing would be built for the existing stairs. If it is not available for the July meeting, we will move the review to a future 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 drawings with dimensions
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: There is existing landscape lighting at the front of the property and directly behind the house. The owners want to install additional landscape lighting at the front, in the backyard (which does not have any lighting) and by the garage. The proposed bronze colored halogen pathway lights and metal flood lights are very similar to the existing lights.

Notes: the owner will review the description of the proposed project work to confirm it is complete. Staff will send out the revisions, if any.

MATERIALS PROVIDED:
Application link: https://newtonma.viewpointcloud.com/records/796018
PDF File: Compiled 14 Old Orchard lighting
Assessors database map
Site plan showing existing lights
Photos of existing light fixtures
Assessors database map marked to show backyard area where there is no lighting
Photos of backyard areas where tipee lights and spotlights would be placed
Assessors database map marked to show where there is lighting by the garage and photos of the fixtures
Photos of garage area where tipee lights and spotlights would be placed
Description of proposed project work
MHC Form B

Administrative discussion

Minutes: Review the draft minutes for the September 2022 and May and June 2023 meetings.

Annual commission elections: Commissioners need to vote to elect a Chair, Vice Chair and Secretary. Currently, Peter Vieira is Chair, Matt Montgomery is Vice Chair, and Bob Imperato is Secretary. Note: Staff functions as the Secretary, but the ordinance requires that a commissioner be elected to that position.

Design Guidelines: Discuss how the commission wants to move forward with this. Some of the other commissions want to update their general design guidelines and keep them to three to five pages. The general design guidelines would be supplemented with detailed application templates for critical projects such as windows, new additions, and new construction. Something like the Salem Design guidelines would also be useful; perhaps that could be a longer-term project.