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**MINUTES OF PUBLIC MEETING AND PUBLIC HEARINGS  
CHESTNUT HILL HISTORIC DISTRICT COMMISSION**

**DATE:** October 19, 2023

**PLACE/TIME:** Fully Remote

**ATTENDING:** Peter Vieira, FAIA, Chair  
Scott Aquilina, Member  
Robert Imperato, Member  
Rick Wetmore, Member  
Barbara Kurze, Commission Staff

**ABSENT:** Matthew Montgomery, Member  
Susana Lannik, Member  
John Wyman, Member

The fully remote meeting was called to order at 7:00 p.m. with Peter Vieira presiding as Chair. Voting permanent members were S. Aquilina, R. Imperato, and R. Wetmore. B. Kurze acted as recording secretary and the meeting was recorded on Zoom.

**119 Old Orchard Road – Certificate of Appropriateness to Remediate Violation**

This review was continued from the previous meeting to give commissioners another opportunity to review the cobblestone apron that was installed and to look at other examples in the neighborhood.

**Materials Reviewed:**

Application: <https://newtonma.viewpointcloud.com/records/802133>

Compiled 119 Old Orchard driveway

Assessors database map

Photos of completed work

Photos of cobblestone aprons in the neighborhood

MHC Form B

R. Wetmore said the apron looked fine; this feature was well-established in the neighborhood and district. S. Aquilina noted that banding and curbing were more modern elements, but curbing was objectionable because it was obtrusive and was a feature of modern suburbs. He was concerned that removing the apron and patching the driveway would look worse than keeping the apron. P. Vieira stated that the commission had always tried to preserve the rural character of the district and this feature would be inappropriate for a much older property. The commission had approved aprons of different widths and with different setbacks and

should continue to review them with the goal of preserving the rural character. In this case, there were several neighboring cobblestone aprons, and he supported letting it stay. R. Imperato was concerned that the owners had not applied to install the apron and wanted to know why they made the decision to change the project that they were approved for which was limited to replacing the asphalt driveway in-kind. Jane Metcalf said it was a mistake; they thought cobblestone aprons were an historic feature and that they could install one because their neighbors had them. P. Vieira moved to grant a Certificate of Appropriateness for the railing application as submitted. R. Wetmore seconded the motion. There was a roll call vote, and the motion was passed, 4-0.

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**RECORD OF ACTION:**

**DATE:** October 20, 2023

**SUBJECT:** 119 OLD ORCHARD RD - Certificate of Appropriateness

At a scheduled meeting and public hearing on October 19, 2023 the Chestnut Hill Historic District Commission, by roll call vote of 4-0,

**RESOLVED to grant** a Certificate of Appropriateness for the project as submitted at 119 OLD ORCHARD RD to for the as-installed cobblestone apron that was confirmed to be in violation of the Historic District Ordinance.

Voting in the Affirmative:

- Peter Vieira, Chair,  
FAIA
- Robert Imperato,  
Member
- Rick Wetmore,  
Member
- Scott Aquilina,  
Member

Voting in the Negative:

Abstained:

Recused:

**342 Beacon Street – Certificate of Appropriateness**

Mark Lewis presented two applications. One was for the continuation of the review of the wrought iron railings that would be installed on the front walkway stairs. He showed the drawings required by the commission which showed the railings as they would be installed on the existing stairs.

The second application was for wood fence sections and gates that would be added at the back corners of the house to close off the backyard; the fence sections would join up with existing stockade fences. He presented an option for stockade fencing and gates and an option for open picket fencing and gates. The hardware would not be visible from the street.

Materials Reviewed:

Railing:

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

Fences and gates:

APPLICATION LINK: <https://newtonma.viewpointcloud.com/records/804944>

PDF File: Compiled 342 Beacon fence

Assessors database map

Photos

Renderings

Fence plan

MHC Form B

P. Vieira said the submitted drawings were what was required by the commission and asked what the height of the railings would be. M. Lewis said the height would match the existing railing at the front entry which was two-feet and 10-inches. Commissioners agreed that the open picket fence was appropriate and was what the commission required for fencing facing the street to keep open the views to the property.

P. Vieira moved to grant a Certificate of Appropriateness for the railing application as submitted. R. Wetmore seconded the motion. There was a roll call vote, and the motion was passed, 4-0. P. Vieira moved to grant a Certificate of Appropriateness for the open picket fence and gate application as submitted. R. Wetmore seconded the motion. There was a roll call vote, and the motion was passed, 4-0.

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**RECORD OF ACTION:**

**DATE:** October 20, 2023

**SUBJECT:** 342 BEACON ST - Certificate of Appropriateness

At a scheduled meeting and public hearing on October 19, 2023 the Chestnut Hill Historic District Commission, by roll call vote of 4-0,

**RESOLVED** to **grant** a Certificate of Appropriateness for the project as submitted at 342 BEACON ST to install wrought iron railings along the stairs at the front walkway.

Voting in the Affirmative:

- Peter Vieira, Chair,  
FAIA
- Robert Imperato,  
Member
- Rick Wetmore,  
Member
- Scott Aquilina,  
Member

Voting in the Negative:

Abstained:

Recused:

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**RECORD OF ACTION:**

**DATE:** October 20, 2023

**SUBJECT:** 342 BEACON ST - Certificate of Appropriateness

At a scheduled meeting and public hearing on October 19, 2023 the Chestnut Hill Historic District Commission, by roll call vote of 4-0,

**RESOLVED to grant** a Certificate of Appropriateness for the project as submitted at 342 BEACON ST to install open picket wood fencing and gates to connect the back corners of the house to the existing fencing to enclose the backyard.

Voting in the Affirmative:

- Peter Vieira, Chair,  
FAIA
- Robert Imperato,  
Member
- Rick Wetmore,  
Member
- Scott Aquilina,  
Member

Voting in the Negative:

Abstained:

Recused:

**Administrative discussion**

Informal review, 31 Chestnut Hill Terrace: The owner, Dava Singer, asked the commission for feedback on a curbing application. The owners applied for the curbing betterment program over two years ago and were not told that they needed to also apply to the commission. There were water and icing issues that made the front walkway unsafe and impossible to use in the winter, and delivery and landscaping trucks constantly damaged the walkway and front of the property. She noted that properties across the street already had curbing. They were concerned that they would miss the installation cut off and have to wait another year. Staff confirmed that the commission had approved the curbing across the street at number 28. Commissioners indicated that they would support the application. S. Aquilina was sympathetic to the issues of safety and property damage and noted that there was curbing elsewhere on the street. R. Imperato said it was a reasonable request given the circumstances. P. Vieira agreed that safety and property damage were concerns and added that the street configuration, a narrow dead end, probably exacerbated the issues with car and truck traffic and parking. The commission still needed to review curbing projects to determine if they were appropriate. Commissioners agreed to schedule an additional meeting on November 7<sup>th</sup> to vote on the application.

The meeting was adjourned at 8:20 p.m.

Recorded by Barbara Kurze, Senior Preservation Planner