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

DATE: June 20, 2024

PLACE/TIME: Fully Remote

ATTENDING: Peter Vieira, FAIA, Chair
Scott Aquilina, Member
Robert Imperato, Member
Matthew Montgomery, Member
Barbara Kurze, Commission Staff

ABSENT: Susana Lannik, Member
Rick Wetmore, 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 M. Montgomery. B. Kurze acted as recording secretary and the meeting was recorded on Zoom.

37 Suffolk Road – Certificate of Appropriateness

This review was continued from the May meeting. Brendan Cantelli and John Connaughty presented an application to install a generator on the left side of the house and screen it with evergreens. The location was changed so that the generator would be behind the chimney and the existing HVAC equipment instead of close to the front of the house. The generator could not be located by the garage because of setback requirements.

Materials Reviewed:

Application: <https://newtonma.viewpointcloud.com/records/826329>

PDF File: Compiled 37 Suffolk

Assessors database map

Site plan showing location of generator

Photos

Generator information

MHC Form B

There was discussion about the orientation of the generator and whether the short side should face Suffolk Road. M. Montgomery said the short side should be oriented to the driveway to minimize what was visible looking down the driveway. M. Montgomery moved to grant a Certificate of Appropriateness for the

application as submitted. S. Aquilina seconded the motion. There was a roll call vote, and the motion was passed, 4-0.

RECORD OF ACTION:

DATE: June 21, 2024

SUBJECT: 37 SUFFOLK RD - Certificate of Appropriateness

At a scheduled meeting and public hearing on June 20, 2024 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 37 SUFFOLK RD to install a generator behind the chimney and existing HVAC equipment on the left side of the house.

Voting in the Affirmative:

- Peter Vieira, Chair,
FAIA
- Robert Imperato,
Member
- Matthew
Montgomery, Vice
Chair
- Scott Aquilina,
Member

Voting in the Negative:

Abstained:

Recused:

47 Suffolk Road – Certificate of Appropriateness

Eddie Henriquez presented an application to patch the existing asphalt driveway and add hot liquid asphalt and gray chip seal.

Materials Reviewed:

Application: <https://newtonma.viewpointcloud.com/records/827146>

Pdf: Compiled 47 Suffolk

Assessors database map

Aerial view with driveway dimensions

Photos

Photos of proposed aggregate

Description of project work

Photos of chip seal driveways in the neighborhood

MHC Form B

P. Vieira said that the commission preferred to see chip seal instead of asphalt and that the proposed aggregate sample was appropriate. Commissioners agreed that the chip seal was an improvement. S. Aquilina moved to grant a Certificate of Appropriateness for the application as submitted. M. Montgomery seconded the motion. There was a roll call vote, and the motion was passed, 4-0.

RECORD OF ACTION:**DATE:** June 21, 2024**SUBJECT:** 47 SUFFOLK RD - Certificate of Appropriateness

At a scheduled meeting and public hearing on June 20, 2024 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 47 SUFFOLK RD to patch the existing asphalt driveway and add hot liquid asphalt and chip seal.

Voting in the Affirmative:

- Peter Vieira, Chair,
FAIA
- Robert Imperato,
Member
- Matthew
Montgomery, Vice
Chair
- Scott Aquilina,
Member

Voting in the Negative:**Abstained:****Recused:****101 Old Orchard Road – Certificate of Appropriateness**

Nathaniel Salter and Steven Overstreet presented the application to replace the front door and hardware and install a mail slot.

Materials Reviewed:Application: <https://newtonma.viewpointcloud.com/records/827682>

Pdf: Compiled 101 Old Orchard mail slot

Assessors database map

Project description

Photos

Shop drawing of door

Door hardware product information

MHC Form B

There was discussion about the change in style, but commissioners agreed that the changes were appropriate. P. Vieira moved to grant a Certificate of Appropriateness for the application as submitted. M. Montgomery seconded the motion. There was a roll call vote, and the motion was passed, 4-0.

RECORD OF ACTION:**DATE:**

June 21, 2024

SUBJECT:

101 OLD ORCHARD RD - Certificate of Appropriateness

At a scheduled meeting and public hearing on June 20, 2024 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 101 OLD ORCHARD RD to replace the front door and hardware and install a mail slot.

Voting in the Affirmative:

- Peter Vieira, Chair,
FAIA
- Robert Imperato,
Member
- Matthew Montgomery,
Vice Chair
- Scott Aquilina, Member

Voting in the Negative:Abstained:Recused:**92 Reservoir Avenue – Certificate of Appropriateness**

Franklin Schwarzer, Carolyn Mansfield, and Robert Lawrence presented the remediation plan for the vents installed at the front of the house that were confirmed to be in violation. The plan was to remove the pipe vents, repair the stucco, and route the vents through the right-hand chimney. The flue was determined to be large enough and flexible polypropylene pipes made it possible to vent through the flue. The vents would require a cap which would be visible at the top of the chimney.

Materials Reviewed:

Application: <https://newtonma.viewpointcloud.com/records/820645>

PDF File: Compiled 92 Reservoir vents

Photos

Remediation plan description

Vent specifications

Elevations

P. Vieira said it was a good solution. Other commissioners agreed. P. Vieira moved to grant a Certificate of Appropriateness for the application as submitted. R. Imperato seconded the motion. There was a roll call vote, and the motion was passed, 4-0. The small copper vent could stay.

RECORD OF ACTION:

DATE: June 24, 2024

SUBJECT: 92 RESERVOIR AVE - Certificate of Appropriateness

At a scheduled meeting and public hearing on June 20, 2024 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 92 RESERVOIR AVE to remove the two installed vents at the front of the house that were confirmed to be in violation, repair the stucco to match existing, and route the vents through the right-hand chimney, and install a vent cap.

After the work has been completed and approved by Historic, the violation will be remediated.

Voting in the Affirmative:

- Peter Vieira, Chair,
FAIA

Voting in the Negative:Abstained:Recused:

- Robert Imperato,
Member
- Matthew
Montgomery, Vice
Chair
- Scott Aquilina,
Member

61 Gate House Road – Working Session

Drew Tessier and Stephen Daly requested feedback on projects to expand the existing garage and convert it to living space, and to install solar panels on the roof faces and on the flat roof of the side addition. A balustrade which would match the previously approved balustrade would be added to the side addition to screen the solar panels. The owners wanted to add dormers and an exterior stair to the garage.

Materials Reviewed:

Application: <https://newtonma.viewpointcloud.com/records/830273>

Pdf: Compiled 61 Gate House

Assessors database map

Photos

Elevations

MHC Form B

P. Vieira commented that because of the corner location of the property and the topography, the proposed garage changes and solar panels would be very visible. Commissioners wanted to see site lines and profiles. There was discussion about the height of the proposed balustrade. P. Vieira commented that the existing garage had a very simple design and was built into the landscape. The proposed design was very complex, and the stairs were conspicuous. The applicants showed a second option; commissioners agreed that it was much better. There was discussion about replacement windows; Staff would send the applicants information about retrofitting the existing windows. The applicants said they would take the commission feedback and come back for another working session.

12 Acacia Avenue – Final Project Approval

Kyle Xue presented the work that was done to install windows in the former garage area.

Materials Reviewed:

Application: <https://newtonma.viewpointcloud.com/records/798044>

Pdf: Compiled 12 Acacia former garage issues

Drawing and photo marked to show issue

Email from owner explaining window construction and installation

Approved application

P. Vieira explained that the reason this was brought to the commission was because the way the new windows were set within the depth of the wall did not match the windows above them. The application stated that the installation would match. He said the commission needed to require section drawings going forward. M. Montgomery stated that he liked the new windows and felt that they were better than the existing; the match was close enough. He did note that if the windows were on the same plane, that he would agree that there was an issue. Other commissioners agreed that the finished project work looked fine. P. Vieira moved to

approve the final project work to install windows at the front of the former attached garage. R. Imperato seconded the motion. There was a roll call vote, and the motion was passed, 4-0.

RECORD OF ACTION:

DATE: June 24, 2024

SUBJECT: 12 Acacia Avenue – Final Project Approval

At a scheduled meeting and public hearing on June 20, 2024, the Chestnut Hill Historic District Commission, by roll call vote of 4-0,

RESOLVED to **approve** the final project work as constructed at 12 Acacia Avenue to install windows at the front of the former attached garage area.

Voting in the Affirmative:

Peter Vieira, Chair

Scott Aquilina, Member

Robert Imperato, Member

Matthew Montgomery, Member

46 Woodman Road – Final Project Approval

This review was continued from previous meetings. Marc Kantrowitz and Michael Couture presented updated detail and elevation drawings that showed the entire balustrade.

Materials Reviewed:

Application: <https://newtonma.viewpointcloud.com/records/755522>

Updated balustrade materials:

PDF File: 46 WOODMAN-053124

Detail drawings

Elevations

Materials from earlier reviews:

PDF File: 46 Woodman Final Project

Assessors database map

Chimney photos and drawings

2014 photo of brick chimney

2019 photo of brick chimney covered with stone veneer

2019 drawing showing brick chimney dimensions

2024 photos of brick chimney after stone veneer was removed

Photos showing conditions as stone veneer was removed

Balustrade photos and drawings

Photos of existing conditions

2014 photo of the columns

2019 drawings of the columns and balustrade

2019 detail drawing and as-built photo of the balustrade

P. Vieira said that the proportions looked good. He wanted to see detailed drawings of the top rail, large corner posts, intermediate posts, and trim. These could be submitted to Staff and the architect for review and approval. P. Vieira moved to grant a Certificate of Appropriateness for the balustrade remedy with the requirement that detail drawings be submitted for administrative review and approval. M. Montgomery seconded the motion. There was a roll call vote, and the motion was passed, 4-0.

RECORD OF ACTION:**DATE:** June 24, 2024**SUBJECT:** 46 Woodman Road - Certificate of Appropriateness

At a scheduled meeting and public hearing on June 20, 2024, the Chestnut Hill Historic District Commission, by vote of 4-0, **RESOLVED to grant** a Certificate of Appropriateness for the application as submitted at 46 Woodman Road to remedy the issues with the installed balustrade **subject to submission and review and approval by Staff and the commission architect of the detail drawings of the top rail, large corner posts, intermediate posts, and trim.**

Voting in the Affirmative:

Peter Vieira, Chair

Scott Aquilina, Member

Robert Imperato, Member

Matthew Montgomery, Member

111 Suffolk Road – Certificate of Appropriateness

There was no one present to discuss the application. Staff noted that commissioners could review the application if there were no questions or concerns about what was proposed. Commissioners agreed that the fiberglass gutters with the historic profile could be approved. M. Montgomery was concerned about how the trim work would be replaced to make sure it matched; the soffit and fascia details were complicated. P. Vieira noted that the soffits varied in depth. There was also a question about the reuse of the aluminum downspouts. S. Aquilina agreed that the applicants should answer questions about the details of the work. The application was moved to the July 2024 meeting agenda.

Administrative discussion**Minutes:** The April 2024 minutes were approved with edits and the May 2024 minutes were approved.**Commission elections:** Staff advised that Commission elections would be held at the July meeting

The meeting was adjourned at 9:05 p.m.

Recorded by Barbara Kurze, Senior Preservation Planner