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

DATE: September 19, 2024

PLACE/TIME: Fully Remote

ATTENDING: Peter Vieira, FAIA, Chair
Scott Aquilina, Member
Susana Lannik, Member
Matthew Montgomery, Member
Rick Wetmore, Member
Nancy Greenberg, Alternate
Barbara Kurze, Commission Staff

ABSENT: Robert Imperato, 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, S. Lannik, M. Montgomery and R. Wetmore. Alternate N. Greenberg was appointed to vote as a full member. B. Kurze acted as recording secretary and the meeting was recorded on Zoom.

61 Gate House Road – Certificate of Appropriateness

Drew Tessier presented an application to retrofit all the operable windows and some of the fixed doors and windows. They would work with the company that retrofitted the windows at 9 Old Orchard Road – CT Bi-Glass. The hardware would be refurbished. They would not be adding screens to the windows.

Materials Reviewed:

Application: <https://newtonma.viewpointcloud.com/records/840807>

Pdf: Compiled 61 Gate House

Assessors database map

Photos of the house

Photos of window details

Photos of a sample retrofitted window (not from this property)

MHC Form B

Preserving the Past  Planning for the Future

THESE ARE DRAFT MINUTES WHICH HAVE NOT BEEN APPROVED BY THE COMMISSION

P. Vieira commented that the site visit was very helpful in understanding the existing conditions. There was discussion about the low-e coating and whether the windows with the coating would look different from the windows without it. Commissioners agreed the low-e coating needed to be reviewed and approved before the applicants could proceed with it. P. Vieira moved to grant a Certificate of Appropriateness for the application as submitted with the condition that the a comparison of a window with the low-e coating and an existing window be provided for review and final approval. S. Lannik seconded the motion. There was a roll call vote, and the motion was passed, 6-0.

RECORD OF ACTION:

DATE: September 24, 2024

SUBJECT: 61 GATE HOUSE RD - Certificate of Appropriateness

At a scheduled meeting and public hearing on September 19, 2024 the Chestnut Hill Historic District Commission, by roll call vote of 6-0,

RESOLVED to grant a Certificate of Appropriateness for the project as submitted at 61 GATE HOUSE RD to retrofit all of the operable windows and some of the fixed doors and windows to make them more energy efficient with the requirement that if the applicants want to proceed with low-e coating on the windows that the commission verify that the low-e windows will have the same appearance as the windows that are not being retrofitted. The applicant must submit photos of a side-by-side comparison for final approval; a site visit may also be required.

Voting in the Affirmative:

- Peter Vieira, Chair,
FAIA
- Susana Lannik,
Member
- Matthew
Montgomery, Vice
Chair
- Rick Wetmore,
Member
- Scott Aquilina,
Member
- Nancy Greenberg,
Alternate

Voting in the Negative:

Abstained:

Recused:

25 Nancy Road – Certificate of Appropriateness

Dale Holman and Darren Gladeau presented an application to replace all the casement and fixed windows with custom new construction/full frame Pella Enduraclad - aluminum clad windows. The existing window dimensions and exterior trim would be replicated. D. Gladeau explained that the new windows were measured to be the same and to maintain the exterior character. They would remove the exterior casing but would reapply it with PVC with the same width.

Materials Reviewed:

Application: <https://newtonma.viewpointcloud.com/records/840515>

Pdf: Compiled 25 Nancy

Assessors database map
 Photos
 Project description
 Window measurements
 Pella proposal
 Section drawings
 Application approved in March 2020
 MHC Form B

P. Vieira noted that the commission had approved an Andersen fiberglass window in 2020. D. Holman explained that she did not like the amount of glass that was lost with the Andersen window design; the proposed Pella window would retain the existing amount of glass. P. Vieira commented that the dimensions appeared to be within a quarter of an inch to an eighth of an inch. Commissioners agreed that the proposed replacement window was appropriate. S. Aquilina moved to grant a Certificate of Appropriateness for the application as submitted. S. Lannik seconded the motion. There was a roll call vote, and the motion was passed, 6-0 with one recusal.

RECORD OF ACTION:

DATE: September 24, 2024

SUBJECT: 25 NANCY RD - Certificate of Appropriateness

At a scheduled meeting and public hearing on September 19, 2024 the Chestnut Hill Historic District Commission, by roll call vote of 6-0,

RESOLVED to grant a Certificate of Appropriateness for the project as submitted at 25 NANCY RD to replace all the casement and fixed windows with custom Pella Enduraclad - aluminum clad windows and replicate the exterior trim. The windows will be new construction/full frame windows and will replicate the existing sizing.

Voting in the Affirmative:

Voting in the Negative:

Abstained:

Recused:

- Peter Vieira, Chair,
FAIA
- Susana Lannik,
Member
- Matthew
Montgomery, Vice
Chair
- Rick Wetmore,
Member
- Scott Aquilina,
Member
- Nancy Greenberg,
Alternate

Administrative discussion

Minutes: The August 2024 minutes were approved with edits.

Fiberglass gutters: Commissioners agreed that the commission would continue to review proposed replacement fiberglass gutters to confirm that the profiles matched the existing wood until there were more finished projects in the district to review. This could be revisited after the project at 137 Suffolk Road was completed.

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The meeting was adjourned at 8:00 p.m.

Recorded by Barbara Kurze, Senior Preservation Planner

DRAFT