



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

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

**DATE:** July 31, 2024

**PLACE/TIME:** Fully Remote

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

**ABSENT:** Scott Aquilina, Member

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

**111 Suffolk Road – Certificate of Appropriateness**

This review was continued from the previous meeting because no one was present at the June meeting. Commissioners had agreed that the fiberglass gutters would be appropriate but wanted more details about how the trim repairs would be done. Jacqie Dent and Todd Mellor presented an application to replace wood gutter sections with fiberglass gutters, reuse the existing downspouts, and repair and replace rotted fascia and soffit with composite. They explained that they had extra corbels and could also replicate them in wood. Other decorative trim elements would be replaced in-kind as required.

**Materials Reviewed:**

Application: <https://newtonma.viewpointcloud.com/records/828013>

Pdf: Compiled 111 Suffolk

Assessors database map

Photos

Photos marked to show gutters to be replaced

Fiberglass gutter and AZEK product information

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## MHC Form B

Commissioners agreed that the proposed work was appropriate and that decorative elements should be replaced in-kind as required. P. Vieira 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, 5-0.

## RECORD OF ACTION:

DATE: August 1, 2024

SUBJECT: 111 SUFFOLK RD - Certificate of Appropriateness

At a scheduled meeting and public hearing on July 31, 2024 the Chestnut Hill Historic District Commission, by roll call vote of 5-0,

RESOLVED to grant a Certificate of Appropriateness for the project as submitted at 111 SUFFOLK RD to replace wood gutter sections with fiberglass gutters with a historic profile, reuse the existing downspouts, repair and replace rotted fascia and soffit with composite, and replace custom wood decorative elements such as corbels in-kind as required.

Voting in the Affirmative:

Voting in the Negative:

Abstained:

Recused:

- Peter Vieira, Chair,  
FAIA
- Robert Imperato,  
Member
- Susana Lannik,  
Member
- Matthew  
Montgomery, Vice  
Chair
- Rick Wetmore,  
Member

**17 Old England Road – Certificate of Appropriateness**

Sanna Belorusets presented an application to repaint the siding, trim and shutters using a color palette like the existing. She proposed adding to the window trim so that the shutters could be reinstalled in the trim instead of directly in the brick. She also wanted to change the design and size of the previously approved windows in the addition. The brick column at the front of the garage would be removed and the existing two garage doors would be replaced with one garage door.

**Materials Reviewed:**Application: <https://newtonma.viewpointcloud.com/records/831141>

PDF File: Compiled 17 Old England

Assessors database map

Photos

Project description

Product information

MHC Form B

Commissioners agreed that the paint colors were a good match and the changes to the windows were appropriate. There was discussion about adding window trim for the shutters. P. Vieira said that the trim would add too much width and destroy the window proportions. He recommended that the owner work with a good carpenter and come back with an appropriate solution. Commissioners said the proposed change to the garage and garage doors was appropriate and that the owner should confirm that the column could be removed without jeopardizing the support of the structure.

P. Vieira moved to grant a Certificate of Appropriateness for the application as submitted except for the entry door which required that the product specifications be submitted to Staff for final review and approval, and the installation of the shutter brackets which was not approved and would be reviewed at a future meeting. S. Lannik seconded the motion. There was a roll call vote, and the motion was passed, 5-0.

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RECORD OF ACTION:

DATE: August 1, 2024

SUBJECT: 17 OLD ENGLAND RD - Certificate of Appropriateness

At a scheduled meeting and public hearing on July 31, 2024 the Chestnut Hill Historic District Commission, by roll call vote of 5-0, RESOLVED to grant a Certificate of Appropriateness for the project as submitted at 17 OLD ENGLAND RD to modify paint color palette, change the previously approved window program and entry door on the left-side addition with the requirement that the product specification for the new door will be submitted to Staff for final review and approval, and change the garage door openings from two to one and install a new garage door. The proposal to install the shutter brackets is not approved and the review will be continued to a future regularly scheduled meeting.

Voting in the Affirmative:      Voting in the Negative:      Abstained:      Recused:

- Peter Vieira, Chair,  
FAIA
- Robert Imperato,  
Member
- Susana Lannik,  
Member
- Matthew  
Montgomery, Vice  
Chair
- Rick Wetmore,  
Member

R. Wetmore left the meeting.

**152 Suffolk Road – Final Project Approval**

Evan Holbritten presented the final project as-built work.

Materials Reviewed:

Application: <https://newtonma.viewpointcloud.com/records/759070>

Pdf: 152 Suffolk Site Visit Docs

Photos of final project work  
Decisions  
Approved plans

Commissioners agreed that the project work matched what the commission had approved and said that the applicants had done a great job. P. Vieira moved to approve the final project. S. Lannik seconded the motion. There was a roll call vote, and the motion was passed, 4-0.

**RECORD OF ACTION:**

**DATE:** August 1, 2024

**SUBJECT:** 152 Suffolk Road – Final Project Approval

At a scheduled meeting and public hearing on July 31, 2024, the Chestnut Hill Historic District Commission, by roll call vote of 4-0, with one recusal,

**RESOLVED** to **approve** the final project work as constructed at 152 Suffolk Road for the second-story porch railings, and the hardscaping and site elements, including the shed, moving the play structure to the back of the property, the fencing, the pool terrace, pool, outdoor kitchen and pergola, and the generator and generator screening.

**Voting in the Affirmative:**

Peter Vieira, Chair  
Matthew Montgomery, Member      Robert Imperato, Member  
Susana Lannik, Member

**Recused:**

Rick Wetmore, Member

**Administrative discussion**

**Minutes:** Commissioners asked to move the review of the September and October 2023 and June 2024 minutes to the next meeting.

**Administrative approval of chip seal:** Commissioners agreed that chip seal was the preferred over asphalt for driveway and parking areas, and that Staff could administratively approve applications that were adding chip seal to existing asphalt driveways. P. Vieira moved to approve administrative approval for projects to add chip seal to existing asphalt driveways. S. Lannik seconded the motion. There was a roll call vote, and the motion was passed, 4-0.

**RECORD OF ACTION:**

**DATE:** August 1, 2023

**SUBJECT:** Chestnut Hill Historic District Commission – Administrative Approval of Composite Decking Projects

At a scheduled meeting and public hearing on July 31, 2024, the Chestnut Hill Historic District Commission, by vote of 4-0,

**RESOLVED** to allow administrative approval of applications to add chip seal to existing asphalt driveways.

**Voting in the Affirmative:**

Peter Vieira, Chair  
Matthew Montgomery, Member      Robert Imperato, Member      Susana Lannik, Member

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Commission elections: The current commission chair, vice chair and secretary agreed to continue in their respective roles. P. Vieira moved to nominate the current slate: P. Vieira for chair, Matthew Montgomery for Vice Chair, and Robert Imperato for Secretary. M. Montgomery seconded the motion. The motion passed 4-0.

**RECORD OF ACTION:**

**DATE:** August 1, 2023

**SUBJECT:** Chestnut Hill Historic District Commission Election

At a scheduled meeting and public hearing on July 31, 2024, the Chestnut Hill Historic District Commission, by vote of 4-0,

**RESOLVED** to elect Peter Vieira as Chair, Matthew Montgomery as Vice Chair and Robert Imperato as Secretary.

**Voting in the Affirmative:**

Peter Vieira, Chair

Robert Imperato, Member

Susana Lannik, Member

Matthew Montgomery, Member

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

Recorded by Barbara Kurze, Senior Preservation Planner