



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
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Barney S. Heath
Director

RECORD OF ACTION:

DATE: July 24, 2019

SUBJECT: 95 Suffolk Road - Certificate of Appropriateness

At a scheduled meeting and public hearing on July 18, 2019 the Chestnut Hill Historic District Commission, by vote of 5-0,

RESOLVED to issue a Certificate of Appropriateness for the application as submitted at 95 Suffolk Road to build an addition, to install a new window, to relocate a chimney and replace windows, and to paint the house and garage **except for the front elevation roofline and window of the addition which is not approved, and with the requirement that detail of the chimney crown and brick match must be provided for Staff review and final approval, and that the revised elevations of the addition window and roofline as seen from the public way must be submitted for Commission review and final approval.**

Voting in the Affirmative:

John Wyman, Chair

Susana Lannik, Member

Peter Vieira, Member

Sam Perry, Alternate

Ed Zielinski, Alternate

Barbara Kurze, Commission Staff

DATE TRACKING

Date Notice Sent: 7-5-19

Date of Hearing/Meeting: 7-18-19

Date of Decision: 7-18-19

ACTION TAKEN

Accepted: X

Denied: _____

Reason for Action: Appropriate.

TYPE OF CERTIFICATION ISSUED



Appropriateness



Non-Applicability



Hardship

Conditions: See details above.

Chairman or Secretary

7-24-2019

Date

Please check with Inspectional Services Department to see if a building permit will be required and also note that final project work requires Historic Preservation staff or Historic District Commission approval (see attached *Historic District Final Project Approval Process.*)



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HISTORIC DISTRICT FINAL PROJECT APPROVAL PROCESS

Historic Preservation Staff, and sometimes the Historic District Commission, must approve the final project work. Without that approval, ISD will not close out the building permits and will not issue a Certificate of Occupancy. Please contact Historic Preservation Staff once all of the project work is completed to start the process. On average, the approval process may take a week and may take longer if the Commission needs to review the project work.

It is the owner's responsibility to make sure that the completed work matches the site plans, exterior plans and elevations, details and materials that were approved by the Commission. Any changes to what was approved and any new elements must be submitted to the Commission for review and approval.

If it is determined that the final project work does not match exactly what the Commission approved, or includes new elements that were not approved, the project will be considered to be in violation and the final project approval will not be issued until all of the discrepancies are satisfactorily resolved.

All future work will be put on hold and no new building permits will be issued pending resolution with the Commission. The Commission can require that work be redone to match what was approved. The Commission is also authorized to issue a fine of up to \$300.00 per offense for each day that the violation continues.



Project # 19060041

CITY OF NEWTON, MASSACHUSETTS

Department of Planning and Development

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NEWTON LOCAL HISTORIC DISTRICT

Amendment to Existing

CERTIFICATE OF APPROPRIATENESS or CERTIFICATE OF HARDSHIP

Date: 10/11/2019

I. Property Address 95 Suffolk Road

II. Name of Local Historic District Chestnut Hill Historic District

III. Property Owner Name Sarah and Hans Sherman

Address 95 Suffolk Road Newton, MA 02467

Phone # 617-966-9559 Email sarahmorelandsherman@gmail.com

IV. Applicant Name Matthew Simitis, Curl Simitis Architecture + Design

Address 533 Main Street #6 Melrose, MA 02176

Phone # 781-620-2736 Email msimitis@cs-ad.com

Date of Original Certificate Approval 7/15/2019, 8/15/2019

Proposed Change to Previous Approval (attach additional material if needed):

WORK VISIBLE FROM A PUBLIC WAY

1. Remove single story mudroom addition from current scope of work. This addition will require a special permit from the city, which we are currently pursuing. We will propose amending the Certificate of Appropriateness again to include that work once the special permit process is complete.

WORK NOT VISIBLE FROM A PUBLIC WAY

- 2. Changes to window size and arrangement at rear/side elevation at single story shed addition.
3. Addition of French door (pair) and sidelites from Family Room to exterior terrace at side elevation.
4. Addition of three skylights on single story shed roof at rear of house.
5. Addition of entry door to single story shed addition on garage side elevation. (This door is primarily for current permitting purposes and will be removed from the scope of work if the special permit mudroom addition is approved.)



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RECORD OF ACTION:

DATE: October 16, 2019

SUBJECT: 95 Suffolk Road - Certificate of Non-Applicability

Amend the previously approved plans with changes to the proposed mudroom and the door and window program which will not be visible from a public or private way. **If any of these changes are visible from a public way, they will need to be presented at a regularly scheduled Commission meeting for review and approval.** The changes are: 1) the mudroom addition will not be built; 2) the existing rear addition will be rebuilt on the same footprint; 3) the window and door program on the rear addition; 4) the window design and lite pattern on the rear addition; 5) the addition of three skylights to the rear addition; and 6) the removal of existing left side bay windows and installation of French doors and sidelites.

Barbara Kurze, Commission Staff

DATE TRACKING

Date Notice Sent: NA

Date of Hearing: NA

Date of Decision: 10-15-19

ACTION TAKEN

Accepted: X

Denied:

Reason for action: Not visible.

TYPE OF CERTIFICATION ISSUED

Appropriateness

Non-Applicability

Hardship

Conditions:

Chairman or Secretary

10-16-2019

Date