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

DATE: October 15, 2020

PLACE/TIME: Fully Remote

ATTENDING: Peter Vieira, FAIA, Chair
Brett Catlin, Member
Robert Imperato, Member
Susana Lannik, Member
Matthew Montgomery, Member
Rick Wetmore, Member
John Wyman, Member
Barbara Kurze, Commission Staff

ABSENT: Samuel Perry, Alternate

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

20 Malia Terrace – Certificate of Appropriateness

Karin Patel presented an application to renovate the garage. The work would include installing an ice and water shield underlayment which requires removing and re-installing slate shingles. The slate shingles at the roof edges would be permanently removed so that a copper apron could be installed. Other repairs included re-flashing the chimney, repairing the wood trim, replacing roof vents and downspouts with copper ones, and replacing the wood gutters in-kind.

Materials Reviewed:

Project description

Photographs

Assessors database map

Ice and water shield information (not visible)

Commission members agreed that the project was appropriate. 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 passed unanimously, 7-0.

RECORD OF ACTION:**DATE:** October 16, 2020**SUBJECT:** 20 Malia Terrace – Certificate of Appropriateness

At a scheduled meeting and public hearing on October 15, 2020 the Chestnut Hill Historic District Commission, by roll call vote of 7-0,

RESOLVED to grant a Certificate of Appropriateness for the application as submitted at 20 Malia Terrace to renovate the garage including installing an ice and water shield underlayment, removing the slate shingles at the roof edges to install a copper apron, re-flashing the chimney, repairing the wood trim, replacing roof vents and downspouts with copper vents and downspouts, and replacing the wood gutters in-kind.

Voting in the Affirmative:

Peter Vieira, Chair

Brett Catlin, Member

Robert Imperato, Member

Susana Lannik, Member

Matthew Montgomery, Member

Rick Wetmore, Member

John Wyman, Member

95 Suffolk Road – Certificate of Appropriateness

This review was continued from previous meetings. Sarah Sherman presented an application to relocate the front walkway and replace the concrete with bluestone, add a bluestone landing, bluestone steps, a stone stepper path and three gates. They also submitted information about the plantings to screen the utility box.

Materials Reviewed:

Photographs

Plans

Sections

Product and material information

There was discussion about the gates. P. Vieira wanted Gate A to be more transparent and said there should be a hierarchy so that Gate C was utilitarian, and Gate B could be like A or C. He thought that the curvature would be a nice feature on the smaller gates. There was discussion about the monolithic steps connecting the driveway and house. The owners needed to submit an amendment for review by Staff and the commission architect if they wanted to change the monolithic steps to steps matching the ones at the front walkway. They also needed to submit the application for the gates and landscape lights for review at a Commission meeting. J. Wyman moved to grant a Certificate of Appropriateness for the application as submitted except for the gates and with conditions. M. Montgomery seconded the motion. There was a roll call vote and the motion passed unanimously, 7-0.

RECORD OF ACTION:**DATE:** October 16, 2020**SUBJECT:** 95 Suffolk Road – Certificate of Appropriateness

At a scheduled meeting and public hearing on October 15, 2020 the Chestnut Hill Historic District Commission, by roll call vote of 7-0,

RESOLVED to grant a Certificate of Appropriateness for the application as presented at 95 Suffolk Road to relocate the front walkway and replace the concrete with bluestone; to install a bluestone landing at the front steps, bluestone stairs with risers on the front path connecting the sidewalk to the front steps, and monolithic granite steps at the driveway; to install a stone stepper path and wood gate with open lattice on the left side of the house; and to screen the utility box with plantings. **If the driveway steps are changed to bluestone steps as discussed, the changes must be submitted to Staff and**

the Commission architect for final review and approval. The final design for the smaller gates (B & C) and any other changes must be submitted for review at a regularly scheduled Commission meeting.

Voting in the Affirmative:

Peter Vieira, Chair	Brett Catlin, Member	
Robert Imperato, Member	Susana Lannik, Member	Matthew Montgomery, Member
Rick Wetmore, Member	John Wyman, Member	

339 Hammond Street – Certificate of Appropriateness

Paolo Abelli presented an application to install wood fences and gates to enclose the backyard. The proposed fence was a four-foot-tall, closed board with two-foot lattice topper fence. There would be no changes to the stone walls.

Materials Reviewed:

Assessors database map
Fence plan
Photographs
Product and material information
MHC Form B

There was discussion about the planned fence along the driveway area and the gate between the two walls. P. Vieira said the transition needed to be carefully done. J. Wyman noted that openness was an important characteristic of the district. M. Montgomery was less concerned with the fence section connecting to the right side of the house. He agreed that the driveway area and gate between the stone wall sections needed to be transparent; the gate should present as an entrance into the garden and not as a barrier. Commission members agreed that the fence at the driveway and the gate between the stone walls needed to be transparent. P. Vieira said that the open picket fence was appropriate and would work well with the necessary height adjustments. The closed board fence with the topper would not be appropriate for those sections. S. Lannik thought the dark green color would blend in. Commission members agreed that the owner needed to submit a detailed proposal for Commission review and approval, and then Staff would schedule a publicly noticed meeting.

31 Chestnut Hill Terrace – Certificate of Appropriateness

Franklin Schwarzer, Bo and Anthony Trase presented an application for several elements which were changed without review and approval from the Commission. They were unable to restore the existing front door and replaced it; the door hardware was reused. The Commission approved a Trex railing system that would have the appearance of a traditionally built wood railing system. In the process of installing these, the owners realized that the required installation brackets would be an issue and replaced the top rails with Ipe rails. The Commission required that the garage door not have the top row of lights, but the door with the top row of lites was ordered and installed. A retaining wall with lattice was installed at the back which was not visible from the street. The owners also wanted the Commission to confirm that there were no other issues with the final project and that the final project approval could be issued once the items in violation were addressed.

Materials Reviewed:

Description of violations
Photographs
Approved applications, decisions, and drawings for:

- 8-15-2019: garage door, driveway and grass paver areas, trim and railings details
- 7-18-2019: products and materials

- 6-20-2019: overall design and massing, regrading, and retaining wall

P. Vieira and J. Wyman said the door should have been painted black to match the original door; painting was the traditional treatment, and the black color was more formal (Item 1.) M. Montgomery and S. Lannik agreed that the change to the railing system (Item 2) was an improvement. Commission members agreed that the change to the garage door (Item 3) was insignificant and that the retaining wall with lattice was not visible. A. Trase confirmed that the new meter was in the same location as the original (Item 5) and that the shutters matched the original ones and used the original hardware, except for the shutters on the left addition (Item 6). P. Vieira noted that the walkway flared out at the sidewalk and the front entry (Item 4) which was not on the approved plans. Commission members agreed this was a minimal change and not inappropriate. P. Vieira moved to grant a Certificate of Appropriateness to accept the project as constructed including the deviations as discussed. S. Lannik seconded the motion. There was a roll call vote and the motion passed unanimously, 7-0 for items 2 through 6, and passed 5-2 for item 1.

RECORD OF ACTION:

DATE: October 16, 2020

SUBJECT: 31 Chestnut Hill Terrace – Certificate of Appropriateness (Violations)

At a scheduled meeting and public hearing on October 15, 2020 the Chestnut Hill Historic District Commission, by roll call vote of 7-0 for items 2 through 6; and 5-2 for item 1.

RESOLVED to grant a Certificate of Appropriateness for the application as submitted at 31 Chestnut Hill Terrace for the following deviations from the approved plans as executed and as discussed: 1) varnished replacement front door; 2) railing systems with wood top rail sections; 3) garage door with top row of lites; 4) walkway configuration with flare at the front steps and at the sidewalk; 5) replacement meter on the front; and 6) changes to the shutter hardware. P. Vieira and J. Wyman voted against approving the varnished front door; the original black paint was consistent with the style and period of the house and was more formal.

Voting in the Affirmative for Items 2 through 6:

Peter Vieira, Chair	Brett Catlin, Member	
Robert Imperato, Member	Susana Lannik, Member	Matthew Montgomery, Member
Rick Wetmore, Member	John Wyman, Member	

Voting in the Affirmative for Item 1:

Brett Catlin, Member	Robert Imperato, Member	Susana Lannik, Member
Matthew Montgomery, Member	Rick Wetmore, Member	

Voting in the Negative for Item 1:

Peter Vieira, Chair	John Wyman, Member
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RECORD OF ACTION:

DATE: October 16, 2020

SUBJECT: 31 Chestnut Hill Terrace – Certificate of Non-Applicability (Violations)

At a scheduled meeting and public hearing on October 15, 2020 the Chestnut Hill Historic District Commission, by roll call vote of 7-0,

RESOLVED to grant a Certificate of Non-Applicability for the application as submitted at 31 Chestnut Hill Terrace for the following deviations from the approved plans as executed and as discussed: 1) the rear retaining wall; and 2) the lattice system attached to the rear retaining wall.

Voting in the Affirmative:

Peter Vieira, Chair
 Robert Imperato, Member
 Rick Wetmore, Member

Brett Catlin, Member
 Susana Lannik, Member
 John Wyman, Member

Matthew Montgomery, Member

M. Montgomery recused himself.

321 Hammond Street – Certificate of Appropriateness

The Commission agreed to review an emergency application presented by Aengus McAllister to repair the existing deteriorated wood gutters. He was concerned that the work while the weather still permitted it and wanted to avoid potential ice dams, water damage and mold issues. He was in the process of purchasing the house and the application was signed by the current owner.

Materials Reviewed:

Photographs

Staff noted that there was an existing violation; the current owner had replaced six windows without Commission review and approval. A. McAllister said that aluminum-clad windows were installed, and he intended to address this with the Commission. R. Imperato and P. Vieira asked why the issue with the windows was not being addressed with this application. P. Vieira noted that the house had some interesting eave conditions; the gable eaves that were shown in the second photo needed to be replicated and the conditions shown in the eighth photo did not appear to be original. J. Wyman read out Section 22-40(g)(6) of the ordinance which stated that a commission should not review and should issue a Certificate of Non-Applicability for the reconstruction, substantially similar in exterior design, of an exterior architectural feature damaged or destroyed by storm or other disaster. He said the Commission could rule on the gutter repair to secure the integrity of the building. Commission members said that the request to repaint the house would be considered once the window violation was resolved. P. Vieira moved to grant a Certificate of Non-Applicability to for the eight gutter repairs. B. Catlin seconded the motion. There was a roll call vote and the motion passed, 5-2, with one abstention and one recusal.

RECORD OF ACTION:

DATE: October 20, 2020

SUBJECT: 321 Hammond Street – Certificate of Non-Applicability

At a scheduled meeting and public hearing on October 15, 2020 the Chestnut Hill Historic District Commission, by roll call vote of 5-0 with one abstention and one recusal.

RESOLVED to grant a Certificate of Non-Applicability for the application as submitted at 321 Hammond Street for the repair of the wood gutters pursuant to Section 22-40(g)(6) which states that a commission shall not review and shall issue a Certificate of Non-Applicability for the reconstruction, substantially similar in exterior design, of an exterior architectural feature damaged or destroyed by storm or other disaster, provided such reconstruction is begun within one year thereafter and carried forward with due diligence. The Certificate of Non-Applicability includes the ability to repair or replace the wood gutters, and to seal and paint the gutters, to make the structure weather tight.

Voting in the Affirmative:

Peter Vieira, Chair
 Rick Wetmore, Member

Brett Catlin, Member
 John Wyman, Member

Susana Lannik, Member

Abstaining:

Robert Imperato, Member

Recused:

Matthew Montgomery, Member

Administrative discussion

Meeting minutes: The Commission approved the June, July and August meeting minutes and the minutes for the July 2nd and July 29th meetings.

41 Chestnut Hill Road: Commission members agreed that the project was successfully completed and that the project was a good case study for the appropriate transformation of a modest post-war house.

Rules & Regulations and Design Guidelines Administrative meeting: Commission members agreed to discuss dates for the next meeting in the November meeting. There was discussion about adding information about the checklist and submission materials, determining visibility relative to plantings, trees, and fences, and addressing new composite materials.

The meeting was adjourned at 10:45 p.m.

Recorded by Barbara Kurze, Senior Preservation Planner