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

**DATE:** September 17, 2020

**PLACE/TIME:** Fully Remote

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

**ABSENT:** Robert Imperato, Member  
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, S. Lannik, M. Montgomery, R. Wetmore, and J. Wyman. B. Kurze acted as recording secretary and the meeting was recorded on Zoom.

**95 Suffolk Road – Certificate of Appropriateness and Violation**

Sarah Sherman presented three applications. The review of the front porch light was continued from the previous meeting. S. Sherman presented a light fixture design with a brass finish that she thought was in keeping with the age and style of the house and would patina over time. The owners did not want to install a lantern-style fixture as it would hang too low.

S. Sherman presented an application to mitigate the new, larger utility box which was in violation. They proposed painting the new box to match the siding and put in plantings to screen it. Moving the box back 10 feet would violate code and moving it to the porch structure would make it more visible.

The third application is for hardscaping changes. The changes to the front pathway, new stone steps, and some of the new gates would be visible. The front path would be relocated and would be bluestone instead of concrete. Two sets of stone steps with bluestone treads and stone risers would be added. A bluestone landing would be installed at the front entry steps, rectangular bluestone steps would connect the driveway to the front entry, and a fieldstone stepper path would be built on the left side of the house. Three wood gates would

be installed. S. Sherman also presented changes to back of the property, most of which would not be visible. The owners proposed to expand the rear patio, build a two-foot-high stone retaining wall, and install a fire pit. A six-foot-high cedar stockade fence section matching the neighboring fence would be installed along the back-property line.

Materials Reviewed:

Photographs

Site plan

Plans

Product and material information

Commission members agreed that the proposed light fixture was appropriate and recommended warmer lights with 2700K bulbs. P. Vieira moved to grant a Certificate of Appropriateness for the light fixture application as submitted. S. Lannik seconded the motion. There was a roll call vote and the motion passed unanimously, 6-0.

P. Vieira said that painting the box to match the siding should help. He did not want to see an opaque hedge; informal plantings would be better. J. Wyman asked if the box could be lowered; the owner confirmed that it could not be lowered. J. Wyman said the location of the box did not meet the standards of the district; he would consider a Certificate of Hardship. P. Vieira moved to grant a Certificate of Appropriateness for the utility box as installed with the requirement that it would be painted and screened with plantings. S. Lannik seconded the motion. There was a roll call vote, and the motion did not pass as the vote was 3-3. P. Vieira moved to grant a Certificate of Hardship for the utility box as installed on the grounds that a larger box was required for the previous and ongoing electric load, there was no other location where it would be less visible, and no other configuration available that would comply with code. The owners were required to paint and screen the box with informal plantings. M. Montgomery seconded the motion. There was a roll call vote and the motion passed unanimously, 6-0.

There was discussion whether the stairs on the front walk would require railings; if the owners determined that they needed railings, they would need to submit an application for the commission. P. Vieira wanted more details, dimensions, and section drawings, especially through the steps. The revised plans should show the looser screening for the utility box. There was discussion about the gates, especially the one to the left of the house which would be the most visible. J. Wyman proposed wrought iron which would fit in and be more transparent. Commission members agreed that items D, E, F and G would not be visible and could be granted a Certificate of Non-Applicability. P. Vieira moved to grant a Certificate of Non-Applicability for hardscaping items D through G, as submitted. M. Montgomery seconded the motion. There was a roll call vote and the motion passed unanimously, 6-0. The owner agreed in writing to continue the review of items A, B and C to a future regularly scheduled meeting.

**RECORD OF ACTION:**

**DATE:** September 18, 2020

**SUBJECT:** 95 Suffolk Road – Certificate of Appropriateness

At a scheduled meeting and public hearing on September 17, 2020 the Chestnut Hill Historic District Commission, by roll call vote of 6-0,

**RESOLVED** to **grant** a Certificate of Appropriateness for the application as submitted at 95 Suffolk Road to replace the front porch light fixture.

**Voting in the Affirmative:**

Peter Vieira, Chair

Matthew Montgomery, Member

Brett Catlin, Member

Rick Wetmore, Member

Susana Lannik, Member

John Wyman, Member

**RECORD OF ACTION:****DATE:** September 18, 2020**SUBJECT:** 95 Suffolk Road – Certificate of Appropriateness (Violation)

At a scheduled meeting and public hearing on September 17, 2020 the Chestnut Hill Historic District Commission, by roll call vote of 3-3,

**Did not pass** a Certificate of Appropriateness for the application as submitted at 95 Suffolk Road for the larger replacement utility box that is in violation. Four votes are required to approve or deny.

**Voting in the Affirmative (to grant a Certificate of Appropriateness):**

Brett Catlin, Member

Susana Lannik, Member

Rick Wetmore, Member

**Voting in the Negative (to deny a Certificate of Appropriateness):**

Peter Vieira, Chair

Matthew Montgomery, Member

John Wyman, Member

**RECORD OF ACTION:****DATE:** September 18, 2020**SUBJECT:** 95 Suffolk Road – Certificate of Hardship (Violation)

At a scheduled meeting and public hearing on September 17, 2020 the Chestnut Hill Historic District Commission, by roll call vote of 6-0,

**RESOLVED to grant** a Certificate of Hardship for the application as submitted at 95 Suffolk Road for the larger replacement utility box that is in violation on the grounds that a larger box is required for the former and ongoing electric load, no other less visible location and configuration are possible, and the box and location must comply with code.

**Voting in the Affirmative:**

Peter Vieira, Chair

Matthew Montgomery, Member

Brett Catlin, Member

Rick Wetmore, Member

Susana Lannik, Member

John Wyman, Member

**RECORD OF ACTION:****DATE:** September 18, 2020**SUBJECT:** 95 Suffolk Road – Certificate of Non-Applicability

At a scheduled meeting and public hearing on September 17, 2020 the Chestnut Hill Historic District Commission, by roll call vote of 6-0,

**RESOLVED to grant** a Certificate of Non-Applicability for the application as submitted at 95 Suffolk Road for the hardscaping elements identified as D, E, F and G on the schematic plan dated 2020-07-26 revisions which will not be visible from a public or private way. The work includes expanding the rear patio, building a two-foot-high stone retaining wall, and installing a fire pit and a six-foot-high cedar stockade fence section along the back-property line.

**Voting in the Affirmative:**

Peter Vieira, Chair

Matthew Montgomery, Member

Brett Catlin, Member

Rick Wetmore, Member

Susana Lannik, Member

John Wyman, Member

P. Vieira and J. Wyman recused themselves. M. Montgomery was appointed to be Acting Chair.

**400 Beacon Street – Certificate of Appropriateness**

This review was continued from previous meetings. Martha Werenfels and Ben Lueck presented an application to for the reconstruction of the brick piers on the back of the house based on the sample mock-up provided for Commission review. They would salvage bricks to be reused and any new bricks would match. They wanted to replace the existing metal railings as they were too deteriorated to be reused per the original plan. The new metal railings would have to meet code and would be taller and have less spacing between the vertical members.

**Materials Reviewed:**

Photographs  
Product and material information  
Detail drawings  
Elevations

M. Montgomery, B. Catlin and R. Wetmore were able to review the mock-up on site and agreed that it was appropriate. Commission members agreed that the existing railings were not salvageable and that the proposed replacement was appropriate. M. Montgomery moved to grant a Certificate of Appropriateness for the application as submitted. R. Wetmore seconded the motion. There was a roll call vote and the motion passed unanimously, 4-0 with two recusals.

**RECORD OF ACTION:**

**DATE:** September 18, 2020

**SUBJECT:** 384-400 Beacon Street – Certificate of Appropriateness

At a scheduled meeting and public hearing on September 17, 2020 the Chestnut Hill Historic District Commission, by roll call vote of 4-0,

**RESOLVED** to **grant** a Certificate of Appropriateness for the application as submitted at 384-400 Beacon Street to reconstruct the brick piers on the back of the house based on the sample mock-ups that were reviewed, and to replace the deteriorated metal railings with similar metal railings that meet code requirements.

**Voting in the Affirmative:**

Matthew Montgomery, Acting Chair  
Susana Lannik, Member

Brett Catlin, Member  
Rick Wetmore, Member

**Recused:**

Peter Vieira, Chair

John Wyman, Member

P. Vieira and J. Wyman rejoined the meeting.

**9 Old Orchard Road – Certificate of Appropriateness**

This review was continued from previous meetings. Vahe Ohannessian presented an application to build a rear addition, restore the existing windows, repair the siding, paint the house and trim, expose and replicate details on the interior breezeway side, and regrade the area at the back of the house to build patios, retaining walls, and an outdoor kitchen. Hardscape materials are called out on the plan, but no photos were provided. The existing fences would be repaired.

**Materials Reviewed:**

Project description

Elevations  
Plans  
Landscape plan  
Cross-sections

There was discussion about the proposed gray paint color. The owners chose it because it was a neutral shade. P. Vieira and S. Lannik said darker colors were appropriate; J. Wyman agreed that darker colors were associated with early New England architecture. The owners would need a good justification for the pale gray. R. Wetmore was concerned that there was not enough information about the colors for all the elements. S. Perry noted that there were options to identify paint colors used on the house. Several commission members said they would have an issue moving away from the darker brown color and approving the proposed gray paint color unless there was a compelling argument that the gray color was appropriate for the age and style of this house.

There was discussion about the hardscaping and landscaping. P. Vieira said walls without caps would appear more rustic. The bluestone areas would be repaired, and they would maintain the random rectangular pattern. J. Wyman noted that the existing fences did not comply with the ordinance which could limit the repair work that could be done. P. Vieira requested that the owners resubmit the final planting plan. J. Wyman noted that the Commission was seeing the hardscaping materials for the first time in the meeting. J. Wyman said that the owners should submit one package with all the drawings, photographs, and materials. The materials needed to include a detailed window plan for the record that showed the configuration of each individual window on each elevation; the windows should be labelled and numbered before the work started. The Commission also needed a complete set of photos of the elevations and details, the cut sheets for the skylights and information about the raised curb, cut sheets for the new doors, details about the fencing, and any other new components.

P. Vieira moved to grant a Certificate of Appropriateness for the rear addition (Item 1) as submitted with exceptions. M. Montgomery seconded the motion. There was a roll call vote and the motion passed unanimously, 6-0. P. Vieira moved to grant a Certificate of Appropriateness for the landscape plan (Item 6) as submitted with conditions. S. Lannik seconded the motion. There was a roll call vote and the motion passed unanimously, 6-0. The owners agreed in writing to continue the review of open items to a future regularly scheduled meeting.

#### **RECORD OF ACTION:**

**DATE:** September 18, 2020

**SUBJECT:** 9 Old Orchard Road – Certificate of Appropriateness

At a scheduled meeting and public hearing on September 17, 2020 the Chestnut Hill Historic District Commission, by roll call vote of 6-0,

**RESOLVED** to **grant** a Certificate of Appropriateness for the application as submitted at 9 Old Orchard Road for Item 1) Proposed Addition at the back of the house **with the exception of the skylights and doors which require further information and details to be submitted to the Commission for final review and approval.**

#### **Voting in the Affirmative:**

Peter Vieira, Chair

Brett Catlin, Member

Susana Lannik, Member

Matthew Montgomery, Member

Rick Wetmore, Member

John Wyman, Member

#### **RECORD OF ACTION:**

**DATE:** September 18, 2020

**SUBJECT:** 9 Old Orchard Road – Certificate of Appropriateness

At a scheduled meeting and public hearing on September 17, 2020 the Chestnut Hill Historic District Commission, by roll call vote of 6-0,

**RESOLVED** to **grant** a Certificate of Appropriateness for the application as submitted at 9 Old Orchard Road for Item 6) Landscape **subject to the submission of the final landscape plan with the planting schedule and photographs of the hardscape materials and elements for final review and approval by Staff and the Commission architect.**

**Voting in the Affirmative:**

Peter Vieira, Chair

Brett Catlin, Member

Susana Lannik, Member

Matthew Montgomery, Member

Rick Wetmore, Member

John Wyman, Member

**Administrative discussion**

**Final project approvals:** Commission members agreed that formal site visits scheduled with the project manager to review the final project work when work was completed. Informal site visits could be done for 31 Chestnut Hill Terrace and 41 Chestnut Hill Road.

The meeting was adjourned at 11:00 p.m.

Recorded by Barbara Kurze, Senior Preservation Planner