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

DATE: November 19, 2020

PLACE/TIME: Fully Remote

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

ABSENT: Susana Lannik, Member
Rick Wetmore, 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, R. Imperato, SM. Montgomery, and J. Wyman. B. Kurze acted as recording secretary and the meeting was recorded on Zoom.

521 Hammond Street – Certificate of Appropriateness

This review was continued from previous meetings. Sam Reiche presented the detailed plans and materials for the design concept approved by the Commission for the driveway, parking area and hardscaping.

Materials Reviewed:

Drainage plan
Landscape plan with materials
Sections
MHC Form B
Permit plan
Engineering memo

Commission members agreed that the details and materials were appropriate. The condition regarding the asphalt material for the driveway and parking area remained the same as what was approved in the June meeting. The Commission must be able to review the asphalt once it has been applied, and if the appearance does not meet what the Commission had described as chip seal, the owner must submit an application to modify the driveway and parking area to an appropriate chip seal appearance. P. Vieira moved to grant a Certificate of Appropriateness for the application as submitted with conditions. J. Wyman seconded the motion. There was a roll call vote and the motion passed unanimously, 5-0.

RECORD OF ACTION:

DATE: November 20, 2020

SUBJECT: 521 Hammond Street – Certificate of Appropriateness

At a scheduled meeting and public hearing on November 19, 2020 the Chestnut Hill Historic District Commission, by roll call vote of 5-0,

RESOLVED to grant a Certificate of Appropriateness for the application as presented at 521 Hammond Street for the final plans and materials for the driveway, parking area, and hardscaping. **The Commission previously approved asphalt material for the driveway and parking area with the requirement that the Commission be able to review the asphalt once it has been applied. If it does not meet what the Commission has described as chip seal, the owner will need to submit an application to modify the driveway and parking area to an appropriate chip seal appearance.**

Voting in the Affirmative:

Peter Vieira, Chair

Brett Catlin, Member

Robert Imperato, Member

Matthew Montgomery, Member John Wyman, Member

321 Hammond Street – Certificate of Hardship (Violation)

Shannon McAllister presented an application for the approval of six windows installed by previous owner. The original windows appeared to have been all wood. The new owner provided information from the contractor that the replacement double-hung windows were all wood, including the grilles, except for the Enduraclad (aluminum) three-quarter inch subframe that went around the window. Two awning windows were replaced in-kind.

Materials Reviewed:

Assessors database map marked to show location of double-hung windows

Estimate to replace double-hung windows

2015 Contract for Pella windows

MHC Form B

J. Wyman said that windows were visible from Hammond Street. R. Imperato noted that the violation was disclosed as part of the house sale. There was discussion about the construction of the replacement windows and what information was available about the other historic windows on the house. J. Wyman was concerned that the owners would be locked into a style and model of window which could drive future window replacement projects; the profiles, proportions and depth were important elements. It was critical to take the time to make the right decision. P. Vieira and J. Wyman agreed to visit the property to determine what the replacement windows were and how they related to other windows. Commission members commented that restoration of historic windows should be the first consideration. The owners agreed in writing to continue the review to a future meeting. Commission members agreed that the owner was taking appropriate steps to resolve the violation of the previous owner and agreed to review the paint color palette application.

321 Hammond Street – Certificate of Appropriateness

Shannon McAllister presented an application to change exterior paint color palette from pale blue and white trim to pale gray and white trim with dark gray shutters. The deck would be also repainted.

Materials Reviewed:

Photographs

Paint color information

P. Vieira said that the proposed colors would harmonize with the stone foundation. Commission members agreed that the colors were appropriate for the age and style of the house. P. Vieira moved to grant a Certificate of Appropriateness for the application as submitted. J. Wyman seconded the motion. There was a roll call vote and the motion passed, 5-0. J. Wyman advised the owner about how the Scenic Road and fence ordinances would apply to replacement of the existing stockade fence; he recommended the owners look at some of the projects on Hammond Street that combined metal fences with plantings.

RECORD OF ACTION:

DATE: November 20, 2020

SUBJECT: 321 Hammond Street – Certificate of Appropriateness

At a scheduled meeting and public hearing on November 19, 2020 the Chestnut Hill Historic District Commission, by roll call vote of 5-0,

RESOLVED to grant a Certificate of Appropriateness for the application as submitted at 321 Hammond Street for the exterior paint color palette.

Voting in the Affirmative:

Peter Vieira, Chair

Brett Catlin, Member

Robert Imperato, Member

Matthew Montgomery, Member

John Wyman, Member

P. Vieira recused himself. M. Montgomery was appointed as Acting Chair.

45 Old England Road – Certificate of Appropriateness

This review was continued from previous meetings. Elizabeth Kenrick, and Daphne and John Cunningham presented an application for the final hardscaping materials and screening plantings (the rest of the planting plan was not finalized), and to install a mailbox, stone driveway markers, landscape lighting, and a shed. The shed would have stone veneer and Majestic Slate roofing material to match the main house and would be built at the back of the terrace.

Materials Reviewed:

Assessors database map

Photographs of previous house

Site photographs

Site plans

Shed elevations

Product and material information

3-D models

There was discussion about the shed location and materials. Commission members said that the location was too prominent and that the shed should be moved behind the house. The material should match the stucco on

the house. There was discussion about screening for the guide wire and transformer at the front. M. Montgomery moved to grant a Certificate of Appropriateness for the application as submitted except for the shed. J. Wyman seconded the motion. There was a roll call vote and the motion passed unanimously, 4-0, with one recusal. M. Montgomery reminded the applicants that the Commission did have purview over the openness of the views.

RECORD OF ACTION:

DATE: November 20, 2020

SUBJECT: 45 Old England Road – Certificate of Appropriateness

At a scheduled meeting and public hearing on November 19, 2020 the Chestnut Hill Historic District Commission, by roll call vote of 4-0, with one recusal

RESOLVED to **grant** a Certificate of Appropriateness for the application as submitted for 45 Old England Road for the hardscaping materials, screening plantings, mailbox, stone markers, and landscape lighting. The shed is not approved, and the applicants will submit new plans showing the shed in a different location and any changes to the retaining wall at the back of the terrace.

Voting in the Affirmative:

Matthew Montgomery, Acting Chair

Brett Catlin, Member

Robert Imperato, Member

John Wyman, Member

Recused:

Peter Vieira, Chair

P. Vieira rejoined the meeting.

106 Old Orchard Road – Certificate of Appropriateness

Dana Schock presented an application to replace the front walk; install a shed, vegetable garden, fencing and pool equipment; and build a pool and deck. Black metal fencing would be installed around the property lines and lattice fencing would be installed at the front. A shed and vegetable garden with fencing would be built at the back left of the property. A spa, retaining walls, deck, and pool would be built behind the house, and a lattice gate installed at the steps at the back of the driveway. The pool equipment would be installed on the left side of the house and screened with stone walls and plantings.

Materials Reviewed:

MHC Form B

Assessors database map

Existing conditions site plan

Landscape plan

Proposed site plan

Product and material information

Photographs

P. Vieira said that the travertine paving was not typical in the district but worked with this property. The cedar lattice should be natural which would be quieter and not create too much contrast. The black fence was appropriate and had been approved elsewhere. Commission members agreed that the shed would be minimally visible. The other elements would not be visible. P. Vieira moved to grant a Certificate of

Appropriateness for the application as submitted. B. Catlin seconded the motion. There was a roll call vote and the motion passed unanimously, 5-0.

RECORD OF ACTION:

DATE: November 20, 2020

SUBJECT: 106 Old Orchard Road – Certificate of Appropriateness

At a scheduled meeting and public hearing on November 19, 2020 the Chestnut Hill Historic District Commission, by roll call vote of 5-0,

RESOLVED to **grant** a Certificate of Appropriateness for the application as submitted for 106 Old Orchard Road to replace the front walk; install a shed, vegetable garden, fencing, arbors and gates; build a pool, spa, and deck; and install pool equipment.

Voting in the Affirmative:

Peter Vieira, Chair

Brett Catlin, Member

Robert Imperato, Member

Matthew Montgomery, Member

John Wyman, Member

12 Kingsbury Road – Working Session

Lauren Thill and Michael Collins requested feedback on project to build an addition and attached garage on the main house, to demolish the existing garage, to build a separate unit with an attached garage, and to reconfigure the driveway to connect to the new attached garages. They presented a new landscape plan with a different driveway configuration.

Materials Reviewed:

Photographs

Existing site plan

Existing elevations and plans

Proposed site plan

Proposed elevations and plans

Commission members agreed that the new plan was an improvement and supported the concept. They noted that parking and maneuvering might be challenging. P. Vieira requested a rendering or model to better understand the bulk, massing, roof forms, and addition terraces. Abutters supported the project.

Administrative discussion

Meeting minutes: The Commission approved the September and October meeting minutes.

Chestnut Hill Historic District sign replacement: Staff advised that the historic district sign at Malia Terrace had been vandalized. J. Wyman said that Richard Shepherd designed the signs and the City had them made in 1991.

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

Recorded by Barbara Kurze, Senior Preservation Planner