



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

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

DATE: December 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
Samuel Perry, Alternate
Barbara Kurze, Commission Staff

ABSENT: Robert Imperato, Member

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. Alternate S. Perry was appointed to vote as a full member. B. Kurze acted as recording secretary and the meeting was recorded on Zoom.

M. Montgomery recused himself.

321 Hammond Street – Certificate of Hardship (Violation)

This review was continued from the November meeting. Aengus McAllister presented an application for the approval of six windows installed by previous owner.

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

P. Vieira and J. Wyman provided an update from the site visit and showed photos. The windows were somewhat visible from Hammond Street and had wood sashes set in a clad jamb liner. The profiles were reasonably close to the existing windows. P. Vieira moved to grant a Certificate of Appropriateness for the application as with the caveat that this window should not be assumed to be an appropriate replacement for future window replacement projects. J. Wyman seconded the motion. There was a roll call vote and the motion passed, 6-0, with one recusal.

RECORD OF ACTION:

DATE: December 17, 2020

SUBJECT: 321 Hammond Street – Certificate of Appropriateness

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

RESOLVED to **grant** a Certificate of Appropriateness for the application as presented at 321 Hammond Street for the six wood replacement windows installed by the previous owner without Commission review and approval **with the caveat that this does not assume that this is an appropriate window for future window replacement projects.**

Voting in the Affirmative:

Peter Vieira, Chair
Rick Wetmore, Member

Brett Catlin, Member
John Wyman, Member

Susana Lannik, Member
Sam Perry, Alternate

Recused:

Matthew Montgomery, 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. Jon Renn presented the application for the revised shed design. The proposed shed would be stucco that would match the house and would be built behind the house to the right of the garage.

Materials Reviewed:

Assessors database map
Landscape, grading, and site plans
Elevations
3D model views
Products and materials

M. Montgomery said the shed would be minimally visible and the proposed design and materials were appropriate. M. Montgomery 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, 6-0, with one recusal. M. Montgomery reminded the applicants that the Commission did have purview over the openness of the views.

RECORD OF ACTION:

DATE: December 18, 2020

SUBJECT: 45 Old England Road – Certificate of Appropriateness

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

RESOLVED to **grant** a Certificate of Appropriateness for the application as submitted at 45 Old England Road to build a shed behind the house and modify a landscaping wall.

Voting in the Affirmative:

Matthew Montgomery, Acting Chair
Rick Wetmore, Member

Brett Catlin, Member
John Wyman, Member

Susana Lannik, Member
Sam Perry, Alternate

Recused:

Peter Vieira, Chair

P. Vieira rejoined the meeting.

9 Old Orchard Road – Certificate of Appropriateness

This review was continued from previous meetings. Vahe Ohannessian and Arman Chitchian presented the application to change the paint color palette from dark brown to Quincy Granite gray with a lighter “Turkish Towner” gray for the doors, muntins, and trim. The color palette was important for the window restoration work and because the potential buyers wanted the information.

Materials Reviewed:

Project description with proposed paint colors

Staff examples of 18th and early 19th century Massachusetts homes with different color palettes

There was discussion about the color palette of the Paul Revere house. S. Perry said that gray was introduced later. Color palettes based on earth oxides were typical of the First Period; he thought there were good examples in Newburyport and Ipswich. S. Lannik and M. Montgomery appreciated that the owners had tried to do the research. J. Wyman said replicating a color palette from the First Period was appropriate. There was discussion on what direction to give the owners and how to move forward. J. Wyman said he would contact the historical commissions in Ipswich and Newburyport to get information about approved color palettes. Commission members agreed to a meeting the week of January 4, 2021 to continue the review. The owners agreed in writing to continue the review to the future meeting.

29 Gate House Road – Certificate of Appropriateness (Violation)

Paresh Malalur and AliYah Chidubem presented an application for approval of the solar panels as installed which were in violation because they were visible from the public ways. The panels were installed at an angle for efficiency. The visible external conduit was installed following one of the options approved by the Commission.

Materials Reviewed:

As-built drawings and photographs

Approved submission

J. Wyman said the project was approved based on not being visible from the public ways. R. Wetmore and S. Lannik noted that it was very visible and would set a bad precedent. Neighbor Stan Kugell said he was required to install a system that was not visible; he provided view analyses and submitted an installation that was set back from the edge and flush-mounted with internal conduits.

There was discussion about flush-mounting the panels, and what could be done so that the panels were not visible from the public ways. P. Vieira asked if an edge that looked like cap or ridge flashing could be installed to hide the panels. The owner said it was not his intent to skirt the Commission; he agreed in writing to continue the review to a future meeting.

The meeting was adjourned at 10:00 p.m.

Recorded by Barbara Kurze, Senior Preservation Planner