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

DATE: March 18, 2021

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.

P. Vieira advised that the owner withdrew the application for 29 Gate House Road and planned to resubmit for a future meeting.

124 Chestnut Hill Road – Working Session

Ralph Kilfoyle and Jay Bergent requested feedback on a project to restore the leaded glass and diamond-paned windows and to replace the wood casement windows with Pella Lifestyle wood aluminum-clad simulated divided lite windows. The owners also wanted to install a wood deck and stone patio at the back of the house, repair the existing masonry and masonry steps, and remove a brick wall. The generator would be moved.

Materials Reviewed:

Plan
Photographs
Product information

P. Vieira and J. Wyman provided an update from the site visit and showed photos. The window sashes and interior hardware was in good shape, so restoration was a good option. There was discussion about the condition of the brick wall and whether it was a significant feature. J. Wyman and M. Montgomery thought the wall detracted. P. Vieira noted that the deck was visible from Beacon Street and the details and railing system were important. There was discussion about the proposed modern cable rail. P. Vieira said natural materials that were complimentary to the house, such as stone or brick, would be appropriate for retaining walls. Commission members said removing the brick piers at the back stairs was appropriate. J. Wyman wanted to see the plans for the masonry cleaning, repair and repointing to confirm there would not be any damage.

29 Gate House Road – Certificate of Appropriateness (Violation)

The owner withdrew the application and planned to re-submit for a future meeting.

531 Hammond Street – Working Session

Zack Sambucci requested feedback on a project to install white composite AZEK posts with cast aluminum lanterns along the left side of the driveway and to install an aluminum address plaque on one of the posts. They also wanted to put gravel along the driveway edges.

Materials Reviewed:

Photographs

Product information

P. Vieira said that the proposed gravel edging was not a conventional treatment; there were other solutions that blended in better. Commission members wanted to see less obtrusive light posts; dark metal that blended in or unpainted wood were appropriate for the rural setting. J. Wyman said the lights should be consistent with the lighting at the house.

8 Lawrence Road (formerly 321 Hammond Street) – Certificate of Appropriateness

Aengus and Shannon McAllister presented an application to restore the existing windows. The review of the porch project was continued from previous meetings. The existing deck would be removed, and a smaller, covered porch would be installed. The owners also wanted to remove one window and add a new window.

Materials Reviewed:

Plans

Elevations

Photographs

Product information

Commission members agreed that the plan to restore the windows using the same company working at 9 Old Orchard Road was appropriate. If the owners wanted to use another company because of shorter lead times, the owners would be required to submit a new application and the commission could schedule a separate meeting to review it or the commission might be able to approve the application as an insubstantial change. P. Vieira moved to grant a Certificate of Appropriateness for the window restoration project with conditions. S. Lannik seconded the motion. There was a roll call vote and the motion passed unanimously, 7-0.

There was discussion about details of the frieze board and overhang. B. Alim said that the elevation with the offset was correct, but the plan submitted was not correct. The door transom would be reduced to fit under the ceiling. The commission needed to see the cut sheet for the proposed new window and corrected versions of A1 and A3 drawings. P. Vieira moved to grant a Certificate of Appropriateness for the porch project as

proposed with conditions. S. Lannik seconded the motion. There was a roll call vote and the motion passed unanimously, 7-0.

RECORD OF ACTION:

DATE: March 19, 2021

SUBJECT: 8 Lawrence Road (formerly 321 Hammond Street) – Certificate of Appropriateness

At a scheduled meeting and public hearing on March 18, 2021 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 8 Lawrence Road to restore the existing windows and convert them into double-paned units and remove the storm windows **with the requirement that the applicant must submit a new application for review and approval if another restoration company will be used. The Commission can schedule a separate meeting to move the application forward, and may be able to approve the change as an insubstantial change if the restoration process is identical.**

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

RECORD OF ACTION:

DATE: March 19, 2021

SUBJECT: 8 Lawrence Road (formerly 321 Hammond Street) – Certificate of Appropriateness

At a scheduled meeting and public hearing on March 18, 2021 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 for 8 Lawrence Road with the amended drawings for A1, A3, and A7 to remove the existing deck, build a smaller, covered porch, remove one window, and add new windows **with the requirement that the cut sheet for the windows be submitted for final review and approval by Staff and the Commission architect.**

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

Administrative discussion

Meeting minutes: The January 4th meeting minutes were approved with edits.

152 Suffolk Road: The windows which were removed for deleading were reinstalled. The owners had not addressed the violation.

29 Reservoir Avenue: Construction had started on the rear addition and deck.

The meeting was adjourned at 9:00 p.m.

Recorded by Barbara Kurze, Senior Preservation Planner