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

DATE: April 15, 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 24 Essex Road.

95 Suffolk Road – Certificate of Appropriateness

The review was continued from previous meetings. Sarah Sherman presented an application to install copper landscape downlights along the front and side pathways. The lights would be on a timer to operate from dusk to midnight.

Materials Reviewed:

Photographs
Site plan
Product information

Commission members agreed that the proposed lights were 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:** April 16, 2021**SUBJECT:** 95 Suffolk Road – Certificate of Appropriateness

At a scheduled meeting and public hearing on April 15, 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 95 Suffolk Road to install copper landscape downlights along the front and side pathways.

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

29 Gate House Road – Certificate of Appropriateness (Violation)

The review was continued from previous meetings. Paresh Malalur and AliYah Chidubem presented an application to mitigate the installed solar panels which were in violation. The owners proposed to move the installed solar panels that are in violation so that they would be flush with the roof and to remove the tilt legs so that there would be a less than five-degree tilt. They presented two options: 1) line up the arrays with the front roof edge (Centered Option); and 2) line up the arrays two inches back from the front roof edge which will result in an overhang of over two inches at the back (Pushed Back 2" Option). Each option would set the panels back about 8" from the left and right sides.

Materials Reviewed:

Aerial view

Renderings

Roof plans

Structural details

Roof section details

Product information

M. Montgomery and B. Catlin said they might consider one of the options to make the panels flush as sustainability was important. J. Wyman said that the panels were approved with the requirement that the installation would not be visible from the streets; he was concerned with the precedent that would be set by approving this project. R. Wetmore noted that the design guidelines were not specific. P. Vieira said that the proposed options would be much less conspicuous but still visible and asked whether a certificate of hardship was an option. J. Wyman said hardship should not be an option as this was a voluntary project. S. Lannik, R. Imperato and B. Catlin were concerned that this would set a bad precedent. Neighbors said they did not have a problem with the installation; they did not think it was noticeable and sustainability was important. P. Malalur wanted to work with the Commission on how to keep the panels; he thought there may have been a miscommunication in the earlier meetings. P. Vieira said it would be helpful to go back to the meeting audio to understand what was communicated and to make a fair decision. P. Malalur agreed to continue the review to a future meeting. Staff would send out the meeting audio.

12 Acacia Avenue – Certificate of Appropriateness

The review was continued from previous meetings. Rickie Yu and Kyle Xue presented an application to build a two-car garage, expand the driveway and add a parking and turnaround area. They would work with the City Engineering Department on the required drainage plan.

Materials Reviewed:

Assessors database map
Photographs
Site plan
Site plan sketch with turn arounds
Elevations
Plans
Product and material information
MHC Form B

J. Wyman said that composite siding and clad windows were not appropriate; wood was appropriate. There was discussion about the garage design and orientation and whether the driveway and turnaround would work; commission members did not think the design fit with the house and were concerned that the driveway and turnaround were too tight. M. Montgomery said that changing the former attached garage front elevation to have windows was appropriate, but the drawings did not have enough detail. He requested an enlarged elevation of the front and side. P. Vieira said the application needed to include details about the retaining walls and driveway pitch and how the project would work with the neighbors' property. R. Yu agreed to continue the review to a future meeting.

124 Chestnut Hill Road – Certificate of Appropriateness

This review was continued from previous meetings. Ralph Kilfoyle and Jay Berglund presented an application to remove the brick walls at the front of the property. They also wanted to install a wood deck with a gray stainless steel cable railing system with an Ipe continuous top rail.

Materials Reviewed:

Plans
Photographs
Product information
Deck and railing details
Assessors database map

Commission members said that it was appropriate to remove the walls. The deck and railing would be minimally visible from Beacon Street, so the contemporary design would not be an issue. There was discussion about the gas generator that was approved for the previous owner with the condition that it be screened with evergreens. J. Berglund said that the generator would be removed, and the gas meter moved to another location. Commission members said that the owners would have to submit the plans for removal and relocation for commission review and approval. P. Vieira moved to grant a Certificate of Appropriateness for the application as submitted with conditions. S. Lannik seconded the motion. There was a roll call vote and the motion passed unanimously, 7-0.

RECORD OF ACTION:

DATE: April 16, 2021

SUBJECT: 124 Chestnut Hill Road – Certificate of Appropriateness

At a scheduled meeting and public hearing on April 15, 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 124 Chestnut Hill Road to install a wood deck with a gray stainless steel cable railing system and continuous Ipe top rail at the back, and to remove the brick walls at the front of the property **with the condition that the gas meter and generator will be relocated or removed and that the application for the relocation or removal will be submitted for Commission review and approval.**

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

12 Kingsbury Road – Certificate of Appropriateness

The review of the hardscaping at the back of the house was continued from previous meetings. Lauren Thill and Michael Collins presented the application to demolish the existing patio and install a new patio, spa area and gas fire pit.

The applicants presented a project to replace the third-story window on the left side of the house with a two-over-two window like others on that elevation. The existing window was in disrepair and not consistent with the other windows. The proposed extruded fiberglass was paintable and would hold up better than wood. The window would not be the precedent for the addition.

Materials Reviewed:

Hardscape:

Drawings

Photographs

Demolition plan

Landscape plan

Hardscape details and materials

Window:

Assessors database map

Photographs

Drawing

Window detail

Window sample

There was discussion about the proposed fiberglass versus wood. S. Lannik said that the existing window was not historic window, this was not a restoration project, and the third-story window would not be as noticeable, so she could support the proposal. The commission said that the hardscaping changes would not be visible from a public or private way.

P. Vieira moved to grant a Certificate of Appropriateness for the application for the window as proposed with conditions. M. Montgomery seconded the motion. There was a roll call vote and the motion passed unanimously, 7-0. P. Vieira moved to grant a Certificate of Non-Applicability for the hardscaping application as submitted. J. Wyman seconded the motion. There was a roll call vote and the motion passed 6-0 with one abstention.

RECORD OF ACTION:**DATE:** April 16, 2021**SUBJECT:** 12 Kingsbury Road – Certificate of Appropriateness

At a scheduled meeting and public hearing on April 15, 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 12 Kingsbury Road to replace the third-story window on the left side of the house with a two-over-two extruded fiberglass Marvin Elevate simulated divided lite window like others on that elevation with the condition that approval of this window will not be construed as a precedent for other window projects on the property, including the proposed accessory window.

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:** April 16, 2021**SUBJECT:** 12 Kingsbury Road – Certificate of Non-Applicability

At a scheduled meeting and public hearing on April 15, 2021, the Chestnut Hill Historic District Commission, by roll call vote of 6-0, with one abstention

RESOLVED to **grant** a Certificate of Non-Applicability for the application as submitted at 12 Kingsbury Road to demolish the existing patio, and build a new patio, spa area and gas fire pit.

Voting in the Affirmative:

Peter Vieira, Chair

Brett Catlin, Member

Robert Imperato, Member

Susana Lannik, Member

Rick Wetmore, Member

John Wyman, Member

Abstained:

Matthew Montgomery, Member

24 Essex Road – Certificate of Non-Applicability (Non-Binding Recommendation)

The owners withdrew the application.

14 Lawrence Road – Certificate of Appropriateness

Nanci Chamberlain and Laurel Laliberte presented an application to amend the previously approved window and vent locations on the existing addition by moving the windows farther apart and moving the vent down. The owners also wanted to replace a single lite window with a casement window and repair the existing double-hung windows. They also wanted to replace the existing casement windows. New England Window Works inspected the windows and determined that the double-hung windows could be repaired; however, the casement windows could not be repaired. The proposal was to replace the existing casement windows with Marvin all wood simulated divided lites with interior and exterior grilles and spacer bars.

Materials Reviewed:

Photographs

Elevations

Product information

P. Vieira said that changing the casement windows to double-hung windows would also be appropriate. Commission members agreed that the application as submitted was appropriate. P. Vieira moved to grant a Certificate of Appropriateness for the application as proposed with an option for double-hung replacement windows. J. Wyman seconded the motion. There was a roll call vote and the motion passed unanimously, 7-0.

RECORD OF ACTION:

DATE: April 16, 2021

SUBJECT: 14 Lawrence Road – Certificate of Appropriateness

At a scheduled meeting and public hearing on April 15, 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 14 Lawrence Road to amend the previously approved window and vent locations on the existing addition to move the windows farther apart and move the vent; to restore the existing double-hung windows; to replace the existing casement windows with Marvin all wood simulated divided lites with interior and exterior grilles and spacer bars, to replace the single lite window next to the bay on the left side with a casement window, and to replace the double-hung window above with a casement window to be consistent with the other casement windows. **The owners are approved for the option of replacing the casement windows with double-hung windows that match the existing double-hung windows.**

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

46 Chestnut Hill Road – Final Approval

Ricardo Bilonick and Treff LaFleche presented the work that was completed: the rear addition with the pool and roof deck, the changes to the existing house and attached garage, and the installed hardscaping and mechanicals. They requested final approval for the work that was completed to get a temporary Certificate of Occupancy. The garage doors and driveway paving were not complete, and the applicants would submit for approval of those items. Once everything was approved, they would request the final Certificate of Occupancy.

Materials Reviewed:

Request for Temporary Certificate of Occupancy

Photographs

Approved drawings, products, and materials:

- 2017 original approved plans with materials
- 2018 amended plans with materials
- Windows, garage canopy
- Pool house, skylights, windows
- Condenser, generator, retaining wall
- Exterior wall sconces
- Backyard landscape stair change from masonry to metal and driveway apron
- Driveway material

Commission members said the complete work looked great. P. Vieira asked about the change to gray for the roof and windows. T. LaFleche said they forgot to come back to the commission for those changes.

Commission members said the gray color palette was appropriate and less obtrusive than the black. There was discussion about the screening of the right-side windows. Commission members agreed that Staff could issue

final approval for the completed work so that the owners could get a temporary Certificate of Occupancy and that Staff could review the final driveway and garage doors.

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

45 Old England Road – Certificate of Appropriateness

Jon Renn presented an application to build structure around the switch gear unit to meet code requirements.

Materials Reviewed:

Plan

Drawings

Renderings

There was discussion about the need to build the structure so that the switch gear unit could remain in its current location. Without the structure, the unit would have to be moved 25 feet from the property lines which could make it more visible. J. Wyman was concerned that the structure added to the massing which he did not think was appropriate. Robert Nislick represented the owner of 81 Old Orchard Road, Bryan Gary, and said that the unit violated setback requirements and was not appropriate. He requested that the Commission deny the application. Bryan Gary was concerned with the size of the unit and did not want to look at it from his house; he requested that the unit be moved behind 45 Old England Road. R. Wetmore noted that the commission had already approved the unit with the requirement that it be moved as far back as possible from the street and that this application was for an added structure to the approved unit; he asked whether the applicants could add to the screening to hide the unit and structure from 81 Old Orchard Road. M. Montgomery 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 was denied 0-6 with one recusal. J. Wyman said that the commission would continue the hearing on hardship to the May meeting. The commission needed to understand alternatives to the unit size, location, and structure. The applicant agreed to continue the review for a Certificate of Hardship.

RECORD OF ACTION:

DATE: April 23, 2021

SUBJECT: 45 Old England Road – Certificate of Appropriateness

At a scheduled meeting and public hearing on April 15, 2021, the Chestnut Hill Historic District Commission, by roll call vote of 6-0, with one recusal

RESOLVED to **deny** a Certificate of Appropriateness for the application as submitted at 45 Old England Road to build a structure around the switch gear unit located in the rear right corner of the property which added massing to the unit which was not appropriate.

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

Matthew Montgomery, Acting Chair

Brett Catlin, Member

Robert Imperato, Member

Susana Lannik, Member

Rick Wetmore, Member

John Wyman, Member

Recused:

Peter Vieira, Chair

Administrative discussion

Meeting minutes: The January meeting minutes were approved.

The meeting was adjourned at 11:30 p.m.

Recorded by Barbara Kurze, Senior Preservation Planner