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

DATE: November 16, 2021

PLACE/TIME: Fully Remote

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

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

95 Suffolk Road – Final Project Approval

Sarah Sherman presented the as-built hardscape projects including the front and rear yard, side steppingstone pathway, utility box screening, and landscape lighting. The owners would take another look at the fence and gate project in the spring as a final gate design had not been approved.

Materials Reviewed:

Photographs
Approved plans

Commission members agreed that the final project work matched the approved plans and the work looked great. P. Vieira moved to grant final approval for the as-built hardscaping. S. Lannik seconded the motion. There was a roll call vote, and the motion was passed 5-0.

RECORD OF ACTION:

DATE: November 19, 2021

SUBJECT: 95 Suffolk Road – Final Project Approval

At a scheduled meeting and public hearing on November 18, 2021, the Chestnut Hill Historic District Commission, by roll call vote of 5-0,

RESOLVED to approve the final project work at 95 Suffolk Road for the as-built hardscaping including the backyard, front yard, side yard steppingstones, screening for the utility boxes, and landscape lighting. The fences and three gates were not part of this project work.

Voting in the Affirmative:

Peter Vieira, Chair

Brett Catlin, Member

Susana Lannik, Member

Matthew Montgomery, Member

John Wyman, Member

127 Essex Road – Certificate of Appropriateness

Paisley Boney and Otto Magdanz presented an application to install a generator on the elevation facing Hammond Street. The generator was 28-inches tall and the maximum height after installation would be 30 inches.

Materials Reviewed:

Elevations

Plans

Photographs

Product specifications

Commission members agreed that the generator might be visible from Hammond Street if the trees and plantings were removed. There was discussion whether the generator could be moved to another location or be installed below grade; the location was at the historic front of the property. Commission members agreed that there were not good alternative locations without burying the generator. The applicants said that it could be buried or semi-recessed, but that would be an expensive undertaking. Commission members said if the generator would be installed at grade, then it needed to be adequately screened. P. Vieira moved to grant a Certificate of Appropriateness for the application as submitted with conditions. M. Montgomery seconded the motion. There was a roll call vote, and the motion was passed 5-0.

RECORD OF ACTION:

DATE: November 19, 2021

SUBJECT: 127 Essex Road – Certificate of Appropriateness

At a scheduled meeting and public hearing on November 18, 2021, 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 127 Essex Road to install a generator **with the requirement that the generator be completely screened, and if the generator is not completely screened, that will be remedied by relocating or recessing it so that it is not visible.**

Voting in the Affirmative:

Peter Vieira, Chair

Brett Catlin, Member

Susana Lannik, Member

Matthew Montgomery, Member

John Wyman, Member

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

45 Old England Road – Final Project Approval

Jon Renn presented the as-built driveway, hardscaping, landscape lighting, utility boxes, switchgear structure, and plantings required for driveway area and to screen switchgear structure.

Materials Reviewed:

Photographs

Approved plans

Commission members were able to walk the property. J. Wyman noted two issues: 1) the utility pole work and putting the utilities underground; and 2) there was damage along the street that required repaving. There was discussion whether final approval should be given while these items were open. J. Renn said the street and grass could not be restored until the utility work was done, and the utility company still had not provided a schedule for the work. There was discussion about the final as-built contours and grading and the house height; J. Wyman was concerned that the work should not exceed what the commission authorized. M. Montgomery and B. Catlin said nothing jumped out as inappropriate. M. Montgomery said the height was called out on the stamped plans. There was discussion about the drainage system and the grading. Abutter Bryan Gary of 81 Old Orchard Road was concerned about the screening of the switchgear, transformer, and generator not being carried out, and that visibility of the house lights at night was not appropriate. J. Wyman said the commission would take this up again at a future meeting and asked the abutter to send a list of all their concerns to Staff. Commission members would confirm if the switchgear, transformer, and generator were visible from Old Orchard Road. The applicants confirmed in writing that they would continue the review to a future regularly scheduled meeting.

P. Vieira rejoined the meeting.

9 Old Orchard Road – Certificate of Appropriateness

The review of the roofing material was continued from previous meetings. Vahe Ohannessian, Arman Chitchian, and Eric Markarian presented an application to change the previously approved roofing material and the skylight program. They planned to re-roof the entire property. Materials were not received by deadline for the condensers with screening, the outdoor kitchen appliances, light fixtures, vents, upgrade of the electric meter, and the revised siding repair plans.

Materials Reviewed:

Project description

Photographs

There was discussion about the proposed product line and the differences in the shingle thicknesses. P. Vieira was concerned that the proposed products were appropriately robust and like the existing shingles. Other commission members agreed that replacing the roof was fine and that the proposed Weathered Wood color appeared appropriate. It was important to have an appropriate product so the owners should let Staff know when samples were available to be reviewed on site. There was discussion about the glass color of the proposed skylights and adding back the skylights that were supposed to be removed. It would not be appropriate to add back the two skylights. P. Vieira moved to grant a Certificate of Appropriateness for the application as submitted to omit the two previously approved new skylights for the right wing that are closest to the main house block and to not approve the request to keep and replace the two existing skylights next to the chimney on the main house block which were required to be removed in the previously approved plans with conditions. S. Lannik seconded the motion. There was a roll call vote, and the motion was passed 5-0.

There was discussion about adding railings at the back and about the paint finish. A. Chitchian confirmed that the paint contractor had followed the formula from the Paul Revere house.

RECORD OF ACTION:

DATE: November 19, 2021

SUBJECT: 9 Old Orchard Road – Certificate of Appropriateness

At a scheduled meeting and public hearing on November 18, 2021, 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 9 Old Orchard Road to omit the two previously approved new skylights closest to the main house block from the plans for the right-wing roof and to **not** approve the request to keep and replace the two existing skylights next to the chimney on the main house block which were required to be removed in the previously approved plans. **The remaining two skylights on the right-wing roof must match the skylights approved for the rear addition and the owners are required to submit plans updated to show these revisions.**

Voting in the Affirmative:

Peter Vieira, Chair

Brett Catlin, Member

Susana Lannik, Member

Matthew Montgomery, Member John Wyman, Member

329 Hammond Street – Certificate of Hardship

This review was continued from previous meetings. Teresia Garad presented an application for a Certificate of Hardship for the fence that was installed at the front of the property.

Materials Reviewed:

Assessors database map with location of equipment

Photographs

MHC Form B

J. Wyman said that the commission had granted Certificates of Hardship for safety issues for 304 and 352 Hammond Streets where there was a potential for physical harm. With recent domestic terrorist events, he thought the owners' concerns of racial violence were justified and he would support the case for hardship. He also thought the fence was the most appropriate one to provide screening for safety and to fit in with the house and property. P. Vieira agreed and said granting a Certificate of Hardship should have a condition that the approval would be dissolved if the family no longer occupied the house. J. Wyman moved to grant a Certificate of Hardship for the application as submitted with conditions. S. Lannik seconded the motion. There was a roll call vote, and the motion was passed 4-0, with one abstention.

RECORD OF ACTION:

DATE: November 30, 2021

SUBJECT: 329 Hammond Street – Certificate of Hardship

At a scheduled meeting and public hearing on November 18, 2021, the Chestnut Hill Historic District Commission, by roll call vote of 4-0, with one abstention

RESOLVED to **grant** a Certificate of Hardship for the application as submitted at 329 Hammond Street for the existing front fence because of safety concerns for the welfare of the family which are unique to this property and family, and which are not a detriment to the public welfare or the historic district and are not in derogation of the intent of the historic district

commission. **The front fence can remain in place for the time that the current owners and their family are occupying the house; once the family no longer occupies the house, the fence must be removed or replaced.**

Voting in the Affirmative:

Peter Vieira, Chair

Brett Catlin, Member

Susana Lannik, Member

John Wyman, Member

Abstaining:

Matthew Montgomery, Member

329 Hammond Street – Certificate of Appropriateness

This review was continued from previous meetings. Teresia Garad presented an application the generator that was installed at the right-side of the house. She explained that the neighbors accidentally removed her side fence, so now the generator was visible. She planned to replace the fence.

Materials Reviewed:

Assessors database map with location of equipment

Photographs

MHC Form B

Commission members agreed that the generator was screened by the front fence and would be screened by the side fence once that was replaced. 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 was passed 5-0.

RECORD OF ACTION:

DATE: November 30, 2021

SUBJECT: 329 Hammond Street – Certificate of Appropriateness

At a scheduled meeting and public hearing on November 18, 2021, 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 329 Hammond Street for the generator installed at the right side of the house

Voting in the Affirmative:

Peter Vieira, Chair

Brett Catlin, Member

Susana Lannik, Member

Matthew Montgomery, Member

John Wyman, Member

400 Beacon Street had withdrawn the application for a Certificate of Hardship.

S. Lannik recused herself.

25 Essex Road – Final Project Approval

Susana Lannik presented the as-built rear addition, screened porch and retaining wall.

Materials Reviewed:

Photographs
Approved plans

Commission members agreed that the final project work matched the approved plans and the work looked great. P. Vieira moved to grant final approval for the as-built rear addition, screened porch and retaining wall. J. Wyman seconded the motion. There was a roll call vote, and the motion was passed 4-0, with one recusal.

RECORD OF ACTION:

DATE: November 22, 2021

SUBJECT: 25 Essex Road – Final Project Approval

At a scheduled meeting and public hearing on November 18, 2021, the Chestnut Hill Historic District Commission, by roll call vote of 4-0, with one recusal

RESOLVED to approve the final project work at 25 Essex Road for the as-built rear addition, screened porch and retaining wall.

Voting in the Affirmative:

Peter Vieira, Chair
Matthew Montgomery, Member

Brett Catlin, Member
John Wyman, Member

Recused:

Susana Lannik, Member

S. Lannik rejoined the meeting and P. Vieira recused himself. M. Montgomery was appointed Acting Chair.

67 Old Orchard Road – Certificate of Appropriateness

P. Vieira presented an application to install a mahogany and cedar lattice door for the garden structure that is visible from Old England Road. The intent was to treat it as a garden structure and have continuity with 400 Beacon Street.

Materials Reviewed:

Photographs
Drawings

Commission members agreed that the project was appropriate. Abutter Bryan Gary of 81 Old Orchard Road was concerned that the existing door was not being duplicated. M. Montgomery 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 was passed 4-0, with one recusal.

RECORD OF ACTION:

DATE: November 22, 2021

SUBJECT: 67 Old Orchard Road – Certificate of Appropriateness

At a scheduled meeting and public hearing on November 18, 2021, 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 at 67 Old Orchard Road to install a door for the garden structure that is visible from Old England Road.

Voting in the Affirmative:

Matthew Montgomery, Acting Chair
John Wyman, Member

Brett Catlin, Member

Susana Lannik, Member

Recused:

Peter Vieira, Chair

Administrative discussion

Minutes: The October meeting minutes were approved.

The meeting was adjourned at 10:30 p.m.

Recorded by Barbara Kurze, Senior Preservation Planner