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

DATE: March 17, 2022

PLACE/TIME: Fully Remote

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

ABSENT: Brett Catlin, Member
Susana Lannik, Member

The fully remote meeting was called to order at 7:00 p.m. with Peter Vieira presiding as Chair. Voting permanent members were R. Imperato, M. Montgomery, R. Wetmore, and J. Wyman. B. Kurze acted as recording secretary and the meeting was recorded on Zoom.

17 Old England Road – Certificate of Appropriateness

This review was continued from previous meetings. Lee Silverstone and Sanna Belorusets presented an application to replace the windows on the left-side 1986 addition and at the back of the house with Loewen all-wood double hung simulated divided lite windows. The intent was to match the existing historic windows as closely as possible.

Materials Reviewed:

Assessor's database map
MHC Form B
Project description
Photos and details of existing historic wood windows
Details of proposed wood replacement window
Elevations and photos identifying windows to be replaced
Details of historic windows
Existing and proposed detail drawings

Replacement window cut sheets and information
 Elevations
 Photographs
 Plans
 Detail drawings
 Quotation
 Loewen Window & Door Technical Guide
 Sample window

P. Vieira said the elevation presentation and analysis were very helpful. J. Wyman moved to grant a Certificate of Non-Applicability for the application as submitted to replace three basement windows with conditions. M. Montgomery seconded the motion. There was a roll call vote, and the motion was passed 4-0, with one recusal.

J. Wyman moved to grant a Certificate of Appropriateness for the application as submitted to replace the doors and windows, except for three basement windows, with conditions. M. Montgomery seconded the motion. There was a roll call vote, and the motion was passed 4-0, with one recusal.

RECORD OF ACTION:

DATE: March 18, 2022

SUBJECT: 17 Old England Road – Certificate of Non-Applicability

At a scheduled meeting and public hearing on March 17, 2022, the Chestnut Hill Historic District Commission, by roll call vote of 4-0, with one recusal.

RESOLVED to grant a Certificate of Non-Applicability for the application as presented at 17 Old England Road to replace three basement windows with aluminum-clad windows **with the requirement that the right-hand window will have the same dimensions as the other two.**

Voting in the Affirmative:

Peter Vieira, Chair	Matthew Montgomery, Member
Rick Wetmore, Member	John Wyman, Member

Recused:

Robert Imperato, Member

RECORD OF ACTION:

DATE: March 18, 2022

SUBJECT: 17 Old England Road – Certificate of Appropriateness

At a scheduled meeting and public hearing on March 17, 2022, 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 presented at 17 Old England Road to replace all of the doors and windows, with the exception of three basement windows, with Loewen all-wood doors and simulated divided lite windows **with the requirement that the five-eighth-inch muntin width will be used for the windows instead of the three-quarter-inch muntin width called out in the materials.**

Voting in the Affirmative:

Peter Vieira, Chair	Matthew Montgomery, Member
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Rick Wetmore, Member

John Wyman, Member

Recused:

Robert Imperato, Member

25 Acacia Avenue – Certificate of Appropriateness

Radhika Bhagwat presented an application to build an 18-inch-high masonry seat wall at the back of the house near the right rear house corner with materials to match the rear entry area, and to build a cedar pergola at the back of the property.

Materials Reviewed:

Assessor's database map

Plot plan

Photographs

MHC Form B

Plans

Pergola and seat wall details

Preliminary planting information

Renderings

Commission members agreed that the project was appropriate and that it would be minimally visible without the plantings. J. Wyman moved to grant a Certificate of Non-Applicability for the application as presented. R. Wetmore seconded the motion. There was a roll call vote, and the motion was passed unanimously, 5-0.

RECORD OF ACTION:**DATE:** March 18, 2022**SUBJECT:** 25 Acacia Avenue – Certificate of Appropriateness

At a scheduled meeting and public hearing on March 17, 2022, 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 25 Acacia Avenue to build an 18-inch-high masonry seat wall at the back of the house and to build a cedar pergola at the back of the property.

Voting in the Affirmative:

Peter Vieira, Chair

Robert Imperato, Member Matthew Montgomery, Member

Rick Wetmore, Member

John Wyman, Member

70 Suffolk Road – Certificate of Appropriateness

Nick Marchio and Tom Catalano presented an application to remove one chimney and add three dormers to the front of the house and three new dormers to the back. The owners wanted to demolish a single-story sunroom addition at the back of the house and replace it with a two-story addition, and to partially demolish a brick wall at the front of the house and add one story to the existing attached three-car garage. They also wanted to build a new attached two-car garage perpendicular to the back of the house.

Materials Reviewed:

MHC Form B

Project description

Renderings
 Material precedents
 Site plans
 Elevations
 Roof plans
 Photographs of the existing property
 Demolition plans
 Detail drawings
 Renderings
 Product and material information

M. Montgomery said there was minimal visibility from the MBTA. There was discussion about the proposed stucco and half timbering for the addition and whether that worked with the Georgian brick house. The owners were concerned about adding more brick massing and overwhelming the existing property. J. Wyman noted that the revised designs were received just before the meeting and the abutters did not have a chance to see them. Commissioners said they were favorable to the revised design, but the new design needed to be submitted for the next meeting. The applicants agreed in writing to continue the review to a future meeting.

R. Wetmore recused himself.

152 Suffolk Road – Certificate of Appropriateness (Violation)

Franklin Schwarzer presented an application for the leaded glass windows that were removed for de-leading without review and approval by the commission. They requested approval for the work that was done.

Materials Reviewed:

Photographs
 Information about de-leading process
 Contract

P. Vieira was concerned that the historic windows could have been compromised by the de-leading process. Commissioners agreed that the commission architect would do a site visit to confirm that the work was appropriately done. If he confirmed that the work was appropriate, Staff would issue the Certificate of Appropriateness. M. Montgomery moved to grant a Certificate of Appropriateness for the application as submitted with conditions. R. Imperato seconded the motion. There was a roll call vote, and the motion was passed 4-0, with one recusal.

RECORD OF ACTION:

DATE: March 25, 2022

SUBJECT: 152 Suffolk Road – Certificate of Appropriateness (Remediation of Violation)

At a scheduled meeting and public hearing on March 17, 2022, the Chestnut Hill Historic District Commission, by roll call vote of 4-0, with one recusal

RESOLVED to accept the application for the work that was done to de-lead and re-install the de-leaded glass windows subject to a site visit by the Chair, Vieira, and confirmation that the work was done appropriately.

The Chair, Peter Vieira, visited the property on March 23, 2022, and verified that the work was done appropriately. The violation has been remediated.

Voting in the Affirmative:

Peter Vieira, Chair

Robert Imperato, Member

Matthew Montgomery, Member

John Wyman, Member

Recused:

Rick Wetmore, Member

152 Suffolk Road – Certificate of Appropriateness

The review was continued from previous meetings. Franklin Schwarzer and Kent Duckham presented an application to add decking and either glass panels or wrought iron guardrails to the second story porches on either end of the house. The owners wanted to be able to use the porches which required guardrails to be code compliant. They also wanted to make fenestration changes. New wood and wire fencing would be installed along the side and rear property lines; the proposed front fence was removed. A new shed would be built across from the existing garage bays. At the back of the property, they wanted to build a terrace structure with a pool and pergola, a sports court with court lighting, and a trampoline. The children's play structure, which was put in without commission approval, would be moved to the back of the house. A greenhouse would be built near the rear property line.

Materials Reviewed:

MHC Form B

Site plans

Plant information

Lighting plan

Partial front elevations and parapet details

Site elevations

Pergola plans and elevations

Greenhouse plans and elevations

Shed plans and elevations

Fence elevations and fence product photograph

Product and material specifications

Renderings

Photographs

Historic photos

Letter of support from abutter

P. Vieira said the glass panel and metal railing options for the porches detracted from them. M. Montgomery agreed that the glass was obtrusive, but he thought a minimalist railing system could work. There was discussion about the construction and how the railings would be fastened. Commissioners agreed that the applicants should explore more minimal options and come back to the commission. There was discussion about the fencing. J. Wyman noted that the commission had a mandate to keep open space and views. P. Vieira said that the wetlands and terrain provided natural boundaries and questioned the need for the extensive fencing. Commissioners noted that the neighbor's stockade fencing that bordered the right property line was in violation and would need to be removed at some point. The left-side fence was approved as replacement in-kind.

There was discussion about the proposed sports court. P. Vieira was concerned that the structures proposed for the back of the property resulted in an over-programmed and closed off design. J. Wyman agreed that

there were too many contemporary structures that did not fit with the historic property. M. Montgomery appreciated the efforts made to screen the new elements, but this was one of the most important properties in the district and he struggled with how to accommodate these proposed additions and still follow the mission of the historic district commission. He thought the pool would fit in if appropriately designed; the sports court and other structures took away from the elegance of the house. P. Vieira commented that the pool structure should have less obtrusive retaining walls and work with the natural sloping and wooded site. R. Imperato agreed that the pool needed to be less obtrusive.

The applicants agreed in writing to continue the review to a future regularly scheduled meeting.

Administrative discussion

Minutes: The September 16 and 23, 2021 minutes and the February 2022 minutes were approved.

New Commission members: Staff advised that the City of Newton was trying to recruit new commission members.

Rules & Regulations: Staff would send the latest draft to J. Wyman and S. Lannik for review and put the draft review on a future agenda.

The meeting was adjourned at 10:35 p.m.

Recorded by Barbara Kurze, Senior Preservation Planner