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

DATE: April 21, 2022

PLACE/TIME: Fully Remote

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

ABSENT: Brett Catlin, 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, S. Lannik, M. Montgomery, R. Wetmore, and J. Wyman. B. Kurze acted as recording secretary and the meeting was recorded on Zoom.

29 Gate House Road – Final Project Approval of Remediation

The owner was seeking final project approval for the approved remediation of the solar panels that were in violation. They completed the remediation work by flattening and centering the existing panels.

Materials Reviewed:

Remediation decision
Photographs of completed work
Approved remediation plan

Commission members agreed that the remediation work matched what was approved. J. Wyman commented that the final appearance was better than he had expected. J. Wyman moved to grant final approval for the remediation work. M. Montgomery seconded the motion. There was a roll call vote, and the motion was passed unanimously, 6-0.

RECORD OF ACTION:

DATE: April 26, 2022

SUBJECT: 29 Gate House Road – Final Approval of Project to Remediate Violation

At a scheduled meeting and public hearing on April 21, 2022, the Chestnut Hill Historic District Commission, by roll call vote of 6-0,

RESOLVED to **approve** the final project work to remediate the solar panels that were in violation. The panels were flattened and centered. The violation has been remediated.

Voting in the Affirmative:

Peter Vieira, Chair

Robert Imperato, Member

Susana Lannik, Member

Matthew Montgomery, Member

Rick Wetmore, Member

John Wyman, Member

5 Chestnut Hill Terrace – Certificate of Appropriateness

Todd Meller and James Chamoun presented two applications. One was to replace the house and garage roofs with a Owens Corning TruDefinition Duration shingles in Driftwood color. The second application was to replace the wood gutters on the house with aluminum K-style gutters to match the gutters on the garage. Wood fascia and trim would be repaired in-kind; the existing downspouts would be reused.

Materials Reviewed:

Roof shingle information

Photographs

Roofing quotation

Gutter color and profile

Commissioners agreed that the proposed roof shingles were appropriate. Aluminum gutters were not an appropriate replacement for wood, but fiberglass or composite gutters with the appropriate historic profile.

R. Imperato moved to grant a Certificate of Appropriateness for the application as presented for the Owens Corning Driftwood Color shingles. S. Lannik seconded the motion. There was a roll call vote, and the motion was passed unanimously, 6-0. J. Wyman moved to grant a Certificate of Non-Applicability for the application as presented to replace the wood gutters in-kind. R. Wetmore seconded the motion. There was a roll call vote, and the motion was passed unanimously, 6-0. R. Imperato moved to grant a Certificate of Appropriateness for the application as presented to replace wood gutters with fiberglass gutters. S. Lannik seconded the motion. There was a roll call vote, and the motion was passed unanimously, 6-0. M. Montgomery moved to grant a Certificate of Appropriateness for the application as presented to replace wood gutters with composite gutters. S. Lannik seconded the motion. There was a roll call vote, and the motion was passed unanimously, 6-0.

RECORD OF ACTION:

DATE: April 26, 2022

SUBJECT: 5 Chestnut Hill Terrace – Certificate of Appropriateness

At a scheduled meeting and public hearing on April 21, 2022, the Chestnut Hill Historic District Commission, by roll call vote of 6-0,

RESOLVED to **grant** a Certificate of Appropriateness for the application as submitted at 5 Chestnut Hill Terrace to replace the house and garage roofs with Owens Corning TruDefinition Duration shingles in the Driftwood color.

Voting in the Affirmative:

Peter Vieira, Chair
Matthew Montgomery, Member

Brett Catlin, Member
Rick Wetmore, Member

Susana Lannik, Member
John Wyman, Member

RECORD OF ACTION:

DATE: April 26, 2022

SUBJECT: 5 Chestnut Hill Terrace – Certificate of Non-Applicability

At a scheduled meeting and public hearing on April 21, 2022, the Chestnut Hill Historic District Commission, by roll call vote of 6-0,

RESOLVED to grant a Certificate of Non-Applicability for the application as presented at 5 Chestnut Hill Terrace to replace the wood gutters in-kind.

Voting in the Affirmative:

Peter Vieira, Chair
Matthew Montgomery, Member

Robert Imperato, Member
Rick Wetmore, Member

Susana Lannik, Member
John Wyman, Member

RECORD OF ACTION:

DATE: April 26, 2022

SUBJECT: 5 Chestnut Hill Terrace – Certificate of Appropriateness

At a scheduled meeting and public hearing on April 21, 2022, the Chestnut Hill Historic District Commission, by roll call vote of 6-0,

RESOLVED to grant a Certificate of Appropriateness for the application as submitted at 5 Chestnut Hill Terrace to replace the wood gutters with fiberglass gutters with a similar historic profile.

Voting in the Affirmative:

Peter Vieira, Chair
Matthew Montgomery, Member

Robert Imperato, Member
Rick Wetmore, Member

Susana Lannik, Member
John Wyman, Member

RECORD OF ACTION:

DATE: April 26, 2022

SUBJECT: 5 Chestnut Hill Terrace – Certificate of Appropriateness

At a scheduled meeting and public hearing on April 21, 2022, the Chestnut Hill Historic District Commission, by roll call vote of 6-0,

RESOLVED to grant a Certificate of Appropriateness for the application as submitted at 5 Chestnut Hill Terrace to replace the wood gutters with composite gutters with a similar historic profile.

Voting in the Affirmative:

Peter Vieira, Chair
Matthew Montgomery, Member

Robert Imperato, Member
Rick Wetmore, Member

Susana Lannik, Member
John Wyman, Member

31 Chestnut Hill Terrace – Certificate of Appropriateness

Dava Singer presented two applications. The first application was to remove the stairs leading from the back of the rear deck which were a safety hazard and install a section of railing that matched the existing to close the gap. They would install a new set of stairs off the left side of the deck. The existing Trex Transcend railing system with the mahogany cocktail rail will be re-used or matched.

The owners also wanted to paint the front door black.

Materials Reviewed:

Project description

Photographs of front door

Shutter painted with proposed black paint

J. Wyman said that the changes to the deck and stairs were not part of the package, but he considered them to be insubstantial changes. The other commissioners agreed. J. Wyman moved to grant a Certificate of Appropriateness for the application as submitted as an insubstantial change. M. Montgomery seconded the motion. There was a roll call vote, and the motion was passed unanimously, 6-0. J. Wyman moved to grant a Certificate of Appropriateness for the application as presented to paint the front door. S. Lannik seconded the motion. There was a roll call vote, and the motion was passed unanimously, 6-0. J. Wyman advised that if any changes were required because of code issues, the owners had to come back to the commission.

NOTICE OF WAIVER OF PUBLIC HEARING

DATE: 4-26-2022

Dear Property Owner,

An application for an insubstantial change has been received by the Chestnut Hill Historic District Commission from the following neighboring property owner:

Applicant and Address

Dava Singer

31 Chestnut Hill Terrace

Proposed Alteration

The owners submitted an application for the agenda to remove the stairs leading from the back of the rear deck as they are a safety hazard, install a section of railing that matches the existing to close the gap, and install new stairs similar to the existing ones to lead off the left side of the deck. Just before the meeting, the owners provided a revised design for the new stairs which was determined to be an insubstantial change.

In accordance with the Ordinance governing the Historic District, the Commission may waive a public hearing on an application for a Certificate of Appropriateness if the Commission determines that the alteration to the exterior features involved is insubstantial in its effect to the overall Historic District. Such action by the Commission requires that notice be given to the owners of all adjoining properties and other properties that may be materially affected by the alteration. The above listed case has been reviewed without a public hearing and a Certificate of Appropriateness has been approved. Should you disagree, the Ordinance provides that within ten (10) days of the date of this notice you may formally request a hearing in which event the Certificate would not be issued until after the case is posted and reviewed at a public hearing.

RECORD OF ACTION:

DATE: April 26, 2022

SUBJECT: 31 Chestnut Hill Terrace – Certificate of Appropriateness

At a scheduled meeting and public hearing on April 21, 2022, the Chestnut Hill Historic District Commission, by roll call vote of 6-0,

RESOLVED to **grant** a Certificate of Appropriateness for the application as submitted at 31 Chestnut Hill Terrace to paint the front door black.

Voting in the Affirmative:

Peter Vieira, Chair

Robert Imperato, Member

Susana Lannik, Member

Matthew Montgomery, Member

Rick Wetmore, Member

John Wyman, Member

22 Chestnut Hill Road – Certificate of Appropriateness

Sarah Cole and Peter Hajjiar presented an application to move a window on the right side of the house. The owners planned to reuse the existing trim and “half timbering” and patch the stucco to match the existing stucco.

Materials Reviewed:

Information on re-using and matching materials

Assessor’s database map

Photographs

Elevations

Plans

Original plans

P. Vieira commented that because the house was built in 1997, a modern stucco application should work. He confirmed that the existing color and texture would be matched. M. Montgomery said the symmetry of the proposed design worked. M. Montgomery moved to grant a Certificate of Appropriateness for the application as presented. J. Wyman seconded the motion. There was a roll call vote, and the motion was passed unanimously, 6-0.

RECORD OF ACTION:

DATE: April 26, 2022

SUBJECT: 22 Chestnut Hill Road – Certificate of Appropriateness

At a scheduled meeting and public hearing on April 21, 2022, the Chestnut Hill Historic District Commission, by roll call vote of 6-0,

RESOLVED to **grant** a Certificate of Appropriateness for the application as submitted at 22 Chestnut Hill Road to move a window on the right side of the house, re-use the existing trim and “half timbering”, and patch the stucco to match the existing stucco.

Voting in the Affirmative:

Peter Vieira, Chair

Robert Imperato, Member

Susana Lannik, Member

Matthew Montgomery, Member

Rick Wetmore, Member

John Wyman, Member

70 Suffolk Road – Certificate of Appropriateness

This review was continued from previous meetings. 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. A brick wall at the front of the house would be demolished and one story would be added to the existing attached three-car garage. A new attached two-car garage would be built perpendicular to the back of the house. The owners had revised the design based on commission feedback: the Tudor-style half-timbering treatment of the west addition was changed to brick quoining on the corners and window casings, and the two small windows that flanked the larger center window on the west elevation were removed. The owners also withdrew their application to replace all the existing windows.

Materials Reviewed:

Explanation of design changes from last submission

Withdrawal of the part of the application for the replacement of existing windows

MHC Form B

Project description

Site plan

Historic plans

Elevations

Roof plans

Photographs

Detail drawings

Renderings

Product and material information

P. Vieira commented that the proposed Marvin windows would be installed on minimally visible areas. There was discussion if the proposed window was a reasonable match. S. Perry was concerned that the window standards were being diminished. T. Catalano noted that the new windows for the front dormers were being custom manufactured to fit. The final details would be submitted to Staff and the commission architect for final review and approval. Commission members agreed that the revised project was appropriate. P. Vieira moved to grant a Certificate of Appropriateness for the application as submitted with conditions for the front dormer windows. M. Montgomery seconded the motion. There was a roll call vote, and the motion was passed 6-0 with conditions. S. Perry was concerned that the window standards were being diminished.

RECORD OF ACTION:

DATE: April 27, 2022

SUBJECT: 70 Suffolk Road – Certificate of Appropriateness

At a scheduled meeting and public hearing on April 21, 2022, the Chestnut Hill Historic District Commission, by roll call vote of 6-0,

RESOLVED to grant a Certificate of Appropriateness for the application as submitted at 70 Suffolk Road to remove one chimney; add three dormers to the front of the house and three dormers to the back; to demolish the rear single-story sunroom addition and replace it with a two-story addition; to partially demolish a brick wall at the front of the house and add one story to the existing attached three-car garage; and to build a new attached two-car garage perpendicular to the back of the house **with the requirement that the three front dormer windows will be custom wood windows and that the front dormer window details will be submitted to Staff and the commission architect for final review and approval.**

Voting in the Affirmative:

Peter Vieira, Chair

Robert Imperato, Member

Susana Lannik, Member

Matthew Montgomery, Member

Rick Wetmore, Member

John Wyman, Member

R. Wetmore recused himself.

50 Chestnut Hill Road – Certificate of Appropriateness

Ricardo Bilonick presented an application to amend the previously approved plans to change one right side fixed glass panel to a glass door with a sidelite and extend the existing landing and steps.

Materials Reviewed:

Assessor's database map

MHC Form B

Street views and map

Photos

Plans

Elevations

Product and material details

Commissioners agreed that the changes 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 was passed 6-0.

RECORD OF ACTION:

DATE: April 27, 2022

SUBJECT: 50 Chestnut Hill Road – Certificate of Appropriateness

At a scheduled meeting and public hearing on April 21, 2022, the Chestnut Hill Historic District Commission, by roll call vote of 6-0,

RESOLVED to grant a Certificate of Appropriateness for the application as submitted at 50 Chestnut Hill Road to change one right side fixed glass panel to a glass door with a sidelite and extend the existing landing and steps.

Voting in the Affirmative:

Peter Vieira, Chair

Robert Imperato, Member

Susana Lannik, Member

Matthew Montgomery, Member

Rick Wetmore, Member

John Wyman, Member

R. Wetmore recused himself.

152 Suffolk Road – Certificate of Appropriateness

The review was continued from previous meetings. David Berry, Yelena Dudochken, Kent Duckham and Evan Holbriiter presented an application to add decking and metal guardrails to the second story porches on either end of the house. They also wanted to make fenestration changes. New wood and wire fencing would be installed along the side and rear property lines. 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, and a sports court with court lighting. The children's play structure, which was put in without commission approval, would be moved to the back of the house.

They described the changes from the previous plans: the greenhouse and in-ground trampoline were removed from the plans, the sports court and pool terraces were lowered, and the second story porch railing design was a minimal dark brown metal railing.

Materials Reviewed:

Email from Staff summarizing commission feedback
MHC Form B
Site plans
Plant information
Lighting plan
Site plan
Fence plan
Site elevations
Partial front elevations and parapet details
Pergola and outdoor kitchen plans and elevations
Shed plans and elevations
Backyard and topography review
Renderings
Product and material specifications
Outdoor recreational improvement review

P. Vieira noted that there were inconsistencies between the elevation drawings and the literature. Commission members discussed the installation of the second-story porch decking and railings. J. Wyman wanted to see a mock-up of the proposed railing to understand the height and how it would look from Suffolk Road; a four-foot section of painted wood could work. There was discussion of the structures and fencing at the back of the property. P. Vieira commented on the examples of pools and tennis court structures that were submitted. Of the 22 examples, 12 pre-dated the establishment of the historic district, several were on properties exempt from binding review, 3 were not visible and 4 were minimally visible. J. Wyman stated that the ordinance required the commission to promote the distinctive characteristics of the properties and settings in the district, and to ensure that new construction was compatible. This was a unique and significant property. P. Vieira was concerned with how the setting at the back of the house would change; the plans for the structures and topography showed that the site would be completely altered. Commissioners requested that the structures be staked out and that a site visit be scheduled.

Abutter Ken Lyons (170 Suffolk Road) supported the proposed plans and thought the landscaping would beautify the property. S. Perry said the landscaping needed to be very natural and done in a sensitive manner. The applicants agreed in writing to continue the review to a future meeting.
R. Wetmore rejoined the meeting and S. Lannik recused herself.

24 Essex Road – Certificate of Appropriateness

Matt Sargent and Brian Lever presented an application to demolish the existing house and structures and to build a new house, swimming pool, pavilion, and hardscaping. The house required repairs, there were issues with water and moisture, existing materials were not robust, and the owner could not work with the existing footprint.

Materials Reviewed:

Project description

Assessor's database map
Site plan
Plans
Elevations
Photographs
Details
Products and materials
MHC Form B

P. Vieira stated that the mid-century modern house was designed by a known architect and had historic significance; the bar for demolition was high. J. Wyman explained that the commission had jurisdiction over the demolition and that a structural report would be required. R. Wetmore said the commission would need to visit the site to see the existing conditions and assess what was possible. R. Imperato asked if the owner had had an inspection done before buying the property; the owner could not remember.

S. Lannik spoke as an abutter and agreed that there were issues with the condition of the existing materials, but the house was architecturally very interesting. Other abutters asked to be kept informed about the proposed project. The applicants agreed in writing to continue the review to a future meeting.

9 Old Orchard Road – Certificate of Appropriateness

This review was continued from previous meetings. Erik Markarian and Arman Chitchian presented an application to replace the roofs, install two more condensers, install light fixtures, upgrade the electric meter, install vents, modify the previously approved outdoor kitchen, and add railings to the back steps.

The roofs were 13 years old and leaking; the owners could not find an exact shingle replacement to do repairs which was why they wanted to replace them.

Materials Reviewed:

Project narrative
Plans
Roofing specs
Outdoor kitchen products
Plans
Pergola and seat wall details
Preliminary planting information
Renderings

There was discussion about the appropriateness of the thickness and texture of the proposed options. Most commissioners thought the CertainTeed Presidential roof shingles were appropriate. S. Lannik moved to grant a Certificate of Appropriateness for the CertainTeed Presidential roof shingles. M. Montgomery seconded the motion. There was a roll call vote, and the motion was passed 5-1. J. Wyman voted in the negative.

P. Vieira noted that the landscaping, planting, and condenser plans were not accurate or consistent. R. Wetmore said they did not have enough detail. P. Vieira said scaled drawings needed to be submitted for the light fixtures. The larger electric meter was an issue because of the prominent location. The kitchen vent was inappropriately located projecting through the fascia; the applicants needed to provide the interior plans and show alternate locations. There was not enough information to review

the outdoor kitchen area. P. Vieira said the applicants needed to submit detailed elevations of the completed conditions with and without the wall, and product specifications for the proposed railings.

The applicants needed to come back to a future meeting for these items. The applicants agreed in writing to continue the review to a future meeting.

RECORD OF ACTION:

DATE: April 27, 2022

SUBJECT: 9 Old Orchard Road – Certificate of Appropriateness

At a scheduled meeting and public hearing on April 21, 2022, the Chestnut Hill Historic District Commission, by roll call vote of 5-1,

RESOLVED to **grant** a Certificate of Appropriateness for the application as submitted at 9 Old Orchard Road to replace the existing house and garage roofs with standard double laminate CertainTeed Presidential asphalt shingles in the Weathered Wood color.

Voting in the Affirmative:

Peter Vieira, Chair

Robert Imperato, Member

Susana Lannik, Member

Matthew Montgomery, Member

Rick Wetmore, Member

Voting in the Negative:

John Wyman, Member

R. Imperato left the meeting.

32 Gate House Road – Working Session

This review was continued from previous meetings. Doug Stefanov presented an application to build a front entry vestibule, change a window at the back to a door, repair the existing windows and change the color to black, and demolish a shed at the back of the property.

Materials Reviewed:

Photographs

MHC Form B

Plot plan

Plans

Elevations

Product information

Door specification

Commission members commented that the proposed changes to the muntin color and the glass vestibule were inappropriate contemporary features on a traditional house. A traditional vestibule that did not upstage the proportions of the house would be appropriate. There were examples of this type of traditional vestibule in the neighborhood.

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

67 Old Orchard Road – Certificate of Appropriateness

P. Vieira presented an application to replace three sets of deteriorated wood landscape steps at the back of the property with masonry steps.

Materials Reviewed:

Photographs

Material information

Existing conditions

Commission members agreed that the proposed granite curbstones were appropriate and would also be minimally visible from the street. M. Montgomery moved to grant a Certificate of Appropriateness for the application as submitted. R. Wetmore seconded the motion. There was a roll call vote, and the motion was passed 5-0 with one recusal.

RECORD OF ACTION:

DATE: April 27, 2022

SUBJECT: 67 Old Orchard Road – Certificate of Appropriateness

At a scheduled meeting and public hearing on April 21, 2022, the Chestnut Hill Historic District Commission, by roll call vote of 5-0, with one recusal

RESOLVED to **grant** a Certificate of Appropriateness for the application as submitted at 67 Old Orchard Road to replace three sets of wood landscape steps at the back with masonry steps.

Voting in the Affirmative:

Matthew Montgomery, Acting Chair

Robert Imperato, Member

Susana Lannik, Member

Rick Wetmore, Member

John Wyman, Member

Recused:

Peter Vieira, Chair

The meeting was adjourned at midnight.

Recorded by Barbara Kurze, Senior Preservation Planner