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

DATE: May 19, 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: 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.

31 Chestnut Hill Terrace – Certificate of Appropriateness

The owner was not present.

Materials Reviewed:

Photographs
Examples of painted downspouts

Commission members agreed that the proposal to paint the downspouts was straightforward and there was enough information to review the application. P. Vieira moved to grant a Certificate of Appropriateness for the application as submitted. M. Montgomery seconded the motion. There was a roll call vote, and the motion was passed unanimously, 5-0.

RECORD OF ACTION:

DATE: May 20, 2022

SUBJECT: 31 CHESTNUT HILL TER - Certificate of Appropriateness

At a scheduled meeting and public hearing on May 19, 2022 the Chestnut Hill Historic District Commission, by roll call vote of 5-0,

RESOLVED to **grant** a Certificate of Appropriateness for the project as submitted at 31 CHESTNUT HILL TER to paint downspouts red to blend with brick masonry, patch paint existing trim and painted areas in-kind, and paint light mounting blocks to match clapboard.

Voting in the Affirmative:

- Peter Vieira, Chair, FAIA
- Robert Imperato, Member
- Matthew Montgomery, Vice Chair
- John Wyman, Member
- Rick Wetmore, Member

Voting in the Negative:

Abstained:

Recused:

24 Essex Road – Certificate of Appropriateness

Brian Lever, Laurance Lee, Darla Soukis, Matt Sargent, and John Hourihan presented an application to demolish the existing house and structures and to build a new house, swimming pool, pavilion, and hardscaping.

Materials Reviewed:

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

J. Wyman stated that the commission's mission was to protect the historic resources in the district and there was a high standard of preservation. He noted that the house was one of the first modern houses in the district and it was designed by a famous architect. P. Vieira commented that the inspection report focused on maintenance issues; he did not see any structural issues called out. The architect, G. Holmes Perkins, started his career in Boston and went on to transform the architecture program at the University of Pennsylvania. He said the home was historically significant. The house could be restored and expanded; there was no need to demolish it and recreate it. Councilor Baker noted that the historic district commissions were tasked with preserving the existing structures; demolition was hardly ever approved. R. Imperato agreed that there was no need to demolish the house, the issue appeared to be related to maintenance. M. Montgomery said the house could be restored, but it did have limitations due to the materials. Neighbors and abutters were concerned about the proposed demolition. There was discussion as to what the commission's jurisdiction was for demolition and new construction on Essex Road. The owner agreed to withdraw the application so that she could get clarification on what her options were. J. Wyman recommended that the owner come for a working session to review possible options.

365 Hammond Street, Church of the Redeemer – Certificate of Appropriateness

Rosemary Foy and Lucia Dolan presented an application to install a new sign at the front close to the Hammond Street sidewalk. The church planned to keep the existing sign.

Materials Reviewed:

Assessors database map
Photographs
Project description
Sign design

There was discussion about the size and height of the sign and the proposed materials. M. Montgomery had concerns about the AZEK posts. The commission asked the applicants to come back with a revised proposal for a smaller, shorter sign with granite posts, and to either provide samples of the finished sign material or photographs with addresses for existing signs. The applicants agreed in writing to continue the review to a future meeting.

25 Moorfield Road – Certificate of Appropriateness

Elizabeth Kenrick presented an application to rebuild part of the raised terrace; add a pool, terrace, landscape steps and lawn area; rebuild existing outdoor grill; and remove existing hardscaping and replace with new steps, deck, and spa. She noted that the Conservation Commission had approved the plans.

Materials Reviewed:

Assessors database map
Aerial views
Photographs
Existing conditions
Landscape plans
Elevations
Products and materials
Existing conditions site plan

Commissioners commented that the plans looked appropriate and that the work would be minimally visible from a public or private way. P. Vieira moved to grant a Certificate of Appropriateness for the application as submitted. M. Montgomery seconded the motion. There was a roll call vote, and the motion was passed 4-0 with one recusal. R. Imperato was recused.

RECORD OF ACTION:

DATE: May 20, 2022

SUBJECT: 25 MOORFIELD RD - Certificate of Appropriateness

At a scheduled meeting and public hearing on May 19, 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 project as submitted at 25 MOORFIELD RD to rebuild part of the raised terrace; add a pool, terrace, landscape steps and lawn area; rebuild existing outdoor grill; and remove existing hardscaping and replace with new steps, deck, and spa.

Voting in the Affirmative:

- Peter Vieira, Chair,
FAIA
- Matthew
Montgomery, Vice
Chair
- Rick Wetmore,
Member
- John Wyman,
Member

Voting in the Negative:

Abstained:

Recused:

- Robert Imperato,
Member

Administrative discussion:

Minutes: The November 2021 minutes were approved.

The meeting was adjourned at 10 p.m.

Recorded by Barbara Kurze, Senior Preservation Planner