



David B. Cohen
Mayor

CITY OF NEWTON, MASSACHUSETTS

Department of Planning and Development
Michael J. Kruse, Director

Telephone
(617)-796-1120
Telefax
(617) 796-1142

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

DATE: September 18, 2008

PLACE/TIME: City Hall, Room 202
7:30pm

ATTENDING: **John Wyman, Chairman** **William Roesner, Member**
Joyce Dostale, Member **Lois McMullin, Member**
Merle Winer, Alternate **Brian Lever, Staff**
See Attendance List

The meeting was called to order at 7:30 pm. Voting permanent members were Wyman, Roesner, Dostale, and McMullin. Alternate member Winer was also designated to vote. The meeting was taped on 1 tape.

26 Acacia Avenue –Certificate of Appropriateness

James Jumes presented a final set of plans for the additions to his home and materials information. Jumes proposed to replace the front windows with fixed pane windows as shown on the plans presented at the meeting. Wyman questioned whether the commission had previously approved the clad windows on the front façade. A review of files was inconclusive. Wyman also stated that as shown the window in the new dormer in the garage addition appeared to long and narrow when compared to the other windows on the home. Roesner suggested that the window be a 6/1 as opposed to the 8/1 shown on the plans. Jumes stated that the plans were drawn incorrectly and that it would be a 6/1 window. Dostale noted that the materials list provided stated that the window would be 6/1. Jumes stated that the roof over the garage would be slate taken from the back of the home in order too blend in with the existing roof, and that copper gutters and downspouts would be used. Roesner stated that the plans were drawn incorrectly, that the roof should have a slight overhang of approximately 6 inches. Jumes agreed and stated that he would inform his architect. Wyman expressed concern over the proposed steel garage door and suggested that Jumes look at other types of doors. Abutter Bruce Miller stated that he appreciated Jumes' and the commission's time spent reviewing the project, but that he did not note significant change between the various proposed and approved plans. Miller also wished the commission note the plantings Jumes had discussed in a previous meeting. Winer asked if the commission had jurisdiction over plantings and Wyman responded no. Jumes stated that he wished to keep the railing on the rear addition. The commission expressed support for the railing and shutters on the garage addition first floor north façade.

Chestnut Hill Historic District Commission
1000 Commonwealth Avenue, Newton, Massachusetts 02459
Email: blever@ci.newton.ma.us
www.ci.newton.ma.us

Wyman motioned to approve the plans with conditions and Winer seconded. Staff noted that the only outstanding issue yet to be resolved was the garage door.

At a scheduled meeting and public hearing on September 18, 2008 the Chestnut Hill Historic District Commission, by vote of 5-0

RESOLVED to issue a certificate of appropriateness for the application as submitted with the following conditions and notations: (1) that the garage dormer window be 6/1 as stated in the materials submission, (2) that the garage roof be slate reused from the existing rear roof, (3) that the new slate for the rear roof match the existing slate as much as is possible, (4) that the garage shutters on the first floor north façade match the shutters on the north elevation, (5) that the commission notes discussion in a previous meeting between the applicant and his neighbors the Millers in which the applicant stated he would consult with his neighbors and install plantings on the side of the garage abutting the neighbor's driveway, and (6) that when the project is complete the applicant submit a complete set of as built plans for the commission's record.

Voting in the Affirmative:
John Wyman, Chairman
William Roesner, Member
Lois McMullin, Member
Joyce Dostale, Member
Merle Winer, Alternate

Other Business: approval of minutes and discussion

The commission voted unanimously to approve the August minutes.

36 Woodman Road– Certificate of Appropriateness, Informal review

Staff presented materials provided by Alan Joslin architect for the applicant on the proposed installation of solar thermal collectors on the home under construction. Staff asked if the commission would be willing to approve the installation without a public hearing as it was a continuation of a previous review in which the commission requested more information. Commission members reviewed the submitted materials and discussed the installation's visibility. Winer and Wyman stated that this installation should be reviewed at the next public hearing. Wyman also requested a materials sample or mock up.

Meeting was adjourned at 8:35. Minutes approved at the December 18, 2008 meeting.

Recorded by Brian Lever, Commission Staff