



David B. Cohen
Mayor

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

DATE: December 18, 2008

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

ATTENDING: John Wyman, Chair Liviu Brill, Vice-Chair
William Roesner, Member Joyce Dostale, Member
Merle Winer, Alternate
Brian Lever, Staff
See Attendance List

The meeting was called to order at 7:30 pm with John Wyman presiding as Chair. Voting permanent members were Brill, Roesner, Dostale, and Wyman. Alternate member Winer also voted. The meeting was taped on 1 tape.

109 Old Orchard Road –Certificate of Appropriateness

Robert Middien property owner presented an application to replace 27 existing windows and porch columns. Middien had also requested the commission's review of a detached garage concept, but withdrew the garage concept from the application. As a suggestion Wyman stated that it was best to minimize the appearance of the garage from the street. Middien stated that the replacement windows would be Pella architect series 850 simulated divided lite double hung windows with a spacer bar, matching the existing grille pattern, and wood aluminum clad. Middien stated that he wished to insulate his home and also remove any lead paint. Brill stated that he preferred wood windows painted as opposed to clad windows. Wyman inquired about the whereabouts of missing shutters on the home? Middien stated that he did not know, but that they were not in the home when he arrived. Middien stated that the front porch columns were in need of replacement and suggested one larger column in place of the paired colonettes on each side. Brill stated that a large column would be too heavy and that the paired colonettes were more elegant. Roesner asked if there had ever been a third column? Middien stated that he did not know. Brill suggested adding a third column. Wyman motioned to approve the application and Roesner seconded.

At a scheduled meeting and public hearing on December 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 for the windows replicating the existing grille pattern with the commission's strong recommendation for wood windows. FURTHER RESOLVED that the commission approves the replacement of the front porch columns to match existing columns with the addition of a third column on each side so that columns are arranged in a "L" shaped pattern with the commission requiring a scaled drawing for final approval.

Voting in the Affirmative:

John Wyman, Chair
William Roesner, Member
Merle Winer, Alternate

Liviu Brill, Vice-Chair
Joyce Dostale, Member

481 Hammond Street – Working Session

George O'Neill architect for the applicant presented a revised concept for the commission to review. O'Neill stated that he addressed some of the commission's previous concerns including massing, the busyness of the rear of the building, the desire for a residential character and relationship to the surrounding neighborhood, and the overall size of the building. The new concept presented a more uniform rear, elimination of the third floor bedrooms, fewer rear gables, and elimination of the second front entrance. Winer asked if the exterior would be real stucco? O'Neill responded that it would be. O'Neill stated that the current building is roughly 8,000 square feet and with the addition it would be 12,700 square feet. The addition would be roughly 80 feet from Suffolk Road at its closest point. Neighbor Mrs. Fuller her expressed desire to keep a residential look to the property and neighborhood. Brill stated that the new concept has an improved residential character, but that the rear had too many peaks and movements. Wyman suggested camouflaging the rear service entrance, a new fence along Hammond Street, and eliminating the triple windows. Dostale suggested being able to see the transition from rear to front along Suffolk Road. The commission also had the following suggestions: altering the driveway with a curve from moving the Suffolk Road entrance to camouflage the rear service entrance, a new fence along Hammond Street, and eliminating the triple windows as well as bay window. The commission requested a site plan, refined drawings to scale, a materials list, and a viewshed from Suffolk Road for consideration of a certificate of appropriateness.

Other Business: The commission approved the September and October 2008 minutes.

Meeting was adjourned at 9:30.

Minutes approved at the February 19, 2009 meeting.

Recorded by Brian Lever, Commission Staff