



CITY OF NEWTON, MASSACHUSETTS

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David B. Cohen
Mayor

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

DATE: June 19, 2008

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

ATTENDING: John Wyman, Chairman
Livi Brill, Member
Joyce Dostale, Member
Lois McMullin, Member
William Roesner, Member
Sam Perry, Alternate Member
Brian Lever, Staff
See Attendance List

The meeting was called to order at 7:35 pm. Voting permanent members were Wyman, Brill, Dostale, McMullin, and Roesner. Alternate member Perry also voted. The meeting was taped on 2 tapes.

481 Hammond Street– Working Session

George O' Neil architect for the Trimount Foundation Inc. presented plans for a proposed addition. O' Neil stated that the current building was not well suited for the 12 residents and that the existing rooms were small and were in need of updating. The new addition would allow for a more comfortable existence and accommodate accessibility needs. O' Neil stated that the current home was french eclectic in style and approximately 8,000 square feet with the addition proposed to be 5,200 square feet. Roesner asked where the parking would be for residents and guests? O' Neil responded that the parking would continue to be along the existing driveway ring in the front of the house. Roesner asked how many additional bedrooms would be added? O' Neil responded that the number of bedrooms would remain the same at 12, but that they would be expanded in size as the existing bedrooms were small and did not have private bathrooms. Perry noted that with the addition the building would be the largest house in the Chestnut Hill District even larger than the Mary Baker Eddy home. Wyman asked how large the lot was? O' Neil responded 3.3 acres. Wyman asked how far the proposed addition would be from Suffolk Road? O' Neil responded that it would be roughly 100 feet. Roesner and Brill noted that there were inconsistencies in the plans. Roesner stated that the addition was enormous with large volume and mass. Brill stated that

the rear of the proposed addition appeared too busy with the various gabled ends. Wyman stated that it was important to keep the residential character of the property as part of the distinguishing characteristics of the Chestnut Hill District.

26 Acacia Avenue—Certificate of Appropriateness

James Jumes and architect Mark Armstrong presented plans for a 1 and ½ story garage addition as well as a rear gabled addition, expansion of the garage rearward, and other changes. Wyman stated that the addition did not agree with the open character of the district. Dostale stated that the existing garage is inconspicuous as opposed to the proposed garage addition which is larger and set forward toward the street. McMullin stated that the proposed design was an improvement of the previous submissions. Jumes stated that the addition must meet his program needs. Brill suggested excavating and lowering the height of the addition by bringing the garage down to the street level. Commission members stated that as proposed, the terrain and the height of the addition would make the garage appear as a large imposing addition. Jumes stated that excavating would be difficult. Armstrong stated that they would take the comments of the commission into consideration in further designs. Jumes withdrew his application.

121 Suffolk Road—Certificate of Appropriateness

Ivan Berezwicki architect for the applicant presented plans to make changes and additions to the home. Berezwicki stated that the home was a 4-square home with a gambrel roof. Berezwicki proposed to remove the wrap a round deck and return the front porch to its earlier rectangular design. The existing shed roof over the front porch will be changed to a hip roof and the rear porch will be removed to accommodate a single bay two-story addition and a single bay single story porch. Eric Nadell (abutter) stated that he was concerned over the set back of the addition to his property. Alderman Baker (in attendance) stated that the project may require a special permit and that the applicant should check with the Planning Department. Brill stated that removing the wrap a round porch and making the front porch co-planer would make it more dominant. Commission members stated that the rear addition was unlikely to be visible. Berezwicki also stated that the applicants wished to add a driveway, remove one of the existing parking spaces, and add retaining walls but were unsure if that would be done. Commission members stated that the applicant should return with additional drawings illustrating the landscape changes and changes to the front façade.

At a scheduled meeting and public hearing on June 19, 2008 the Chestnut Hill Historic District Commission, by vote of 6-0

RESOLVED to grant a certificate of non-applicability for the portions of the project not visible from a public way including the two rear additions indicated on submitted plans. FURTHER RESOLVED that the hearing on the proposed work at this property will be continued at the July commission meeting.

Voting in the Affirmative:

John Wyman, Chairman	Joyce Dostale, Member
Liviu Brill, Member	William Roesner, Member
Lois McMullin, Member	Sam Perry, Alternate Member

Meeting was adjourned at 10:00.

Recorded by Brian Lever, Commission Staff
Minutes approved at 8/21/08 meeting.