



CITY OF NEWTON, MASSACHUSETTS

Department of Planning and Development

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Mayor

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

DATE: May 21, 2009

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

ATTENDING: John Wyman, Chair William Roesner, Member
Lois McMullin, Member Merle Winer, Alternate
Peter Vieira, 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 Wyman, Roesner, and McMullin. Alternate members Winer and Vieira also voted. The meeting was taped on two tapes.

3 Meigh Road – Certificate of Appropriateness

Commission member McMullin recused herself, as she is an abutter to this property. Molly Doyle and Vik Narasimhan property owners presented an application to amend the previous certificate of appropriateness issued for their rear fence. The new proposed fence would be either a cedar stockade fence or cedar smooth board fence placed along the rear lot line. The fence would be 6 feet high tapering down to 4 feet high and ending before the curb wall on Gate House Road. Franklin Schwarzer attorney for the neighbors, the Flax's, regarding a boundary dispute requested a continuance stating that his clients had not had chance to review the plans. Wyman stated that the abutters had been noticed and that the plans were available at City Hall to review as well as at the meeting and that a continuance could be granted if the applicants were willing. Doyle and Narasimhan stated that they would not grant a continuance. Wyman moved to approve the application as submitted and Winer seconded.

At a scheduled meeting and public hearing on May 21, 2009 the Chestnut Hill Historic District Commission, by vote of 4-0 with one recused from vote,

RESOLVED to issue a certificate of appropriateness for the application as submitted.

Voting in the Affirmative:

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

Recused from vote:

Lois McMullin, Member

240 Chestnut Hill Road – Certificate of Appropriateness

Bob Farrington attorney for the applicant and David Stuhlsatz architect presented an application to demolish the one story kitchen addition and replace it with a two-story attached garage and kitchen addition as well as restore windows and balustrades. Staff requested that photographs of the home's existing conditions as well as the historic photographs provided be placed in the Newton History

Museum property file. Wyman stated that only a portion of this building was visible from Middlesex Road and that the Commission's review was largely advisory as Chestnut Hill Road was a private way. Staff stated that a height exception was possible for the new balustrade if the applicant wished they match the historic balustrades on the home. Roesner asked how much of the roof of the new addition would be visible from Chestnut Hill Road? Stuhlsatz responded that some would be, but that largely the people driving by would be looking at the second floor of the home due to the grade. The Commission noted the thoroughness of the application and the substantial effort made to maintain the historic character. Wyman moved to approve the application and Winer seconded.

At a scheduled meeting and public hearing on May 21, 2009 the Chestnut Hill Historic District Commission, by vote of 5-0,

RESOLVED to issue a certificate of appropriateness for the application as submitted including the demolition of the attached kitchen and the construction of the attached garage and kitchen.

Voting in the Affirmative:

John Wyman, Chair

Lois McMullin, Member

William Roesner, Member

Merle Winer, Alternate

Peter Vieira, Alternate

256 Chestnut Hill Road – Certificate of Appropriateness

Bob Farrington attorney for the applicant and David Stuhlsatz architect presented an application to construct an attached 3-car garage. Wyman stated that this building was not visible from Middlesex Road and that the Commission's review was largely advisory as Chestnut Hill Road was a private way. Wyman expressed concern over the appropriateness of the 3-car garage addition. Staff asked if the garage addition could be L shaped? Stuhlsatz responded stating that had been considered, but due to the size and shape of the lot it was rejected. Winer moved to approve the application and McMullin seconded it.

At a scheduled meeting and public hearing on May 21, 2009 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 Commission expressing concern over the width of the attached 3-car garage and its appropriateness to the historic character of the property.

Voting in the Affirmative:

John Wyman, Chair

Lois McMullin, Member

William Roesner, Member

Merle Winer, Alternate

Peter Vieira, Alternate

481 Hammond Street – Informal Review

Architect George O'Neil and Landscape architect Antonia Bellalta presented a new design scheme for the building and a landscape plan. Commission members suggested the stone water table continue along the façade facing Suffolk Road without the proposed interruption of wood paneling. Bellalta stated that the fence along the rear would have latticework at its top giving a sense of openness. Wyman suggested coordinating with the adjacent First Church regarding fences to minimize the number of different types of fencing used. The Commission expressed support over the plantings and changes to the driveway presented, but were concerned over the site lines along Hammond Street with regards to driver visibility proceeding around the corner of the property. Ald. Baker questioned whether visitors would park on

Suffolk Road? Joseph Billmeier stated that visitors either walk or park on the property. Pedestrian safety was also discussed concerning proposed changes to the stone wall and fence along Hammond Street. An existing path along the property on Hammond Street ends forcing pedestrians to cross Hammond in a busy area. Commission members and the representatives of the applicant discussed the possibility of extending a path along the Hammond Street border of the property to allow pedestrians to walk to the Suffolk Road and Hammond Street intersection.

Other Business: Approval of Minutes.

The Commission did not act on this item.

Commission member Winer left the meeting at 10:00.

Request to Land Use Committee regarding 256 Chestnut Hill Road Special Permit application.

At a scheduled meeting and public hearing on May 21, 2009 the Chestnut Hill Historic District Commission, by vote of 4-0,

RESOLVED to request that the Land Use Committee make as a condition of granting a special permit for the attached garage either a preservation restriction or the property owner's assent to have the Commission review future changes in a formal capacity. The Commission notes that currently the property is located on a private way and that the Commission only has advisory review on changes visible from Chestnut Hill Road. Section 22-42 of the Newton City ordinances provides property owners on private ways with the opportunity to permanently place their properties subject to Commission jurisdiction as other properties are in the local historic district. The Commission makes this request due to the historic and architectural significance of the property as a National Register listed property and home of the Saltonstall Family.

Voting in the Affirmative:

John Wyman, Chair

Lois McMullin, Member

William Roesner, Member

Peter Vieira, Alternate

Meeting was adjourned at 10:20. Minutes approved at the June 18, 2009 meeting.

Recorded by Brian Lever, Commission Staff