



CITY OF NEWTON, MASSACHUSETTS

Department of Planning and Development

Michael J. Kruse, Director

Telephone

(617)-796-1120

Telefax

(617) 796-1142

David B. Cohen
Mayor

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

DATE: July 16, 2009

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

ATTENDING: John Wyman, Chair Liviu Brill, Vice-Chair
William Roesner, Member Lois McMullin, Member
Joyce Dostale, Member 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 Brill, Roesner, Dostale, Wyman, and McMullin. Alternate member Vieira also voted. The meeting was taped on two tapes.

12 Chestnut Hill Terrace– Certificate of Appropriateness Window Replacements

Staff stated that the applicants could not be present but that the Commission had previously reviewed and approved the proposed windows elsewhere on this property before.

At a scheduled meeting and public hearing on July 16, 2009 the Chestnut Hill Historic District Commission, by vote of 6-0,

RESOLVED to issue a Certificate of Appropriateness for the application as submitted.

Voting in the Affirmative:

John Wyman, Chair	Liviu Brill, Vice-Chair
Lois McMullin, Member	William Roesner, Member
Joyce Dostale, Member	Peter Vieira, Alternate

37 Woodman Road – Certificate of Appropriateness

Kent Duckham architect for the applicant Steve Sugarman presented an application to replace the front door and add columns and sidelights to a new covered front entrance, replace the roof, add a pergola, replace and add windows, add new windows and pilasters to dormers, replace the garage door and alter the rear addition with new windows, doors, roof and cupola. Wyman noted that there was partial visibility of the rear of the home, but that the front façade and sides were visible and the Commission would have full review over changes there. Duckham stated that the proposed windows would be wood simulated divided lite windows either Pella or Marvin, but likely Pella architect series and that they would match existing muntin patterns. The Commission inquired as to the state of the windows on the home. Duckham stated that the windows on the front façade were largely original windows, but they wished to have newer insulated windows. Staff asked if the windows could be repaired and Duckham and Sugarman stated that they were not sure. Brill asked how the building looked historically and stated that the alterations on the front façade appeared out of proportion with the rest of the building and too grandiose. Wyman suggested real slate be used instead of faux slate for the roof. Duckham stated that real slate was cost prohibitive. Brill expressed concern over the relationship between the family room addition and the main house. Brill suggested a break between them with a small glass enclosed hallway or some other feature distinguishing the family room from the main house as a later addition. Sugarman agreed to continue the hearing on this item until the next scheduled meeting of the Commission.

At a scheduled meeting and public hearing on July 16, 2009 the Chestnut Hill Historic District Commission, by vote of 6-0,

RESOLVED to issue a Certificate of Non Applicability for changes to the rear first floor of the home with the exception of the proposed family room changes.

Voting in the Affirmative:

John Wyman, Chair	Liviu Brill, Vice-Chair
Lois McMullin, Member	William Roesner, Member
Joyce Dostale, Member	Peter Vieira, Alternate

By vote of 6-0,

RESOLVED to issue a Certificate of Appropriateness for the removal of the air conditioner over the garage and install a new center simulated divided lite wood window above the garage as proposed and shown on plan A202, 7/16/09.

Voting in the Affirmative:

John Wyman, Chair	Liviu Brill, Vice-Chair
Lois McMullin, Member	William Roesner, Member
Joyce Dostale, Member	Peter Vieira, Alternate

By vote of 5-0,

RESOLVED to issue a Certificate of Appropriateness for the replacement of all of the windows in the home except the front façade dormer windows and rear family room addition with the following requirements: (1) that the small window over the front entrance be a 3 over 3 simulated divided lite wood window and, (2) that the changes be in accordance with plan E 200, 7/16/09 and a new drawing be drafted and submitted to staff for approval before a building permit is issued.

Voting in the Affirmative:

John Wyman, Chair
Liviu Brill, Vice-Chair
Lois McMullin, Member
William Roesner, Member
Peter Vieira, Alternate

Voting in the Negative:

Joyce Dostale, Member

Other Business:

Approval of Minutes.

The Commission unanimously approved the minutes from June of 2009 with Dostale abstaining.

Elections:

John Wyman was unanimously elected as Chair of the Chestnut Hill Historic District Commission with Wyman abstaining from vote.

Liviu Brill was unanimously elected as Chair of the Chestnut Hill Historic District Commission with Brill abstaining from vote.

Meeting was adjourned at 10:00. Minutes approved at the August 20, 2009 meeting.

Recorded by Brian Lever, Commission Staff