



CITY OF NEWTON, MASSACHUSETTS

Department of Planning and Development

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David B. Cohen
Mayor

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

DATE: August 20, 2009

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

ATTENDING: John Wyman, Chair William Roesner, Member
Lois McMullin, Member Robert Imperato, Member
Peter Vieira, Alternate 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 Wyman, Roesner, McMullin, and Imperato. Alternate members Vieira and Winer also voted. The meeting was taped on one tape.

37 Woodman Road – Certificate of Appropriateness

Kent Duckham architect for the applicant Steve Sugarman presented a revised application to replace the front door and add columns and sidelights to a new covered front entrance, replace the roof, add a pergola, replace the garage entrance, add a cedar board fence to the rear property line, remove a chimney, and alter the rear addition with new windows, doors, roof and cupola. Duckham stated that the proposed roofing material had changed from faux slate to asphalt shingle with copper flashing due to the cost. Duckham further stated that the incinerator chimney was now proposed to be demolished, as it was no longer in use and in disrepair. Wyman noted that the proposed garage addition's roofline appeared to run high up on the façade of the house. Duckham stated that it was to match the pitch of the home's existing roofline. Vieira suggested lowering the roof height of the garage addition. Duckham stated that the proposed exterior for the dormers would be faux slate replacing the asbestos shingles. Duckham showed the Commission materials samples of the asphalt shingles, faux slate, and wood simulated divided lite windows. Responding to a request at the previous meeting, Duckham altered the design of the rear family room addition to include a transition from the brick façade of the main house to vertical tongue and groove exterior, to clapboard on the addition. Commission members reviewed the proposed pergola design and the original plans for the house. Wyman motioned to issue a certificate of appropriateness and Winer seconded.

At a scheduled meeting and public hearing on August 20, 2009 the Chestnut Hill Historic District Commission, by vote of 6-0,

RESOLVED to issue a Certificate of Appropriateness for the application as submitted with the following requirements: (1) that the proposed pergola be redesigned to match the historic appearance as much as possible in accordance with the original plans and physical remains on the home and that a framing plan for the pergola be submitted for approval; (2) that the proposed garage roof be lowered to the level of the frieze approximately 2-3 bricks lower on the façade and use copper step flashing; (3) that

the new roofing material be GAF Slateline asphalt shingles with all flashing copper; (4) that the dormer exterior shingles be Lamarite simulated slate composite shingles colored dusk gray.

Voting in the Affirmative:

John Wyman, Chair	William Roesner, Member
Lois McMullin, Member	Robert Imperato, Member
Peter Vieira, Alternate	Merle Winer, Alternate

Other Business: Approval of Minutes.

The Commission unanimously approved the minutes from July of 2009 with Winer abstaining.

The Commission unanimously passed a resolution in support of the Newton Historical Commission's application for CPA funds to hire a consultant to update and expand historic building design guidelines for the City of Newton.

26 Acacia Avenue

The Commission had an informal discussion with property owner James Jumes regarding potential changes to his approved garage addition including the inclusion of an exterior door and new basement window on the main house. Jumes was informed that his request would be heard at the September meeting.

Meeting was adjourned at 9:10. Minutes approved at the September 17, 2009 meeting.

Recorded by Brian Lever, Commission Staff