



CITY OF NEWTON, MASSACHUSETTS

Department of Planning and Development

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

DATE: October 15, 2009

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

ATTENDING:

Liviu Brill Vice-Chair	William Roesner, Member
Lois McMullin, Member	Joyce Dostale, Member
Peter Vieira, Alternate	Sam Perry, Alternate
Katy Holmes, Staff	Robert Imperato, Member
Merle Winer, Alternate	See Attendance List

The meeting was called to order at 7:30 pm with Liviu Brill presiding as Acting Chair. Voting permanent members were Brill, Roesner, McMullin, Dostale and Imperato. Alternate members Vieira and Winer also voted. Perry attended the meeting but was not assigned to vote. The meeting was taped on one tape.

51 Gate House Road – Certificate of Appropriateness

Landscape Architect Gregory Lombardi, of the eponymous design firm, and the owner of the property Punita Sinha, presented an application to renovate the driveway, stairs, walkway, terrace, and onsite drainage on the property. The proposal included resurfacing the asphalt driveway and parking area in colored pavers and adding subsurface heating; a stucco wall; remove the existing stair from the front of property and add bluestone stairways on either side of the slope leading down to the property from the street; add a walkway/parking space for staff parking; add a narrow retaining wall at rear of parking area near garage; and add two stone piers with lights at the driveway entrance.

Mr. Lombardi discussed the need for landscape improvements to this property and told the Commission that the owner had broken her ankle during a previous winter from trying to navigate the existing steps. He also told the Commission that one parking space was proposed to the right of the garage, and another one added near the front entrance that would double as a walkway when the space was not occupied. An existing mosaic terrace near the front door would be preserved and returned to its location upon completion of the work. Mr. Lombardi also told the Commission it was the owner's intent to reduce the appearance of the 'sea of asphalt' to a more patio-like appearance. The pavers proposed for this work were Quarry Blend and Vineyard Blend with grey and tan tones.

Two lanterns were proposed for the tops of piers on either side of the driveway, but no details as to their appearance were provided. Commission members expressed concern that there were an awful lot of pavers. The owner responded that there was currently an awful lot of asphalt. A member suggested that grass be allowed to grow through or around pavers as a compromise, but was told that grass eliminated the option of heating the driveway from underground.

A Commission member told the owner that in his opinion the design for the landscaping lacked cohesiveness and the varied patterns made the project area too busy. He also said that he saw no

accommodation made on the plans for piles of snow from plowing. Other Commission members concurred with this perspective. Another Commission member expressed his concern that the origins of the building as a horse stable were not being appropriately reflected in the landscaping plan as proposed.

Winer made a motion to approve the proposed project with the condition that the walkway material match that of the new stairs, and that construction drawings for the proposed stone walls and accompanying lighting on either side of the driveway be brought back to the Commission for review in the near future. A rear retaining wall for the garage-side parking space was deemed not to be visible from a public way and therefore not subject to review. McMullin seconded the motion.

At a scheduled meeting and public hearing on October 15, 2009 the Chestnut Hill Historic District Commission, by vote of 6-1,

RESOLVED to approve a Certificate of Appropriateness for the application as submitted for the proposed project with the condition that the walkway material match that of the new stairs, and that construction drawings for the proposed stone walls and accompanying lighting on either side of the driveway be brought back to the Commission for review in the near future. A rear retaining wall for the garage-side parking space was deemed not to be visible from a public way and therefore not subject to review.

Voting in the Affirmative:

Liviu Brill Vice-Chair
Lois McMullin, Member
Joyce Dostale, Member
Peter Vieira, Alternate
Merle Winer, Alternate
Robert Imperato, Member

Voting in the Negative:

William Roesner, Member

Not Voting:

Sam Perry

150 Beacon Street

Property owner Rick Anderson attended the meeting to discuss some of his ideas for his front walkway and learn more about the application process. No application was submitted and this item was not listed on the agenda for this meeting. No vote was taken.

81 Old Orchard Road

Property owner Bryan Gary attended the meeting to discuss some of his ideas for the rear deck on his property, as well as the porch, gutters, roofing and possibly windows. No application was submitted and this item was not listed on the agenda for this meeting. No vote was taken.

The Commission unanimously approved the minutes from September of 2009.

Meeting was adjourned at 9:20.

Recorded by Katy Holmes, acting Commission Staff

Minutes from this meeting approved at the November 19th 2009 meeting.