



# CITY OF NEWTON, MASSACHUSETTS

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

**DATE:** December 17, 2009

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

**ATTENDING:** John Wyman, Chair                      Donald Lang, Member  
William Roesner, Member              Merle Winer, Alternate  
Peter Vieira, Alternate              Brian Lever, Staff  
See Attendance List

The meeting was called to order at 7:30pm with John Wyman presiding as Chair. Voting permanent members were Wyman, Lang, and Roesner. Alternate members Winer and Vieira also voted.

### 96 Beacon Street – Certificate of Appropriateness

Property owner Timothy Allen presented an application to replace eight windows on the east and north facades. Wyman suggested that perhaps the windows could be repaired rather than replaced. Commission members agreed that if the property owner chose to replace the windows, that wood simulated divided lite windows with a spacer bar would be acceptable so long as they matched the existing muntin patterns of the windows being replaced. Wyman moved to approve the application for replacement windows and Winer seconded.

At a scheduled meeting and public hearing on December 17, 2009 the Chestnut Hill Historic District Commission, by vote of 5-0,

**RESOLVED** to approve a Certificate of Appropriateness for the application for the replacement of eight windows with wood simulated divided lite windows with a spacer bar and matching the muntin pattern of the windows being replaced. **FURTHER RESOLVED** that the Commission recommends the repair rather than the replacement of the windows.

#### Voting in the Affirmative:

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

### 10 Stone Avenue– Certificate of Appropriateness

Mark Lewis from Boston College and architects Oliver Radford and Steven Perry presented an application to convert 10 Stone Avenue from a residence to office space. The proposed conversion included: repair of the slate roof, copper gutters, wood trim, and brick masonry. Replacement of the aluminum downspouts with copper, windows, doors, copper flashing, and porch columns. Removal of the TV antenna, repairing of the weathervane, removing and replacing of the garage door, installing a roof vent, replacing the air-conditioning condenser, installing an accessible path from driveway to the front door, removing a wood fence adjacent to driveway, removing a wood deck from back yard,

removing a dog house, removing the gates in garden wall, and modifying the driveway near garage. Commission members expressed concern over the replacement of the windows. Vieira suggested that interior storm windows could be installed and that the energy efficiency would be comparable to installing new windows. Commission members reviewed the proposed replacement windows and expressed concern that the appearance would be substantially different from that of the existing windows. Radford, Perry, and Lewis stated that some of the windows were very deteriorated. Wyman motioned to approve the application with the exception of the windows and Winer seconded.

At a scheduled meeting and public hearing on December 17, 2009 the Chestnut Hill Historic District Commission, by vote of 5-0,

**RESOLVED** to approve a Certificate of Appropriateness for the application as submitted with the exception of the replacement of the windows, which requires further review. **FURTHER RESOLVED** that the Commission recommends the repair rather than the replacement of the windows with the addition of an interior storm window or that the windows be replaced with leaded true divided lite windows matching the existing muntin patterns.

Voting in the Affirmative:

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

**81 Old Orchard Road – Certificate of Appropriateness**

Commission member Peter Vieira was recused from the hearing as an abutter to this property.

Property owner Bryan Gary presented an application to enclose one window on west side of home and replace the remaining windows on the west side, to remove and replace the back deck on the south side of home and replace existing rear windows with French doors and a casement window. The removal of one window and the rear deck had already occurred without Commission approval. The Commission reviewed photos and plans provided. Gary stated that the material would include Trex, Timbertech rails and PVC. Wyman stated that natural materials are preferred in the historic district. Lang and Roesner noted inaccuracies in the drawings and requested scaled elevations of existing and proposed conditions on the west and south facades. Wyman requested any historical information that Gary may have on the property as that would help determine an appropriate determination. Gary stated that he had an old plan of the home showing that a deck existed, but did not bring it. This item is continued to January.

**Approval of November 19<sup>th</sup> and December 3<sup>rd</sup> minutes.**

The Commission took no action on this item.

Meeting was adjourned at 10:10.

Minutes from this meeting approved at the January 21, 2009 meeting.