



CITY OF NEWTON, MASSACHUSETTS

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Mayor

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

DATE: January 21, 2010

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

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

The meeting was called to order at 7:40pm with John Wyman presiding as Chair. Voting permanent members were Wyman, Lang, and Dostale. Alternate members Winer and Vieira also voted.

150 Beacon Street – Certificate of Appropriateness

Derek Brown from Home Depot presented an application on behalf of The Church in Newton to replace all of the windows and two doors with aluminum-clad windows and fiberglass doors. Brown stated that the existing windows were not insulated and that there was significant heat loss. Vieira stated that the existing wood windows could be repaired and that much of the heat loss was likely through infiltration rather than through the glass panes themselves. Vieira further stated that good storm windows could help with drafts. Lang stated that storm windows also preserve the existing wood windows. Wyman motioned to approve the application as submitted for aluminum clad replacement SDL windows with a recommendation of restoring the windows and installing storms. No second to the motion was made and the motion failed. Wyman then motioned to approve the application as submitted for wood SDL replacement windows with a recommendation of restoring the windows and installing storms. Winer seconded the motion. Wyman asked if the frame would be replaced? Brown stated that the surrounding trim could remain with a replacement frame insert, but that the glass panes would be smaller within the new inserted window. Brown stated that a new construction window would have the same pane and sash dimensions, but would require replacing the surrounding trim. Wyman withdrew the motion and recommended the item be continued to the next meeting. Wyman requested drawings of the proposed doors. The applicant consented and this item will be continued at the next meeting.

81 Old Orchard Road– Certificate of Appropriateness

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

Architect Chris Dallmus presented an application on behalf of property owners Brian Gary and Pamela Stephenson 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 as well as historic plans of previous alterations. Dalmus stated that the proposed windows were Jeldwen wood SDL windows and that the proposed french doors from Boston Sash would also have SDL

windows, but replicate the existing french doors. Dallmus further stated that the decking proposed is Trex, but that the balustrades, trim, and support columns would be wood. Wyman motioned to approve the application as submitted and Winer seconded.

At a scheduled meeting and public hearing on January 21, 2010 the Chestnut Hill Historic District Commission, by vote of 4-0,

RESOLVED to approve a Certificate of Appropriateness for the application as submitted for the proposed new deck, replacement windows, and new doors.

Voting in the Affirmative:

John Wyman, Chair
Donald Lang, Member
Joyce Dostale, Member
Merle Winer, Alternate

Recused from Vote:

Peter Vieira, Alternate

33 Lawrence Road – Certificate of Appropriateness

Property owner Tim Springer presented an application to demolish the home at the property and install a 4-foot metal mesh perimeter fence painted black at northern property boundary and wooden gate at the driveway entrance, as well as remove wooden post and rail fence and replace it with a 6-foot cedar perimeter fence at southern property boundary. Springer stated that the home was built in the 1970's and possessed no historic value. Springer further stated that the removal of the home would help restore a portion of the Webster estate. Wyman stated that the gate proposed conflicted with the guidelines for the district that promoted openness. Winer suggested a wrought iron gate as it could be seen through. Lang asked if the present cut in the stone wall at 33 Lawrence Road from the 1970's. Springer stated that he believed it was from the 1970's and from when the home was constructed. Commission members requested a plot plan of the existing conditions and proposed changes. The applicant consented and this item will be continued at the next meeting.

481 Hammond Street– Certificate of Appropriateness

Architect George O'Neil and landscape architect Antonia Bellalta presented plans for proposed additions to the north and east facades, replacing dormer on the west facade, replacing the existing asphalt roof with Certainteed asphalt shingles, adding a new front entryway, and replacing copper gutters and downspouts. Proposed landscaping improvements included an HVAC screen enclosure and trash enclosure, construction of new walkways, stone walls, cedar fence, granite curbing and fieldstone entry piers, as well as new driveways replacing existing driveways. Vieira commented that the shutters on the proposed front elevation addition overlapped with the corner quoins and the Commission suggested pulling the windows in away from the corners of the building. Vieira also stated that the elliptical window on the proposed addition's front elevation seemed out of place, especially with another elliptical window located behind it to the right in the same view on the proposed rear addition. Vieira suggested that a double hung window like the others on that façade would be more appropriate. O'Neil stated that the Trimount Foundation proposed to retain existing windows and that the proposed new windows would be wood SDL windows, but that higher areas of trim would be cellular PVC. Commission members stated that wood was the appropriate material for trim and that since there was so little trim proposed, that painting and maintaining it should not be a problem. Vieira suggested a different window configuration for the proposed elevator tower with a two lite window under the eave and that if possible the tower be shorter. Bellalta stated that the stockade fence along Hammond Street would be removed and that new pathways would be installed with lighting, new driveways would be asphalt chip n' seal with cobbles, and that all proposed fences would be wood. Wyman motioned to approve the application with conditions and Winer seconded.

At a scheduled meeting and public hearing on January 21, 2010 the Chestnut Hill Historic District Commission, by vote of 5-0,

RESOLVED to approve a Certificate of Appropriateness for the application for the proposed additions and landscape alterations with the following conditions: (1) that the design of the elevator tower be altered to reflect the Commission's comments regarding its height and windows (ie: lower height, two lite window under eave), (2) that the elliptical windows on the front elevation be changed, (3) that the shutters on the front elevation not overlap the quoins and the windows be placed further inward away from the corners of the building, and (4) that revised drawings be submitted for review and approval.

Voting in the Affirmative:

John Wyman, Chair

Peter Vieira, Alternate

Donald Lang, Member

Joyce Dostale, Member

Merle Winer, Alternate

26 Acacia Avenue– Certificate of Appropriateness Ammdement

James Jumes presented alternative designs for the front façade of the previously approved attached garage. Commission members noted inconsistencies with the drawings. Wyman stated that an architect should create an accurate set of as built drawings for the Commission to review. Jumes withdrew his request for alterations to the approved design. No action was taken on this item.

The Commission approved the minutes from November and December with corrections.

Meeting was adjourned at 11:35. Minutes approved at the February 18, 2010 meeting.