



CITY OF NEWTON, MASSACHUSETTS

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Mayor

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

DATE: March 18, 2010

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

ATTENDING: John Wyman, Chair
Joyce Dostale, Member
Peter Vieira, Alternate
Brian Lever, Staff

William Roesner, Member
Liviu Brill, Member
Merle Winer, Alternate
See Attendance List

The meeting was called to order at 7:30pm with John Wyman presiding as Chair. Voting permanent members were Wyman, Roesner, Dostale, Brill, and Imperato. Alternate members Vieira and Winer also voted. The meeting was recorded on two tapes.

Administrative Discussion, Scenic Road Ordinance and request for letter of support

Eve Tapper Chief Zoning Code Official for the City of Newton and Leslie Burg member of the Planning and Development Board were present to answer questions regarding the proposed regulations and the efforts of the Planning Board to obtain an ordinance regarding the Planning Board's jurisdiction on scenic roads. Commission members asked about the jurisdiction of these regulations on private property. Tapper stated that the regulations only cover alterations within the public right of way, but that roads could be designated due to their scenic qualities that might include features on private property. Wyman stated that this could be further clarified and also suggested changes to the abutter notification regarding the designation of scenic roads. Tapper and Burg stated that those suggestions had been made by others and would be incorporated. Wyman motioned to issue a letter of support incorporating the suggestions made by the Commission and Winer seconded with the Commission voting unanimously in favor.

136 Beacon Street- Certificate of Appropriateness

Mark Lewis and George Schnee representing Boston College presented an application to repair and replace the front portico, remove the patios flanking the portico, replace windows, and replace stairs and walkways. Schnee stated that the portico would be rebuilt to match existing, using wood materials and adding a wrought iron railing. A second floor door to the portico was also proposed to be replaced with a new window. Schnee also stated that a flat section of the roof would be replaced with EPDM rubber roofing. Vieira noted inconsistencies with the application as the description stated that wood SDL windows would be used, but a drawing showed aluminum-clad windows. Lewis stated that they would be wood windows and would provide the correct detailing. Commission members discussed the proposed wrought iron railing on the portico and whether it should, have a square end cap or the lambs-tongue end shown on plans. Wyman moved to issue a certificate of appropriateness with conditions and Winer seconded.

At a scheduled meeting and public hearing on March 18, 2010 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 conditions: 1) that the windows have an all wood exterior as described in the application for a Jeldwin PDL wood window with ¾ inch muntins; 2) that further specifications be submitted regarding the proposed windows for approval; 3) that the Commission recommends combining the railings along the staircase and front of the portico thus eliminating four lambs-tongue ends and that the applicant consider using a square end cap.

Voting in the Affirmative:

John Wyman, Chair	William Roesner, Member
Joyce Dostale, Member	Liviu Brill, Member
Merle Winer, Alternate	Peter Vieira, Alternate

33 Gatehouse Road – Certificate of Appropriateness

Ellen and Matt Epstein presented plans to enclose a rear porch with a timber and stucco exterior and aluminum clad windows. The Commission discussed the proposed changes and the limited visibility. Vieira suggested adding timber brackets to the façades that overhang the first floor replicating the detail that exists on the front façade. Winer asked if the exterior would be real stucco and the Epstein's responded that it would. Wyman moved to issue a certificate of appropriateness with conditions and Winer seconded.

At a scheduled meeting and public hearing on March 18, 2010 the Chestnut Hill Historic District Commission, by vote of 6-0,

RESOLVED to approve a Certificate of Appropriateness for the application as submitted with the following condition: that the timber and stucco detailing on the enclosed front porch match the timber detailing on the front façade with same timber size and intersections as well as timber brackets on facades that overhang the first floor.

Voting in the Affirmative:

John Wyman, Chair	William Roesner, Member
Joyce Dostale, Member	Liviu Brill, Member
Merle Winer, Alternate	Peter Vieira, Alternate

26 Acacia Avenue– Certificate of Appropriateness Amendment

James Jumes presented alternative designs for the front façade of the previously approved attached garage as well as information regarding discrepancies in the existing conditions and approved plans. Jumes stated that the initial plans from which the addition was based were drawn incorrectly and that the error created an addition that is larger than was anticipated. Jumes stated that he was considering adding shrubbery, changing the garage door height and material, as well as adding a header to the garage door to mitigate the error. Commission members noted inconsistencies with the drawings and the proposed alternatives. Vieira noted discrepancies in the as built drawings presented. Brill stated that the hearing should be closed until accurate drawings are presented. Wyman stated that an accurate survey should be made of the attached garage as it exists and have drawings of the as built conditions and proposed conditions be presented. Dostale stated that she was looking for a proposal that would rectify the inaccuracies that have occurred. Wyman stated that three sets of drawings should be submitted for review by the Commission, the Commission approved set, the as built conditions, and the proposed changes. Wyman further stated that until these drawings are submitted and reviewed by staff for their completeness that no further proposals would be heard at the Commission meetings for this property.

Administrative Discussion Continued:

The Commission unanimously approved the minutes from February

Meeting was adjourned at 9:40.