



CITY OF NEWTON, MASSACHUSETTS

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Mayor

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

DATE: April 15, 2010

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

ATTENDING: John Wyman, Chair
Joyce Dostale, Member
Lois McMullin, Member
See Attendance List

William Roesner, Member
Donald Lang, Member
Brian Lever, Staff

The meeting was called to order at 7:30pm with John Wyman presiding as Chair. Voting permanent members were Wyman, Roesner, Dostale, Lang, and McMullin. The meeting was digitally recorded.

12 Chestnut Hill Terrace– Certificate of Appropriateness

Property owner Stephanie Jernigan presented an application to replace one window with an aluminum clad simulated divided lite window, the same as other replacement windows previously approved at this address. Wyman moved to issue a certificate of appropriateness and McMullin seconded.

At a scheduled meeting and public hearing on April 15, 2010 the Chestnut Hill Historic District Commission, by vote of 5-0,

RESOLVED to issue a Certificate of Appropriateness for the application as submitted. **FURTHER RESOLVED** that the applicant shall have approval to replace other double hung windows on the home using the same make and model simulated divided lite aluminum clad window, matching existing muntin patterns for a period of three years provided that the Commission staff is notified and approves each of the replacements.

Voting in the Affirmative:

John Wyman, Chair
Joyce Dostale, Member
Lois McMullin, Member

William Roesner, Member
Donald Lang, Member

150 Beacon Street – Certificate of Appropriateness

Rick Anderson presented an application to expand the driveway, add and replace walkways and stairs, replace the front stoop, and add a retaining wall. The proposed replacement steps and walkway would be brick, bluestone, and concrete matching the existing dimensions. Anderson also stated that the grade of the new front walkway would be changed to correct drainage issues and that the retaining wall was requested to prevent erosion of the lawn onto the sidewalk. Lang stated that he was not sure if the retaining walls were an improvement. Wyman stated that the Commission's job was to preserve the character of the neighborhood and that in the past the expansion of driveways had been denied. Wyman further stated that it might be possible to add a small walking path parallel to the driveway perhaps using flagstones. Lang suggested granite curbing along the sidewalk instead of the proposed wall. Wyman suggested that plantings might be used instead of a retaining wall or curbing. Roesner expressed concern over using too many different material types and suggested using fewer types. The Commission requested the applicant return with a drawing addressing the suggestions and the applicant consented.

40 Old Orchard Road– Certificate of Appropriateness

Commission member Wyman recused himself from the hearing, as he is an abutter to this property. Architect for the applicant Chris Dallmus presented an application to replace windows, alter a stoop and staircase, add a walkway, and move the existing driveway. Dallmus stated that the windows in the sleeping porch were casement replacement windows and that they would be replaced with wood simulated divided lite windows. Roesner suggested a mullion or other division between the windows similar to other existing paired windows on the home. Dallmus stated that this was possible, but would require that the windows be smaller. Dallmus stated that the driveway would be moved away from the home and be asphalt as existing. Staff stated that historic maps indicated that the driveway was not originally as close to the house as it is today. Dostale moved to issue a certificate of appropriateness and Roesner seconded.

At a scheduled meeting and public hearing on April 15, 2010 the Chestnut Hill Historic District Commission, by vote of 4-0,

RESOLVED to issue a Certificate of Appropriateness for the application as submitted with the following condition: that the windows on the sleeping porch match existing paired windows on the home with a division or mullion and that a revised drawing and window schedule be reviewed and approved by a Commission architect.

Voting in the Affirmative:
William Roesner, Member
Joyce Dostale, Member
Donald Lang, Member
Lois McMullin, Member

Recused from Vote:
John Wyman, Chair

81 Old Orchard Road– Certificate of Appropriateness

Staff stated that Chris Dallmus architect for the property owner requested a minor change on the previously approved west elevation. Dallmus presented the revised elevation showing two windows in place of a single window. Commission members reviewed the change and stated that it was an improvement. Wyman moved to issue a certificate of appropriateness as an insubstantial change and Roesner seconded.

At a scheduled meeting and public hearing on April 15, 2010 the Chestnut Hill Historic District Commission, by vote of 5-0,

RESOLVED to issue a Certificate of Appropriateness for the change to the approved west elevation for the addition of one window with the requirement that abutter notices be sent addressing this change.

Voting in the Affirmative:
John Wyman, Chair
Joyce Dostale, Member
Lois McMullin, Member
William Roesner, Member
Donald Lang, Member

33 Lawrence Road– Certificate of Appropriateness

Timothy Springer presented an application to demolish 33 Lawrence Road and install two fences and a gate. The proposed gate was an open slate wooden gate and the proposed fences were a cedar board fence six feet high and a vinyl chain link fence four feet high. Springer presented letters of support for the demolition of the house from Elizabeth Dowd and John and Anne Grandin. Neighbors Dick Turner and Daniel Jick also expressed support for the demolition of the house. Roesner stated that he was concerned about the use of a chain link fence. Springer stated that it would not be very visible due to its location and would blend into the background. Wyman stated that he wished to preserve visibility of the property. Commission members Lang and Roesner stated that they did not object to the demolition of the house. Dostale stated that she felt the gate was awkward and did not fit the property. Lang expressed support for the restoration of the stone wall filling in the gap created by the construction of 33 Lawrence Road. McMullin moved to issue a certificate of appropriateness for the demolition of the house with a provision for the continuing visibility of the property and Lang seconded. Attorney for the applicant G. Michael Pierce stated that his client was unwilling to offer a preservation or conservation easement on the property. McMullin withdrew her motion. Pierce requested that the Commission move forward regarding the demolition and that the applicant would return at a later date to have the fencing and any other changes reviewed as well as address the issue of visibility. Wyman stated that the proposed gate should maximize the visibility of the property and proposed a site visit by Commission members. Roesner moved to offer a certificate of appropriateness and Lang seconded.

At a scheduled meeting and public hearing on April 15, 2010 the Chestnut Hill Historic District Commission, by vote of 4-1,

RESOLVED to issue a Certificate of Appropriateness for the demolition of 33 Lawrence Road with the condition that the proposed gate, fences, and changes to the pillars on the stone wall be reviewed at a later Commission meeting.

Voting in the Affirmative:

John Wyman, Chair

William Roesner, Member

Donald Lang, Member

Lois McMullin, Member

Voting in the Negative:

Joyce Dostale, Member

Administrative Discussion:

The Commission unanimously approved the minutes with Lang and McMullin abstaining

Meeting was adjourned at 11:00.

Minutes approved at the June 17, 2010 meeting.