



# CITY OF NEWTON, MASSACHUSETTS

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

**DATE:** June 17, 2010

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

**ATTENDING:** John Wyman, Chair  
Joyce Dostale, Member  
Lois McMullin, Member  
Brian Lever, Staff

William Roesner, Member  
Robert Imperato, Member  
Samuel Perry, Alternate  
See Attendance List

The meeting was called to order at 7:30 p.m. with John Wyman presiding as Chair. Voting permanent members were Wyman, Roesner, Dostale, Imperato, and McMullin. Alternate member Perry also voted.

### 163 Suffolk Road– Certificate of Appropriateness

Property owner Susan Flicop presented an application to replace portions of a stockade fence. Flicop stated that the new fence was larger than the existing fence as that type of stockade fence was no longer available. Dostale stated that the smaller pickets on the old fence were less visible than the new fence. Wyman stated that this application was almost a replacement in kind, but there were some differences between the old and new fence. Roesner motioned to issue a certificate of appropriateness and McMullin seconded.

At a scheduled meeting and public hearing on June 17, 2010 the Chestnut Hill Historic District Commission, by vote of 5-0 with one abstention,

**RESOLVED** to issue a Certificate of Appropriateness for the application as submitted for the replacement of the stockade fence.

Voting in the Affirmative:  
William Roesner, Member  
Robert Imperato, Member  
Lois McMullin, Member  
Samuel Perry, Alternate  
Joyce Dostale, Member

Abstaining from Vote:  
John Wyman, Chair

### 28 Chestnut Hill Terrace– Certificate of Appropriateness

Architect David Whitney and property owner Kevin Raskin presented an application to install dormers on the home. Wyman stated that the rear dormer was not visible and motioned to issue a certificate of non-applicability for the rear dormer, which passed. Dostale asked why three windows were proposed for each dormer on the front? Whitney responded that they had three windows for space and light. Roesner suggested that two windows could be put in each dormer with shutters and the dormers could be the same size. Perry stated that three windows would draw attention to the dormers. Wyman stated that dormers usually have smaller windows and are without shutters. Perry suggested that each dormer should have two 6/6 windows without shutters and the facades of the dormers be slate and that they have copper roofs. Wyman motioned to issue a certificate of appropriateness with conditions and McMullin seconded.

At a scheduled meeting and public hearing on June 17, 2010 the Chestnut Hill Historic District Commission, by vote of 6-0,

**RESOLVED** to issue a Certificate of Non-Applicability for the installation of the rear dormer.

Voting in the Affirmative:

John Wyman, Chair

Robert Imperato, Member

Samuel Perry, Alternate

William Roesner, Member

Lois McMullin, Member

Joyce Dostale, Member

By vote of 6-0,

**FURTHER RESOLVED** to issue a Certificate of Appropriateness for the installation of the two front dormers with the following conditions: (1) that the dormers each have two 6/6 wood SDL windows centered on the dormers and spaced matching the windows on the second floor; (2) that the dormers have a slate façade with no shutters or cornerboards and that all visible flashing and roof areas be copper; (3) that the applicant has the option of using a copper roof, but it is not required for areas that are not visible from the public way.

Voting in the Affirmative:

John Wyman, Chair

Robert Imperato, Member

Samuel Perry, Alternate

William Roesner, Member

Lois McMullin, Member

Joyce Dostale, Member

**26 Acacia Avenue– Certificate of Appropriateness / Hardship**

Property owner James Jumes and architect Rynon Roldan presented a revised plan to a previously approved design. Wyman provided background information on this project including its approval in 2008 and subsequent review due to its construction, which was not to the approved plans. Wyman discussed the possibility of issuing a certificate of appropriateness or a certificate of hardship. Commission members stated that they did not feel the design was appropriate. Wyman motioned to deny a certificate of appropriateness with Dostale seconding and the motion passed. Wyman discussed the purpose of a certificate of hardship and the situation at 26 Acacia Avenue. Wyman stated that Jumes had incurred great delay and expense attempting to work with the existing addition and that having the addition removed and rebuilt would be a substantial hardship. Perry stated that he was troubled as there had been difficulties from the beginning with this project and was concerned that the balance of the house was lost and that issuing a hardship certificate would affect the credibility of the Commission. Jumes suggested that the roof could be lowered if sections of the walls on the addition were removed. Dostale stated that she thought it was too much of a hardship to remove and rebuild the addition, but supported the idea of lowering the roof. Wyman motioned to issue a certificate of hardship for the plans as submitted and Roesner seconded, this motion failed. The Commission then discussed the possibility of lowering the roof. Roesner asked if the brick could be matched and Jumes responded that there was not enough of the old brick to cover the façade that would be exposed from lowering the roof. The Commission then discussed potential coverings of the exposed façade including copper. Jumes and Roldan also explained what would be necessary to lower the roof including cutting and rebuilding the supports. Staff asked if upon hearing this if any of the Commission members wished to reconsider their votes? Imperato motioned to reconsider the previous vote. The Commission voted again on the motion to issue a certificate of hardship and this motion passed.

At a scheduled meeting and public hearing on June 17, 2010 the Chestnut Hill Historic District Commission, by vote of 6-0,

**RESOLVED** to deny a Certificate of Appropriateness for the revised plans for the attached garage addition due to its height and appearance as it is too tall and that the design components are out of proportion and do not match the house as originally proposed.

Voting in the Affirmative:

John Wyman, Chair

Robert Imperato, Member

Samuel Perry, Alternate

William Roesner, Member

Lois McMullin, Member

Joyce Dostale, Member

At a scheduled meeting and public hearing on June 17, 2010 the Chestnut Hill Historic District Commission, by vote of 3-3,

**RESOLVED** to issue a Certificate of Hardship for the revised plans (A 2.0c, A 2.1c and A 2.2c) for the attached garage with the condition that revised corrected plans be submitted for review and approval.

Voting in the Affirmative:

John Wyman, Chair  
William Roesner, Member  
Lois McMullin, Member

Voting in the Negative:

Robert Imperato, Member  
Samuel Perry, Alternate  
Joyce Dostale, Member

**This motion failed.**

At a scheduled meeting and public hearing on June 17, 2010 the Chestnut Hill Historic District Commission, by vote of 5-1,

**AFTER MOTION OF RECONSIDERATION RESOLVED** to issue a Certificate of Hardship for the revised plans (A 2.0c, A 2.1c and A 2.2c) for the attached garage with the condition that revised corrected plans be submitted for review and approval.

Voting in the Affirmative:

John Wyman, Chair  
William Roesner, Member  
Lois McMullin, Member  
Joyce Dostale, Member  
Robert Imperato, Member

Voting in the Negative:

Samuel Perry, Alternate

**10 Stone Avenue – Certificate of Appropriateness**

The Commission reviewed an application from Boston College to install a freestanding light. Roesner suggested that the light be six feet tall and have the full crossbars on the lantern. Perry motioned to issue a certificate of appropriateness and Roesner seconded.

At a scheduled meeting and public hearing on June 17, 2010 the Chestnut Hill Historic District Commission, by vote of 5-0,

**RESOLVED** to issue a Certificate of Appropriateness for the application to install a freestanding light with the following conditions: (1) that the light be six feet tall; (2) that the window pane overlay or full crossbars be used for the lantern.

Voting in the Affirmative:

John Wyman, Chair  
William Roesner, Member  
Lois McMullin, Member  
Samuel Perry, Alternate  
Joyce Dostale, Member

Not Present:

Robert Imperato, Member

**Administrative Discussion:**

The Commission approved the minutes from April and May with Perry and Imperato abstaining.

Meeting was adjourned at 9:35.

Minutes approved at the July 15, 2010.