Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
(617) 796-1120
Telefax
(617) 796-1142
TDD/TTY
(617) 796-1089
www.newtonma.gov

Barney S. Heath
Director

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

DATE:	**March 20 , 2025**
PLACE/TIME:	**Fully Remote**
ATTENDING:	**Peter Vieira, FAIA, Chair** **Matthew Montgomery, Member** **Robert Imperato, Member** **Nancy Greenberg, Alternate** **Rick Wetmore, Member** **Kimberly Rose Crocker, Commission Staff**
ABSENT:	**Scott Aquilina, Member** **Susana Lannik, Member**

The fully remote meeting was called to order at 7:00 p.m. with Peter Vieira presiding as Chair. Voting permanent members were R. Imperato, R. Wetmore, and M. Montgomery. Alternate N. Greenberg was appointed to vote as a full member. K. Rose Crocker acted as recording secretary and the meeting was recorded on Zoom.

160 Chestnut Hill Road – Certificate of Appropriateness

Jennifer Drayton, applicant, presented the case. The two driveways are remaining the same dimensionally with heater installed into the new asphalt. The mechanicals will run to the utility room in the house and will not be visible.

Materials Reviewed:
Application: https://newtonma.portal.opengov.com/records/859571
Pdf: Compiled 160 Chestnut Hill Road
Assessors database map
Photos of project area
Site Plan
Brochure of heating system
MHC Form B

THESE ARE DRAFT MINUTES WHICH HAVE NOT BEEN APPROVED BY THE COMMISSION

P. Vieira requested clarification on what material the driveway will be replaced with. J. Drayton confirmed that she will use asphalt, but is open to suggestions. P. Vieira suggested chip and seal which is recommended throughout the Chestnut Hill District. M. Montgomery asked for clarification of review authority. P. Vieira stated that the Commission can only make non-binding recommendations. R. Wetmore agreed with P. Vieira and M. Montgomery's comments.

P. Vieira moved to grant a Certificate of Appropriateness for the application as submitted with the non-binding recommendation to consider chip and seal material for the driveway. M. Montgomery seconded the motion. There was a roll call vote, and the motion was passed, 5-0.

RECORD OF ACTION:
DATE: March 21, 2025
SUBJECT: 160 CHESTNUT HILL RD - Certificate of Appropriateness

At a scheduled meeting and public hearing on March 20, 2025 the Chestnut Hill Historic District Commission, by roll call vote of 5-0,
RESOLVED to **grant** a Certificate of Appropriateness for the project as submitted at 160 CHESTNUT HILL RD to install heated driveway and repave. The commission recommends using chip and seal paving material over asphalt due to aesthetic appearance.

Voting in the Affirmative:	Voting in the Negative:	Abstained:	Recused:
• Peter Vieira, Chair, FAIA • Matthew Montgomery, Vice Chair • Robert Imperato, Member • Rick Wetmore, Member • Nancy Greenberg, Alternate			

116 Chestnut Hill Road – Certificate of Appropriateness
Angela and Partrick Smith are the owners and applicants and have the goal to update the historic home to serve the modern family. Representing the owners was Pen Ruderman of Pen Ruderman, Architects. The application addressed installation of new windows and patio doors on the rear addition. The goal is to propose windows that are consistent with what has previously been approved in 2021. The unique windows, 101 and 102, on the front elevation will be maintained. The new windows will be installed behind them and they will maintain functionality. The installed interior windows will be hidden from view from the outside.

Materials Reviewed:
Application: https://newtonma.portal.opengov.com/records/860821
Pdf: Compiled 116 Chestnut Hill Road
Assessors database map
Existing Building elevations with windows marked and labeled

Proposed building elevations with windows marked and labeled
Photographs of building elevations with windows marked and labeled
Photographs of window details by elevation with corresponding labels
Photographs of product and material samples
Window specifications
Window detail drawings
Historic photo
MHC Form B

P. Vieira asked if window 111 is a later window, and P. Ruderman confirmed. P. Vieira asked about windows 208-209 which appear to not follow the muntin pattern of the existing windows. P. Ruderman confirms that muntin were removed to get more light into the bathroom. He also showed that the windows are not easily visible from the street. M. Montgomery requested more explanation about the front diamond-pane windows and the treatment of the new windows. P. Ruderman confirmed that the diamond-pane windows would remain operable, but with another modern casement behind it which will open inward. The modern casement will be 100% hidden from view as it will match the trim profile of the historic window. The commissioners expressed general approval of the proposal.

P. Vieira moved to approve the application for window and sliding patio door replacement as proposed. R. Imperato seconded the motion. There was a roll call vote, and the motion was passed, 5-0.

RECORD OF ACTION:
DATE: March 21, 2025
SUBJECT: 116 CHESTNUT HILL RD - Certificate of Appropriateness

At a scheduled meeting and public hearing on February 20, 2025 the Chestnut Hill Historic District Commission, by roll call vote of 5-0,
RESOLVED to **grant** a Certificate of Appropriateness for the project as submitted at 116 CHESTNUT HILL RD to replace selected windows and French doors to match prior approvals as proposed.

Voting in the Affirmative:	Voting in the Negative:	Abstained:	Recused:
• Peter Vieira, Chair, FAIA • Matthew Montgomery, Vice Chair • Robert Imperato, Member • Rick Wetmore, Member • Nancy Greenberg, Alternate			

Administrative discussion

The meeting was adjourned at 7:36 p.m.

Recorded by Kimberly Rose Crocker, Senior Preservation Planner