



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
NEWTONVILLE HISTORIC DISTRICT COMMISSION**

DATE: February 2, 2023

PLACE/TIME: Full Remote Zoom Meeting
7:30 p.m.

ATTENDING: Jim Gross, Chair
Ralph Abele, Member
Scott Friedman, Member
John Martin, Member
Dave Morton, Member
David Weinstein, Alternate
Barbara Kurze, Commission Staff

The meeting was called to order at 7:30 p.m. with Jim Gross presiding as Chair. Voting permanent members were R. Abele, S. Friedman, J. Martin, and D. Morton. Alternate D. Weinstein was appointed to vote as a full member. B. Kurze acted as recording secretary and the meeting was digitally recorded on Zoom.

122 Lowell Avenue – Certificate of Appropriateness

The review was continued from a previous meeting. Elvin Ruan presented a new option to install the condenser units that minimized the exterior lines to a line running to the meter on the bay and a line running up the first floor behind the bay. The two condensers would be installed behind the bay and have lines connecting through the basement. The service box would also be in the basement.

Materials Reviewed:

APPLICATION LINK: <https://newtonma.viewpointcloud.com/records/780683>

PDF File: Compiled Materials 122 Lowell

Assessors database map

Photographs

Photograph of right side marked up to show units, meter, and conduits

Products and materials

MHC Form B

J. Gross said that the new plan was a major improvement, addressed the commissioners' concerns, and was minimally visible and appropriate. Commissioners appreciated that the owners had worked with the commission and D. Morton to find a better solution. E. Ruan thanked D. Morton for his help to identify other

options. D. Morton moved to grant a Certificate of Appropriateness for the application as submitted. J. Martin seconded the motion. There was a roll call vote and the motion passed unanimously, 6-0.

RECORD OF ACTION:

DATE: February 3, 2023

SUBJECT: 122 LOWELL AVE - Certificate of Appropriateness

At a scheduled meeting and public hearing on February 2, 2023 the Newtonville Historic District Commission, by roll call vote of 6-0,

RESOLVED to **grant** a Certificate of Appropriateness for the project as submitted at 122 LOWELL AVE to install two condensers on the right side of the house behind the bay.

Voting in the Affirmative:

Voting in the Negative:

Abstained:

Recused:

- Jim Gross, Chair
- Ralph Abele, Member
- John Martin, Member
- David Morton,
Member
- David Weinstein,
Alternate
- Scott Friedman,
Member

197 Walnut Street – Certificate of Appropriateness

Madeline DeWane presented two applications. The first was for a cedar shadow-box style fence with pressure-treated posts that will run along the left property line. The fence will have a six-foot-tall section running from the back of the property to just past the plane of the front of the house. There is shorter transition section and then a twelve-foot-long section that is three feet high.

The second application was a continuation to review the removal of the shutters on the front of the main house block. The other elevations and bump out did not have shutters. At the October 2022 meeting, the owners agreed to continue the review after they temporarily removed shutters and painted the house. Commissioners wanted to see the house without the shutters and to see the options and cost to repair or replace the shutters. It would cost at least \$9,000 to repair the shutters and mitigate lead paint.

Materials Reviewed:

APPLICATION LINK fence: <https://newtonma.viewpointcloud.com/records/781095>

PDF File: Compiled Materials 197 Walnut

Assessors database map

Assessors database photo

Photos showing staked out fence line

Photo of the proposed fence

Survey plan

Fence plan sketch
MHC Form B

APPLICATION LINK shutters: <https://newtonma.viewpointcloud.com/records/767939>

PDF File: Compiled Materials 197 Walnut shutters

Assessors database map

Photos

Estimate to repair and restore the existing front shutters

Commissioners agreed that the fence would be appropriate. Abutter Michael Jasper (203 Walnut Street) supported the project but asked the owners to confirm they would not remove any of the trees on his property. M. DeWane said they would try to angle the fence to avoid removing trees. R. Abele moved to grant a Certificate of Appropriateness for the application as submitted. D. Morton seconded the motion. There was a roll call vote and the motion passed unanimously, 6-0.

There was discussion whether removing the shutters compromised the historic and architectural character of the house. J. Martin said their removal did not compromise the historic integrity. Commissioners asked that the owners provide photo documentation that could be saved by the City of Newton as a record of the shutters. Close up photos with measurements, including the dimensions of the stiles and rails, should be submitted to Staff. D. Morton moved to grant a Certificate of Appropriateness for the application as submitted with the requirement that photo documentation of the shutters be submitted to Staff. J. Gross seconded the motion. There was a roll call vote and the motion passed unanimously, 6-0. Michael DeWane commented that the trees were on their property and would be on the 197 Lowell Avenue side of the fence when it was installed.

RECORD OF ACTION:

DATE: February 3, 2023

SUBJECT: 197 WALNUT ST - Certificate of Appropriateness

At a scheduled meeting and public hearing on February 2, 2023 the Newtonville Historic District Commission, by roll call vote of 6-0,

RESOLVED to grant a Certificate of Appropriateness for the project as submitted at 197 WALNUT ST to install a cedar shadow-box style fence with pressure-treated posts along the left property line.

Voting in the Affirmative:

Voting in the Negative:

Abstained:

Recused:

- Jim Gross, Chair
- Ralph Abele, Member
- John Martin, Member
- David Morton,
Member
- Scott Friedman,
Member
- David Weinstein,

Alternate

RECORD OF ACTION:

DATE: February 3, 2023

SUBJECT: 197 WALNUT ST - Certificate of Appropriateness

At a scheduled meeting and public hearing on February 2, 2023 the Newtonville Historic District Commission, by roll call vote of 6-0,

RESOLVED to **grant** a Certificate of Appropriateness for the project as submitted at 197 WALNUT ST to permanently remove the shutters on the front of the main house block with the requirement that photo documentation of the shutters, including close up photos, measurements, and dimensions of the stiles and rails, be submitted to Staff. The commission determined that the shutters did not significantly contribute to the architecture of the house and removing the shutters did not compromise the historic integrity.

Voting in the Affirmative:

Voting in the Negative:

Abstained:

Recused:

- Jim Gross, Chair
- Ralph Abele, Member
- John Martin, Member
- David Morton,
Member
- Scott Friedman,
Member
- David Weinstein,
Alternate

Administrative discussion

Minutes: The November and December 2022 minutes were approved.

NewGov online applications: R. Abele requested detailed instructions be added for how to search for the MHC Form B on Macris.

The meeting was adjourned at 8:00 p.m.

Recorded by B. Kurze