



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: May 4, 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, Member
Barbara Kurze, Commission Staff

ABSENT: Ralph Abele, Member
John Martin, Member

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

58 Page Road – Certificate of Appropriateness

Lee Silverstone presented an application to install a low-profile Velux skylight on the left side of the house.

Materials Reviewed:

APPLICATION LINK: <https://newtonma.viewpointcloud.com/records/786407>

PDF File: Compiled 58 Page

Assessors database map

Skylight product specs

Aerial view and photos showing location of proposed skylight

Floor plan

Section and detail drawings

MHC Form B

J. Gross confirmed that the size of the skylight was the S06 size highlighted on the product cut sheet and that it would only project four inches above the roof face. D. Weinstein wanted to make sure that the skylight was

appropriately located relative to the roof edge. D. Morton moved to grant a Certificate of Appropriateness for the application as submitted. D. Weinstein seconded the motion. There was a roll call vote and the motion passed unanimously, 4-0.

RECORD OF ACTION:

DATE: May 5, 2023

SUBJECT: 58 PAGE RD - Certificate of Appropriateness

At a scheduled meeting and public hearing on May 4, 2023 the Newtonville Historic District Commission, by roll call vote of 4-0,

RESOLVED to **grant** a Certificate of Appropriateness for the project as submitted at 58 PAGE RD to install a low-profile Velux skylight on the left side of the house.

Voting in the Affirmative:

Voting in the Negative:

Abstained:

Recused:

- Jim Gross, Chair
- David Morton,
Member
- Scott Friedman,
Member
- David Weinstein,
Member

218 Walnut Street – Certificate of Appropriateness

Glenn Knowles, Anthony Lai, and Ken Liu presented an application to install a makeup air unit at the back of the church next to the back entry stairs. The Boston Chinese Evangelical Church was renovating the kitchen to bring it up to code and the makeup air unit was required. The project included venting the hood through an existing opening to a unit which would sit on an open grating platform supported by stainless steel supports to allow continued access through the stairs to the basement. The unit would be protected and screened by a board and batten box structure. New custom handrails/guard rails would be installed for the basement stair area. The supports, structure and railings will be painted flat gray to blend in.

G. Knowles explained that they had worked with Staff to come up with ways to minimize the appearance of the box structure. Covering it with slate was prohibitively expensive and synthetic slate did not work because the corners could not be replicated.

Materials Reviewed:

APPLICATION LINK: <https://newtonma.viewpointcloud.com/records/788106>

PDF File: Compiled 218 Walnut

Assessors database map

Aerial view and Aerial view showing project area

Photos of the back of the church

Rendering (note that the vertical exhaust duct has been removed from the design)

Drawings

Technical HVAC drawings

HardiePlank product cut sheet
In-line fan technical specs
MHC Form B

D. Morton and S. Friedman thought the project might be okay as it was at the back of the building and there were no other locations that would be less noticeable.

Abutter Lorraine Flynn (22 Omar Terr) said that the proposed box and structure were ugly and not appropriate for a historic structure; she would see it from her property. She asked if any of it could be moved inside. Alice and Thomas Denn (16 Chesley Ave) were concerned about noise. G. Knowles explained that the structure would be sound insulated and would have filters.

There was discussion whether the size of the structure could be reduced or whether it could be reconfigured or situated differently so that it would be less obvious. G. Knowles said that the unit required a certain amount of clearance, and the size could not be reduced; they could try to push it back but probably could not get more than six inches. D. Weinstein proposed designing a less industrial structure that mimicked the stone and clapboard of the back entry. Commissioners agreed that the applicants should come back with a design that fit in better with the historic structure. Noise was not within the purview of the commission, but they encouraged the applicants to provide more information about the decibels and sound insulation for the abutters. The applicants agreed in writing to continue the review to a future regularly scheduled meeting.

Administrative discussion

Minutes: The February 2023 minutes were approved.

Remote meeting update: Staff said that the order allowing remote public meetings was extended through March 31, 2025.

The meeting was adjourned at 8:30 p.m.
Recorded by B. Kurze