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**MINUTES OF PUBLIC MEETING AND PUBLIC HEARINGS
NEWTONVILLE HISTORIC DISTRICT COMMISSION**

DATE: August 3, 2023

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

ATTENDING: Jim Gross, Chair
Scott Friedman, 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, D. Morton, and D. Weinstein. B. Kurze acted as recording secretary and the meeting was digitally recorded on Zoom.

Violation of the Historic District Ordinance at 203-205 Walnut Street, Unit 203

Commissioners reviewed the work that was done to install a shed and wireless antennae at the end of the driveway and agreed that the commission had not reviewed or approved work.

J. Gross moved to confirm that there was a violation. D. Weinstein seconded the motion. There was a roll call vote and the motion passed unanimously, 4-0.

Request for Certificate of Appropriateness to Remediate Violation at 203-205 Walnut Street, Unit 203

Michael Jasper explained that the shed was built several years ago and the owners did not realize they needed to have the commission review and approve the work.

Materials Reviewed:

APPLICATION LINK: <https://newtonma.viewpointcloud.com/records/796331>

PDF File: Compiled 203-20 Walnut shed

Assessors database map

Photos

Site plan

Commissioners confirmed that the shed was built from wood and sided and painted to match the house. They agreed that the shed was appropriate. J. Gross moved to grant a Certificate of Appropriateness for the as-built

shed. D. Weinstein seconded the motion. There was a roll call vote and the motion passed unanimously, 4-0. The violation was remediated.

RECORD OF ACTION:

DATE: August 4, 2023

SUBJECT: 203-205 Walnut Street, Unit 203 – Confirmation of Violation of the Historic District Ordinance

At a scheduled meeting and public hearing on August 3, 2023, the Newtonville Historic District Commission, by vote of 4-0.

RESOLVED to confirm that there is a violation of the Historic District Ordinance at 203-205 Walnut Street, Unit 203 as the owners installed a shed at the end of the driveway without Commission review and approval.

Voting in the Affirmative:

Jim Gross, Chair

Scott Friedman, Member

Dave Morton, Member

David Weinstein, Member

RECORD OF ACTION:

DATE: August 4, 2023

SUBJECT: 203-205 Walnut Street, Unit 203 – Certificate of Appropriateness to Remediate Violation at 203-205 Walnut Street, Unit 203

At a scheduled meeting and public hearing on August 3, 2023, the Newtonville Historic District Commission, by vote of 4-0.

RESOLVED to **grant** a Certificate of Appropriateness for the as-built shed that was confirmed to be in violation of the Historic District Ordinance at 203-205 Walnut Street, Unit 203. The violation is remediated.

Voting in the Affirmative:

Jim Gross, Chair

Scott Friedman, Member

Dave Morton, Member

David Weinstein, Member

Request for Certificate of Appropriateness to Remediate Violation at 34 Prescott Street, Main House

Inna Rifman and Dmitriy Shangin reviewed the remediation plan. The chimney would be rebuilt per the submitted sketches and dimensions and the brick and mortar would be consistent with the original chimney. Columns would be added to the side entry porch and new molding would be added to the front entry porch column supports to provide more detail and shadow lines. They also showed drawings of the proposed front entry porch railing join and profile of the top rail. They asked to keep the square balusters and agreed to paint them white on all the railing systems.

Materials Reviewed:

APPLICATION LINK: <https://newtonma.viewpointcloud.com/records/795597>

PDF File with the design sketches uploaded July 18: 34PrescottHistorical.pdf

Chimney sketches with dimensions

Photos of entry porches with sketched proposals

Proposed molding profiles with dimensions

PDF File with the information submitted for the July meeting: Compiled 34 Prescott

Photos of house before and after work was done

Assessors database map

Aerial view and Aerial view showing project area

Product specs for chimney brick and cap

MHC Form B

Commissioners did not have any comments on the proposed chimney work. D. Morton said that the column bases for the side entry needed to be the same height as the posts and that the top of the base (widest part) had to line up with the widest part of the post cap.

Commissioners agreed that the proposed moldings for the front entry column bases were appropriate and would provide more detail and shadow lines consistent with the original ones. There was discussion about making changes to the bottom rail on the front entry porch to make it beefier. D. Weinstein said that the original turned slender balusters that were closely spaced were better than the new square balusters. D. Morton was okay with the square balusters as long as the balusters dimensions and the spacing matched on all the new railing systems. Commissioners wanted the balusters to be painted white. J. Gross moved to grant a Certificate of Appropriateness for the remediation plan with the conditions stated by the Commission. D. Morton seconded the motion. There was a roll call vote and the motion passed unanimously, 4-0. The Stop Work Order would be lifted so that the owners could do the remediation work. Once the work was completed and approved, the violation would be remediated.

RECORD OF ACTION:

DATE: August 4, 2023

SUBJECT: 34 Prescott Street, Main House – Approval of Remediation Plan to Remediate Violation at 34 Prescott Street, Main House

At a scheduled meeting and public hearing on August 3, 2023, the Newtonville Historic District Commission, by vote of 4-0,

RESOLVED to **approve** the remediation plan to remediate the violation for the work done on the main house as follows:

1. Rebuild the right-side chimney per the submitted sketches
2. Add two columns to the side entry with the requirements that the column bases be the same height as the posts and that the top of the bases line up with the widest part of the post caps
3. Make the proposed molding changes to the front entry column bases by replacing the header and adding a base cap on the front entry column bases
4. Add proposed molding to the top rail on the front entry porch
5. Paint all of the balusters white and confirm that the baluster dimensions and spacing are consistent for all the railing systems
6. See if there is an option to make the bottom rail on the front entry porch beefier

Voting in the Affirmative:

Jim Gross, Chair

Dave Morton, Member

Scott Friedman, Member

David Weinstein, Member

Administrative discussion

Minutes: The July 2023 minutes were approved.

The meeting was adjourned at 8:20 p.m.

Recorded by B. Kurze