



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 Heath
Director

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

DATE: April 23, 2024

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

ATTENDING: Jim Gross, Chair
Ralph Abele, Member
Dave Morton, Member
David Weinstein, Member
Barbara Kurze, Commission Staff

ABSENT: Scott Friedman, 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 R. Abele, D. Morton, and D. Weinstein. B. Kurze acted as recording secretary and the meeting was digitally recorded on Zoom.

75 Prescott Street – Working Session

Peter Sachs, Federico Arellano, Ana Gabby, Laurance Lee, Mike Stuckens, and Mike Preston presented a project for commission feedback. The proposed project would expand the existing house to the back and right side and include demolishing the existing 1995 garage and building two attached houses in back of the existing house and expanding the driveway and adding hardscaping. The project required a special permit. They presented neighborhood precedents for properties with driveways and front parking areas, for rear lot houses, and larger homes on smaller lots. L. Lee said that the new buildings were subordinate because of the slope at the back. Currently, the City Yard was visible and the new building with the landscape screening would look better.

They planned to restore and add to the existing house; inappropriate elements such as the vinyl siding and one-over-one windows would be replaced with appropriate materials. The new structure brought in details and elements from the existing house. P. Sachs stated that the articulation and detail of the new buildings fit in with the historic district. Products and materials included HardiePlank siding, two-over-two Pella Lifestyle

Preserving the Past  Planning for the Future

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

windows, painted aluminum guard rails for the window wells, wood screens for the heat pumps, and stone veneer planters.

Materials Reviewed:

APPLICATION LINK: <https://newtonma.viewpointcloud.com/records/821126>

PDF File: Compiled 75 Prescott

Assessors database map

Photos

Existing details

Site plan

Proposed site plan

Existing and proposed elevations of existing house

Existing and proposed roof plan of existing house

Proposed section drawing of existing house

Demolition plans existing house

Proposed site plan and 3D aerial of existing house and proposed attached houses

Proposed elevations of attached houses

Product and material list

Product specifications for windows, siding, door, roofing, gutter, outdoor lighting, decking, standing seam metal roof

Commissioners agreed that the proposed renovation and expansion of the existing building was appropriate. Commissioners did not have issues with the detailing of the new buildings which appropriately pulled in details from the existing building; most of the commissioners were concerned with the density, massing and scale of the proposed project. J. Gross said that the two attached new buildings were large relative to the existing house; the massing and diminishing of green space were not appropriate. He noted that the historic district commission had to consider what was appropriate to the historic property and neighborhood, and not what was allowed by zoning.

There was discussion about the increase in square footage; D. Weinstein estimated that the square footage was being quadrupled. He was concerned with the massing and loss of open space.

R. Abele and D. Morton agreed that the massing was an issue. D. Morton stated that the commission always reviewed the massing and scale of proposed projects.

The meeting was adjourned at 9:00 p.m.

Recorded by B. Kurze