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Director

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

**DATE:** May 2, 2024

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

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

**ABSENT:** Scott Friedman, Member

The meeting was called to order at 7:30 p.m. with Jim Gross presiding as Chair. Voting permanent members were R. Abele, 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**

Faith Michaels and Lee Silverstone presented an application to install hardscaping including new stone retaining walls at the front, seating walls and a fire pit, and walkways. The area in front of the house would be leveled and built up behind the new retaining walls. The owners also wanted to install a trellis, greenhouse and water feature. The front walkway and patio at the back would be replaced with bluestone, and the asphalt driveway would be replaced with pavers. The existing shed would be removed to make room for the greenhouse.

**Materials Reviewed:**

APPLICATION LINK: <https://newtonma.viewpointcloud.com/records/823874>

PDF File: Compiled 58 Page

Assessors database map

Photos

Project description

Existing and proposed paving

Tree plan

Hardscape plan

Planting plan

Stone wall detail drawings

Greenhouse foundation wall

Greenhouse drawings and photos  
Arbor plan and details  
Products and materials  
Window box details  
Fountain and fire bowl information

Commissioners agreed that the proposed changes were fine, except for the addition of the retaining wall at the front of the property. R. Abele commented that the neighboring properties had similar slopes down to the sidewalk without front walls which created a sense of openness. Julia Galalar (52 Page Rd) was concerned that the water feature would be noisy. Neighbors agreed that raising the grade and installing walls at the front would change the open look of the streetscape. D. Weinstein moved to grant a Certificate of Appropriateness for the application as submitted. J. Gross seconded the motion. The motion was denied 3-1 with R. Abele voting in the negative. R. Abele moved to grant a Certificate of Appropriateness for the application as submitted except for the retaining walls and regrading at the front of the property. D. Weinstein seconded the motion. There was a roll call vote, and the motion passed, 4-0.

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**RECORD OF ACTION:**

**DATE:** May 3, 2024

**SUBJECT:** 58 PAGE RD - Certificate of Appropriateness

At a scheduled meeting and public hearing on May 2, 2024 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 hardscaping including replacing the front walkway and driveway; remove the existing patio at the back and install a new patio; and install a greenhouse, pergola, fire pit and water fountain. The proposed stone retaining wall at the front was not approved.

Voting in the Affirmative:

Voting in the Negative:

Abstained:

Recused:

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

**55 Page Road – Certificate of Appropriateness**

Josh Lewin presented an application to replace the back deck with a screen porch, to replace the chain link fence with a wood fence and install a new fence.

Materials Reviewed:

APPLICATION LINK: <https://newtonma.viewpointcloud.com/records/824845>

PDF File: Compiled 55 Page

Assessors database map and plot plan with project description and marked to show locations of fences and screen porch

Proposed site plan and roof plan

Photos

Photo of view from Rossmere Street marked up to show new screened porch roof line

Plan

Elevations

Skylight and fence information

MHC Form B

Commissioners said it was an appropriate project and agreed that part of the new screened porch would be visible from Rossmere Street, but the fences would not be visible. Neighbors and abutters were in favor of the

project. D. Weinstein 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, 4-0.

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**RECORD OF ACTION:**

**DATE:** May 3, 2024

**SUBJECT:** 55 PAGE RD - Certificate of Appropriateness

At a scheduled meeting and public hearing on May 2, 2024 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 55 PAGE RD to replace the back deck with a screened porch, replace the chain link fence with a wood fence, and install a new wood fence section.

Voting in the Affirmative:

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

Voting in the Negative:

Abstained:

Recused:

**75 Prescott Street – Certificate of Appropriateness**

This review is continued from the April 23, 2024, working session. Federico Arellano, Laurance Lee, and Peter Sachs presented an application to demolish the garage, renovate the existing house, and build an addition; build two new, connected units behind the existing house; change grading; and add hardscaping. The applicants revised the roof design of the proposed two connected units to improve the massing and reduce the size of the building.

Materials Reviewed:

APPLICATION LINK: <https://newtonma.viewpointcloud.com/records/824466>

PDF File: Compiled 75 Prescott

Assessors database map

Photos

Survey

Proposed site plan

Existing elevations and roof plan – existing house

Existing details

Demolition plans

Streetview renderings of proposed

Aerial views of the neighborhood

Existing and proposed elevations of existing house

Proposed elevations of the new attached houses

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

Schematic sections

Section and detail drawings

Window details

Product and material list

Product and material specifications

MHC Information

Commissioners appreciated the efforts to improve the scale and massing and agreed that the design had improved. D. Weinstein and J. Gross commented that the scale and massing at the back was still too large and did not fit in with the neighborhood. Commissioners agreed that the plans for the existing house were appropriate. Neighbors and abutters opposed the plans as being too large and not in keeping with the

neighborhood. The commission took a straw vote and most of the commissioners said that they would not support the proposed design because of the scale of the new construction at the back of the existing house. There was some discussion about enlarging the existing building even more and separating the new construction at the back.

**Administrative discussion**

The meeting was adjourned at 9:40 p.m.

Recorded by B. Kurze