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

DATE: January 2, 2020

PLACE/TIME: City Hall, Room 205
7:30 p.m.

ATTENDING: Jim Gross, Chair
Ralph Abele, Member
Mark Chudy, Member
Nancy Grissom, Member
Barbara Wales, Member
Tarik Lucas, Alternate
Barbara Kurze, Commission Staff

ABSENT: John Martin, Member
Dave Morton, Member
Peter Mooradian, Alternate

The meeting was called to order at 7:30 p.m. with Jim Gross presiding as Chair. Voting permanent members were R. Abele, M. Chudy, N. Grissom and B. Wales. Alternate T. Lucas was appointed to vote as a full member. B. Kurze acted as recording secretary. The meeting was not digitally recorded as the recording device was not functioning.

114 Lowell Avenue – Certificate of Appropriateness

This review was continued from the December Working Session. Owner Lindsey Feldman and architect Chris Royer presented an application to expand the rear bump out by a couple of feet, enclose part of the existing back porch, and install a new entry with stairs and an Intex Hampton Extruded Rail system which could be painted to match the house trim. The unpainted rail system had a matte finish and would have flat post caps and a flatter rail. The existing railing system was a more elaborate wood railing, but the applicants did not think it would be possible to see both railing systems at the same time. The applicants showed a sample of the proposed AZEK decking. The color would be English Walnut and the rougher side would be exposed for traction.

The arched windows on the first and second floor at the back would be changed to Jeld-Wen Sitrine clad simulated divided lite casement windows similar to the gable windows; the new windows would have simulated check rails to look like double hung windows. The casing would be flat five-quarter inch and the windows would have a historic nose. The second floor would have a new transom window. The owner wanted

to remove an existing window from the left side of the house and relocate it next to the new transom window. C. Royer explained that the stone foundation at the back was just in the central portion. The existing siding was textured vinyl; Home Depot carried the same brand and they expected to be able to match the siding. The two new doors would follow the cross-panel design of other doors on the house. C. Royer noted that the laundry door model number submitted with the application was wrong; the correct number was 7118. GAF Timberline asphalt shingles would match the existing roof shingles.

Materials Reviewed:

Project description
Assessors database map
Photographs
Elevations
Plans
Product and material information
Product samples

N. Grissom said the new design was a big improvement over the existing rear elevation. There was discussion about the removal of the left-side window. Commission members agreed that it was appropriate. N. Grissom moved to grant a Certificate of Appropriateness for the application as presented with the door model correction. T. Lukas seconded the motion. The motion passed unanimously, 6-0.

RECORD OF ACTION:

DATE: January 3, 2020

SUBJECT: 114 Lowell Avenue - Certificate of Appropriateness

At a scheduled meeting and public hearing on January 2, 2020 the Newtonville Historic District Commission, by vote of 6-0.

RESOLVED to **grant** a Certificate of Appropriateness for the project as presented at 114 Lowell Avenue to expand the rear bump out, replace rear windows, add an entry door, stairs and railings on the right side of the house, and remove a window on the left side of the house with the change to the laundry door model number to 7118.

Voting in the Affirmative:

Jim Gross, Chair	Ralph Abele, Member	Mark Chudy, Member
Nancy Grissom, Member	Barbara Wales, Member	Tarik Lucas, Alternate

161 Walnut Street – Certificate of Appropriateness (Violation)

This review was continued from previous meetings. Owner Yang Shi Lu replaced original wood windows with windows that had vinyl between-the-glass grilles without approval from the Commission. He proposed replacing some of the sashes with Harvey aluminum-clad simulated divided lite (SDL) windows with grille patterns like the removed windows and keeping some of the installed Harvey windows with between-the-glass grilles. He noted that Harvey had confirmed that either the top sash or the entire window could be replaced.

Materials Reviewed:

Photographs
Window program
Product specifications for proposed and installed windows
Updated information on windows that were approved in the last meeting

Staff advised that the City Law Department made it clear that the current owner had to resolve conditions that were not in compliance and needed to submit applications for the items that were not addressed in the window replacement application. The Commission needed to review and vote on the window changes in the current application that were still open, including the existing one-over-one windows. The owner would need to submit an application for the other items, including the basement windows that were replaced, the window that was removed, and the enclosure of the second-story bump out area. Staff would let the owner know which items required an application.

B. Wales stated that there were photos of what the house looked like when the current owner took title which made it clear that the changes were made after the property sold. Y. Lu said that real estate photos were outdated and that he did not make the changes. B. Wales said it was highly unlikely that the real estate broker would use outdated photos or make changes after the fact.

Commission members reviewed the existing one-over-one windows on the right side (L8-L12). B. Wales thought they were two-over-one, except for L9 and L10 which appeared more ornate. She thought the original patterns should be restored. Other Commission members thought the one-over-ones were appropriate in what was a subordinate location. N. Grissom moved to grant a Certificate of Appropriateness for the one-over-one windows L8 through L12. T. Lukas seconded the motion. The motion was approved, 5-1. B. Wales was opposed as she thought the windows should be consistent with the design shown in the real estate ad photos.

B1 and B2 on the rear elevation were one-over-ones but the real estate ad photos should four-over-one windows. T. Lukas said the top sash could be replaced with a four lite sash. T. Lukas, J. Gross and B. Wales said the four-over-one pattern should be restored. N. Grissom thought one-over-one might be appropriate since it was the back of the house and very far from the street. T. Lukas moved to grant a Certificate of Appropriateness for the one-over-one windows B1 and B2. N. Grissom seconded the motion. The motion was **denied**, 1-5. N. Grissom voted for the motion and the other Commission members were opposed. **The owner was not approved to keep the one-over-one windows and needed to submit an application for four-over-one windows for B1 and B2.**

Commission members said that the existing one-over-one windows B3 and B4 were visible and that they should be consistent with B7 which was required to be a one-over-one window. N. Grissom moved to grant a Certificate of Appropriateness for the one-over-one windows B3 and B4. M. Chudy seconded the motion. The motion was approved unanimously, 6-0.

Commission members agreed that windows B5, B6, B8, B10, B11, B13 and B14 were not visible, so the owner could keep the existing windows and would be granted an administrative Certificate of Non-Applicability. The Commission had issued a decision for B12 at the last meeting.

Commission members said there was no need to vote for the door R1 and that the one-over-one window in the dormer R2 was appropriate, so the owner could keep the existing window R2. J. Gross moved to grant a Certificate of Appropriateness for the one-over-one window R2. N. Grissom seconded the motion. The motion was approved, 4-0-2 with B. Wales and T. Lukas abstaining.

The owner agreed in writing to continue the review to a future regularly scheduled meeting. Staff would send the owner the list of the outstanding items that required an application. R. Abele commented that he had lived in the neighborhood a long time and was very familiar with the property; the changes to the windows and the enclosures were recent changes.

RECORD OF ACTION:

DATE: January 13, 2020

SUBJECT: 161 Walnut Street - Certificate of Appropriateness (Violation)

At a scheduled meeting and public hearing on January 2, 2020 the Newtonville Historic District Commission, by vote of 5-1,

RESOLVED to **grant** a Certificate of Appropriateness at 161 Walnut Street for the existing one-over-one windows identified as L8, L9, L10, L11 and L12 on the materials submitted by the owner.

Voting in the Affirmative:

Jim Gross, Chair
Nancy Grissom, Member

Ralph Abele, Member
Tarik Lucas, Alternate

Mark Chudy, Member

Voting in the Negative:

Barbara Wales, Member

RECORD OF ACTION:

DATE: January 13, 2020

SUBJECT: 161 Walnut Street - Certificate of Appropriateness (Violation)

At a scheduled meeting and public hearing on January 2, 2020 the Newtonville Historic District Commission, by vote of 5-1,

RESOLVED to **deny** a Certificate of Appropriateness at 161 Walnut Street for the existing one-over-one windows identified as B1 and B2 on the materials submitted by the owner. The original windows were four-over-one. **The owners are NOT approved to keep the existing one-over-one windows and must submit an application to replace the windows or just the upper sashes so that the windows are four-over-one.**

Voting in the Affirmative:

Jim Gross, Chair
Barbara Wales, Member

Ralph Abele, Member
Tarik Lucas, Alternate

Mark Chudy, Member

Voting in the Negative:

Nancy Grissom, Member

RECORD OF ACTION:

DATE: January 13, 2020

SUBJECT: 161 Walnut Street - Certificate of Appropriateness (Violation)

At a scheduled meeting and public hearing on January 2, 2020 the Newtonville Historic District Commission, by vote of 6-0,

RESOLVED to **grant** a Certificate of Appropriateness at 161 Walnut Street for the existing one-over-one windows identified as B3 and B4 on the materials submitted by the owner. This would make B3 and B4 consistent with window B7 which was required to have the grille-between-glass sash removed and to be a one-over-one window.

Voting in the Affirmative:

Jim Gross, Chair
Nancy Grissom, Member

Ralph Abele, Member
Barbara Wales, Member

Mark Chudy, Member
Tarik Lucas, Alternate

RECORD OF ACTION:

DATE: January 13, 2020

SUBJECT: 161 Walnut Street - Certificate of Appropriateness (Violation)

At a scheduled meeting and public hearing on January 2, 2020 the Newtonville Historic District Commission, by vote of 4-0-2,

RESOLVED to **grant** a Certificate of Appropriateness at 161 Walnut Street for the existing one-over-one window in the dormer identified as R2 on the materials submitted by the owner.

Voting in the Affirmative:

Jim Gross, Chair

Ralph Abele, Member

Mark Chudy, Member

Nancy Grissom, Member

Abstained

Barbara Wales, Member

Tarik Lucas, Alternate

Administrative Discussion

Minutes: The December meeting minutes were approved with edits.

Communication with real estate brokers: There was discussion about the most effective way to let owners and potential buyers know about the local historic district requirements. N. Grissom and B. Wales proposed an email blast or making this a required field on MLS. Commission members said it was time to do a new mailing to owners in the district.

The meeting was adjourned at 9:45 p.m.

Recorded by B. Kurze, Senior Preservation Planner