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

**DATE:** March 5, 2020

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

**ATTENDING:** Jim Gross, Chair  
Ralph Abele, Member  
Mark Chudy, Member  
Nancy Grissom, Member  
John Martin, Member  
Dave Morton, Member  
Tarik Lucas, Alternate  
Barbara Kurze, Commission Staff

**ABSENT:** Barbara Wales, 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, John Martin and D. Morton. Alternate T. Lucas was appointed to vote as a full member. B. Kurze acted as recording secretary and the meeting was digitally recorded on an H2 Zoom recording device.

R. Abele recused himself as an abutter.

**25 Page Road – Certificate of Appropriateness**

Owners Dan and Carla Powdermaker presented an application to change the previously approved hardscape plan. They wanted to change the rear patio configuration from one patio area to two patio areas so that each unit would have a separate outdoor space. The pavers would be changed to Cambridge Onyx Natural pavers, like the previously approved patio pavers. The rear porch stairs would be moved from the back of the left rear porch to the side of the porch facing Lowell Avenue. A row of Versablocks would be installed behind the house and bordering one of the new patio areas to help with drainage. A Caledonia granite cap would be added to the left-side basement egress wall facing Lowell Avenue. The owners thought that the Caledonia granite was a good match to the existing granite foundation. D. Powdermaker passed around samples of the existing and proposed granite.

The owners wanted to remove all the concrete steps and concrete sides for both the front entry steps and the secondary steps. They would install Caledonia granite steps for the front entry stairs and would landscape the area where the secondary steps were. The Caledonia granite would tie in with the existing foundation and the proposed egress wall cap. A brick walkway using bricks to match what was previously approved would be added to connect the driveway with the right-side porch. D. Powdermaker explained that the existing railing for the front stairs needed to be replaced.

Materials Reviewed:

Previously approved site plans and drawings  
 Revised site plans and drawings  
 Photographs  
 Product and material information  
 Material samples

Commission members agreed that the proposed changes were appropriate and commented that the work on the house looked great. T. Lucas asked if the only thing changing for the rear porch stairs was the orientation of the stairs. D. Powdermaker confirmed that the materials and design would be the same as what the Commission previously approved. J. Martin asked about the proposed Caledonia granite steps; he thought they should be full block granite. The owners confirmed that the steps would be full block granite. N. Grissom proposed that a cast iron or steel railing could be installed along the front entry stairs as required by code with the requirements that the owners submit the final railing location, design, specifications and finish to Staff for final review and approval. Abutter R. Abele asked what impact the new brick path would have on the drainage system. D. Powdermaker said there was no impact from the path. N. Grissom moved to grant a Certificate of Appropriateness for the application as presented with conditions for the railing. J. Martin seconded the motion. The motion passed unanimously, 6-0.

**RECORD OF ACTION:**

**DATE:** March 6, 2020

**SUBJECT:** 25 Page Road - Certificate of Appropriateness

At a scheduled meeting and public hearing on March 5, 2020 the Newtonville Historic District Commission, by vote of 6-0, **RESOLVED to grant** a Certificate of Appropriateness for the application as presented at 25 Page Road to change the rear paver patio configuration to two separate paver patios and use Cambridge Onyx Natural pavers similar to previously approved pavers, change orientation of rear porch stairs to the side of the rear porch, add Versablock step at the rear of the property for drainage, add Caledonia granite caps to the left side basement egress wall to better match the existing foundation, remove existing concrete front entry steps and sides and install full block Caledonia granite steps to better match the existing foundation, eliminate secondary concrete steps and sides and landscape the area, and add brick walkway connecting the driveway to the right side porch using bricks to match previously approved. And to add a cast iron or steel railing like the existing **with the requirement that the final railing location, design, specifications and finish be submitted to Staff for final review and approval.**

Voting in the Affirmative:

Jim Gross, Chair

John Martin, Member

Mark Chudy, Member

David Morton, Member

Nancy Grissom, Member

Tarik Lucas, Alternate

**Administrative Discussion**

Minutes: The January meeting minutes were approved.

161 Walnut Street: Staff was working with the owner on his application to address the outstanding items that were in violation.

Commission letter to district owners: There was money in the budget to do a mailing to owners in the district. Staff would send Commission members an updated draft of the letter that was sent out in 2015.

The meeting was adjourned at 8:05 p.m.

Recorded by B. Kurze, Senior Preservation Planner