



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 S. Heath  
Director

---

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

**DATE:** May 7, 2020

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

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

**ABSENT:** Ralph Abele, Member  
Nancy Grissom, 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 M. Chudy, J. Martin, D. Morton, and B. Wales. 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.

**75 Lowell Avenue – Renewal of Certificate of Hardship**

Steve Hiu presented an application to renew the Certificate of Hardship to replace the slate roof with architectural shingles that expired in 2017. He requested that the Commission also approve changing the roof material from the CertainTeed Grand Manor shingle that was approved. He proposed the less expensive GAF Royal Sovereign three-tab shingles in “Slate” color which he thought was a similar product.

**Materials Reviewed:**

Assessors database map  
MHC Form B  
Product information  
January 2016 application with roof photos  
July 2016 approved submission and decision  
January 2016 meeting minutes  
July 2016 meeting minutes

Commission members stated that the CertainTeed Grand Manor shingle that was approved was layered and textured to create a shadowline and to give the appearance of a slate roof. The information provided for the GAF Royal Sovereign product suggested that it was not similar. B. Wales noted that not all the Commission members had voted to approve replacing the slate roof with a different material shingle. Commission members agreed that the Certificate of Hardship could be renewed for the CertainTeed Grand Manor shingle. If the applicant wanted to come back with more information and samples of the GAF Royal Sovereign, they could do that. M. Chudy moved to renew the previously granted Certificate of Hardship to replace the slate roof with the CertainTeed Grand Manor shingle with conditions. J. Martin seconded the motion. The motion passed, 5-1. B. Wales voted against renewing the Certificate of Hardship; she had voted against replacing the slate roof with a composite product in 2017.

**RECORD OF ACTION:**

**DATE:** May 8, 2020

**SUBJECT:** 75 Lowell Avenue – Renewal of Certificate of Hardship

At a scheduled meeting and public hearing on May 7, 2020 the Newtonville Historic District Commission, by roll call vote of 5-1,

**RESOLVED to grant** a renewal of the Certificate of Hardship for the application that was approved on July 7, 2016 for 75 Lowell Avenue to replace the slate roof with CertainTeed Grand Manor architectural shingles **with the requirement that a photograph of the CertainTeed Grand Manor architectural shingles that will be used will be submitted to Staff for final review and approval before the installation work is started.**

**Voting in the Affirmative:**

Jim Gross, Chair

Mark Chudy, Member

John Martin, Member

David Morton, Member

Tarik Lucas, Alternate

**Voting in the Negative:**

Barbara Wales, Member

**Administrative Discussion**

**Minutes:** The March meeting minutes were approved.

The meeting was adjourned at 8:15 p.m.

Recorded by B. Kurze, Senior Preservation Planner