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

**DATE:** July 7, 2022

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

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

**ABSENT:** John Martin, Member  
Barbara Wales, Member

The meeting was called to order at 7:30 p.m. with Jim Gross presiding as Chair. Voting permanent members were N. Grissom and D. Morton. Alternate D. Weinstein was appointed to vote as a full member. B. Kurze acted as recording secretary and the meeting was digitally recorded on Zoom.

**41-43 Central Avenue – Certificate of Appropriateness**

This review was continued from previous meetings. The owner presented the renovation of the enclosed front entry porch and right-side porch, the restoration of the second-floor front porch which previous owners had removed, and the renovation of the garage.

**Materials Reviewed:**

Assessors database map  
Photographs  
Site plan  
Plans and elevations  
Detail drawings  
Product and material information  
MHC Form B

D. Morton said the window trim had to be changed to include more robust sills and sill horns. N. Grissom said the sleeper porch windows needed to have the same two-over-one grille pattern as the windows on the

house; six-over-six windows were not appropriate. Commissioners agreed that the proposed work on the and the right side porch was appropriate. D. Morton said the second story railing system should have newel posts that projected above the top rail; the drawings needed to be amended to show this. He noted that the drawing and callouts for the front entry were not correct. Commissioners agreed that the stone piers could not be approved as there was no information on the materials. D. Morton moved to grant a Certificate of Appropriateness for the application as submitted except for the stone piers and with conditions. D. Weinstein seconded the motion. There was a roll call vote and the motion passed unanimously, 5-0.

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**RECORD OF ACTION:**

**DATE:** July 26, 2022

**SUBJECT:** 41-43 CENTRAL AVE - Certificate of Appropriateness

At a scheduled meeting and public hearing on July 7, 2022 the Newtonville Historic District Commission, by roll call vote of 5-0,

**RESOLVED to grant** a Certificate of Appropriateness for the project as submitted at 41-43 CENTRAL AVE to renovate the house including the enclosed front entry porch and right-side porch; to restore the second-floor front porch; to rebuild the garage; and to do hardscaping with the exception of the stone piers which are not approved and with the requirement that the owner submit revised drawings to Staff for review and final approval that include: 1) an updated window trim detail drawing that shows a sill of 1-1/2 to 2" high and sill horns of approximately 3/8" past the side casing and an appropriate depth; 2) updated elevation drawings to show the sills and call out the detail drawing; 3) updated elevations that show the agreed upon 2/1 windows on the sleeper porch using the existing openings; 4) revised detail drawing for the second story porch showing newel posts that extend above the top rail; 5) identify the product for the newel post; and 6) change the scope of work drawing call outs for the front entry to replace single lite windows in-kind, restore sidelites, and replace storm door; any other repairs and replacements need to be reviewed with Staff and may need to go to the commission for review.

Voting in the Affirmative:

Voting in the Negative:

Abstained:

Recused:

- Jim Gross, Chair
- David Morton,  
Member
- Ralph Abele, Member
- Nancy Grissom,  
Member
- David Weinstein,  
Alternate

R. Abele recused himself.

**12 Page Road – Working Session**

Phillip Dawes and Diane Lim asked for feedback on a project to change the front elevation roof line and add dormers and a front entry hood, and to build a second-story addition on the garage that would connect to the former carriage house and run to the back of the house. The rear deck would be replaced by the extension of

the new two-story structure. The rear elevation and rooflines would also be changed, and they would put in new walkways.

**Materials Reviewed:**

Assessors database map

Photographs

Site plan

Plans

Elevations

MHC Form B

Commissioners liked the overall design. D. Weinstein commented on the steep pitched gables which might not be appropriate. D. Morton said the applicants should submit detail drawings for the front entry portico, a roof plan, details on how the windows would be trimmed out, and detailed product and material specifications. Aluminum gutters were not appropriate, but the commission would consider galvanized gutters and downspouts, and fiberglass gutters with a historic profile.

R. Abele commented as an abutter; he noted that the neighbors had had issues with the previous developer of the property. Abutters Adel and Blanche Foz were concerned about windows on the west elevation and how those would affect their privacy.

**Administrative Discussion**

Minutes: The May 2022 meeting minutes were approved.

Remote meetings: Staff advised that if the emergency order was not extended past July 15, 2022, commissions would be required to meet in person in City Hall.

Commission elections: Per the ordinance, the Commission was required to elect the Chair, Vice-Chair and Secretary at the beginning of the fiscal year in July.

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

Recorded by B. Kurze, Senior Preservation Planner