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

DATE: September 1, 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 R. Abele, 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.

12 Page Road – Certificate of Appropriateness

The review was continued from a previous working session. Phillip and Nicki Dawes and Diane Lim presented an application to renovate the existing house including replacing roofing, siding, windows, doors, gutters, downspouts; changing the front elevation roof line; adding dormers and an entry portico; changing the window and door program; building a second-story addition on the garage; adding garage lights; and building new walkways. Trim and casing details were provided per the request of the Commission architect. The proposed casings were very simple. The new brick paver walkways would be four feet wide.

Materials Reviewed:

Assessors database map
Photographs
Site plan
Plans
Elevations
Detail drawings
Sections

Products and materials
MHC Form B

Commission members agreed that the design addressed the concerns raised at the working session and that the submission was a great improvement and appropriate. N. Grissom moved to grant a Certificate of Appropriateness for the application as submitted. D. Weinstein seconded the motion. There was a roll call vote and the motion passed unanimously, 4-0 with one recusal.

RECORD OF ACTION:

DATE: September 2, 2022

SUBJECT: 12 PAGE RD - Certificate of Appropriateness

At a scheduled meeting and public hearing on September 1, 2022 the Newtonville Historic District Commission, by roll call vote of 4-0 with one recusal,

RESOLVED to grant a Certificate of Appropriateness for the project as submitted at 12 PAGE RD to renovate the existing house including replace roofing, siding, windows, doors, gutters, downspouts; change the front elevation roof line; add dormers and entry portico; change window and door program; build second-story addition on the garage; add garage lights; and build new walkways.

Voting in the Affirmative:

Voting in the Negative:

Abstained:

Recused:

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

51 Page Road – Certificate of Appropriateness

Jen and Joel Sheckman presented a project to build a vestibule and entry at the back; add two basement egress windows and window wells and build a side exit door, landing and stairs with railings on the right side. The windows were made by American Craftsman and the stairs, landings and railings would be stained cedar. Window casings and trim would be Azek and match existing. The window wells would be flush with the ground and have a safety cap or grate that was also flush with the ground.

Materials Reviewed:

Assessors database map

Photographs

Site plan

Partial elevations

Product and material information

MHC Form B

D. Morton noted that cedar was a soft wood and mahogany or Ipe were durable decking woods. N. Grissom recommended that the railings be painted to match the existing trim. D. Morton asked about the new stairs that were shown at the covered porch on the left rear corner of the building; the owners said that was an existing stair which would not be changed. D. Morton moved to grant a Certificate of Appropriateness for the application as submitted. D. Weinstein seconded the motion. There was a roll call vote and the motion passed unanimously, 5-0.

RECORD OF ACTION:

DATE: September 2, 2022

SUBJECT: 51 PAGE RD - Certificate of Appropriateness

At a scheduled meeting and public hearing on September 1, 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 51 PAGE RD to build a vestibule and entry at the back; add two basement egress windows and window wells and build a side exit door and stairs with railings on the right side; and build a landing with railing with stairs to ground level on the left side.

Voting in the Affirmative:

Voting in the Negative:

Abstained:

Recused:

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

The meeting was adjourned at 8:35 p.m.

Recorded by B. Kurze, Senior Preservation Planner