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**MINUTES OF PUBLIC MEETING AND PUBLIC HEARINGS
NEWTON UPPER FALLS HISTORIC DISTRICT COMMISSION**

DATE: April 18, 2023

PLACE/TIME: Fully Remote
7:00 p.m.

ATTENDING: Jeff Riklin, Chair
Scott Aquilina, Member
Laurie Malcom, Member
Judy Neville, Member
Daphne Romanoff, Member
Paul Snyder, Member
Barbara Kurze, Staff

ABSENT: John Wyman, Alternate

The meeting was called to order at 7:00 p.m. with Jeff Riklin presiding as Chair. Voting permanent members were S. Aquilina, L. Malcom, J. Neville, D. Romanoff, and P. Snyder. B. Kurze acted as recording secretary and the meeting was recorded on Zoom.

88 High Street – Certificate of Appropriateness

This review was continued from previous meetings. Cheng Bin Zhang presented an application to renovate the former garage. He presented a revised design for the front windows, fixed lites, and door, and new items which included the back door and heat pumps. Other changes were presented and discussed in the previous meeting.

Materials Reviewed:

APPLICATION LINK: <https://newtonma.viewpointcloud.com/records/783651>

PDF File: 88 High Street – Garage Final Application April 2023.pdf

Content

Assessors database map

Photos

Scope of Work

Elevations

Product and material information

MHC Form B

Commissioners agreed that the revised design for the front was appropriate and looked great. The other project work was appropriate. Neighbor Marie Jackson (12 Spring St) supported the project. J. Neville moved to grant a Certificate of Appropriateness for the application as submitted. J. Neville noted that the project was visible from three public ways. D. Romanoff seconded the motion. There was a roll call vote and the motion passed, 6-0.

RECORD OF ACTION:

DATE: April 19, 2023

SUBJECT: 88 HIGH ST NUF - Certificate of Appropriateness

At a scheduled meeting and public hearing on April 18, 2023 the Newton Upper Falls Historic District Commission, by roll call vote of 6-0,

RESOLVED to **grant** a Certificate of Appropriateness for the project as submitted at 88 HIGH ST NUF to renovate the accessory building (former garage) and install a heat pump at the back of the structure. Commissioners noted that the building was visible from three public ways.

Voting in the Affirmative:

- Jeff Riklin, Chair
- Scott Aquilina, Member
- Laurie Malcom, Vice Chair
- Judy Neville, Member
- Daphne Romanoff, Member
- Paul Snyder, Member

Voting in the Negative:

Abstained:

Recused:

1036-1038 Chestnut Street – Certificate of Appropriateness

Franklin Schwarzer and Paul Lessard presented an application to add a second floor to the rear ell and demolish the existing shed.

Materials Reviewed:

APPLICATION LINK: <https://newtonma.viewpointcloud.com/records/786961>

PDF File: Compiled 1036-1038 Chestnut.pdf

Assessors database map

Mortgage Inspection Plan

Aerial view

Photos

Existing and proposed elevations and plans

MHC Form B

Technical specs for doors and windows

Commissioners said that more details were required for a full review – product and material call outs, cut sheets, detail and section drawings of the railing system, were missing – but the commission could provide feedback on what had been submitted. J. Riklin requested that each elevation have the existing and proposed

drawings on the same page so that it was easier to understand the proposed changes. The proposed drawings should bubble out or shade the areas that were being changed.

L. Malcom noted that the main house was the best surviving example of a worker's cottage in the district, and it would not be appropriate to build anything that altered the look of the main house. J. Riklin noted that the proposed addition with the new rear ell ridge meeting up with the roof ridge of the main house block would match the design of the house next door. The addition did not change the footprint and would not be visible from Chestnut Street; it would be unobtrusive. Commissioners wanted more details about the shed. The applicants agreed to provide interior photos and to schedule a site visit if commissioners wanted to see the shed.

The applicants agreed in writing to continue the review to a future regularly scheduled meeting.

14 Summer Street – Working Session

Alex Babushkin presented a new application for a scaled-down option to renovate and enlarge the existing house to the back and add an attached garage on the right-hand side. The footprint was reduced. A. Babushkin confirmed that the property was on the market, but he wanted to try to make the project work and avoid selling it.

Materials Reviewed:

APPLICATION LINK: <https://newtonma.viewpointcloud.com/records/787864>

PDF File: Compiled materials_14 Summer addition renovation

Assessors database map

Aerial views

Photos

Existing site plan

Existing and proposed floor plans, FAR calculations, and elevations

Proposed roof plan and section

Product and material call outs

Section and detail drawings

Project scope

Products and materials

MHC Form B

Additional submitted documents which appear to be duplicates

Commissioners noted that some of the proposed drawings did not appear to be correct, for example, the proposed left side elevation did not match the floor plan. The site plan also needed to be updated. Accurate and consistent drawings needed to be submitted for a full review. L. Malcom said the new design was smaller and better. J. Neville said the addition was too big and not proportional; the design did not fit in with the existing house which was unique in the district. D. Romanoff agreed with J. Neville and said that more information was required, especially for the site plan and details such as the garage doors. S. Aquilina said that the commission needed to see a good site plan that showed the existing and proposed with the dimensions. The drawings needed to make it clear what was existing and what was new so that commissioners could understand where the addition was and what it changed. The elevations needed dimensional issues and needed to make it clear what would be visible. He commented that the design idea and massing were fine; he was concerned that the size was so small that the programming would not work. P. Snyder said it was hard to understand the drawings; he was concerned what would happen if the property sold mid-project. J. Riklin agreed with S. Aquilina about the requirements for the drawings. He liked the new proposal and the fact that

most of the open space would be preserved. He noted that there was a grade change at the proposed garage so that it would not be visible or would be minimally visible from the street. The applicant said he planned to come back to the next meeting.

Administrative discussion

Minutes: The March 2023 minutes were approved.

The meeting was adjourned at 8:30 p.m.