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

DATE: July 14, 2022

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

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

ABSENT: Paul Snyder, Member
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 J. Walter. B. Kurze acted as recording secretary and the meeting was recorded on Zoom.

35-37 High Street – Certificate of Appropriateness

Philip Barbosa presented two applications. One was an application to install a heat pump behind the existing lattice on the carriage house second-story stair. The conduit would be painted.

The second application was to install solar panels on the right-side roof facing High Street; the owners were previously approved to remove the existing skylight and replace the roof. Darker panels that would blend in with the darker roof shingles were proposed.

Materials Reviewed:

Assessors database map
Photograph marked up to show location of heat pump conduit and photo of conduit
Photographs of elevations
Aerial view Roof plans
Conduit and equipment locations

Roof shingle colors
 Installation cross-section
 Product specs
 Photos of installed panels
 MHC Form B

There was discussion about the conduit location. Commissioners agreed that it should be installed on the door trim and not extend above the casing and be painted to match the trim. If the conduit had to extend past the casing, the owner would be required to install it on the shingles and paint it to match the siding. J. Riklin moved to grant a Certificate of Appropriateness for the application as submitted with requirements for the conduit location and paint color. L. Malcom seconded the motion. There was a roll call vote and the motion passed unanimously, 6-0.

L. Malcom commented that the solid black panels with no visible grid lines was appropriate; other commissioners agreed. J. Walter wanted the layout to be changed to be more uniform; he recommended removing the two panels on the bottom and adding three panels on the left. J. Walter moved to grant a Certificate of Appropriateness for the application as submitted with requirements for the panel configuration and color. J. Neville seconded the motion. There was a roll call vote and the motion passed unanimously, 6-0.

RECORD OF ACTION:

DATE: July 15, 2022

SUBJECT: 35-37 HIGH ST NUF - Certificate of Appropriateness

At a scheduled meeting and public hearing on July 14, 2022 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 35-37 HIGH ST NUF to install a heat pump on the right side of the carriage house behind the existing lattice with the requirement that the conduit will be installed on the door trim and not extend above the casing and be painted to match the trim; if the conduit has to extend past the casing, it must be installed on the shingles and painted to match the siding.

Voting in the Affirmative:

- Jeff Riklin, Chair
- Scott Aquilina,
Member
- Laurie Malcom, Vice
Chair
- Judy Neville, Member
- Daphne Romanoff,
Member
- Jay Walter, Member

Voting in the Negative:

Abstained:

Recused:

RECORD OF ACTION:

DATE: July 15, 2022

SUBJECT: 35-37 HIGH ST NUF - Certificate of Appropriateness

At a scheduled meeting and public hearing on July 14, 2022 the Newton Upper Falls Historic District Commission, by roll call vote of ,

RESOLVED to grant a Certificate of Appropriateness for the project as submitted at 35-37 HIGH ST NUF to install solar panels on the right side of the house with the requirements that: 1) the two horizontally-oriented panels on the bottom right will be removed; 2) the panels must be solid black; 3) the owner will submit photos and product specifications for the proposed solid black panel and a revised roof plan to Staff for review and final approval. The owner is approved for the option of adding three vertical panels to the left side of the array.

Voting in the Affirmative:

- Jeff Riklin, Chair
- Scott Aquilina, Member
- Laurie Malcom, Vice Chair
- Judy Neville, Member
- Daphne Romanoff, Member
- Jay Walter, Member

Voting in the Negative:

Abstained:

Recused:

74-76 Rockland Place – Certificate of Appropriateness

Michael Letourneau presented an application to replace the wood siding with Hardie Plank clapboards and to use AZEK flat stock for the trim details.

Materials Reviewed:

- Assessors database map
- Project description
- Elevations
- Photographs
- MHC Form B

There was discussion about what the existing details were and how they would be duplicated. Commissioners noted that the existing siding was shingles, and that Hardie Plank shingles were not a good match for historic shingles. Commissioners wanted details for the siding and trim and information about what was under the shingles. The submission should include information about the siding exposure and close-up photos of the soffits, fascia, rake, crown, corner boards, window, and door trim. The window trim, except for the porch windows, needed to be flat stock with a back band. The owners and the applicant agreed in writing to continue the review to a future regularly scheduled meeting.

19 High Street – Certificate of Appropriateness

Bruno Germand presented an application to install a six-foot-tall wood closed board fence section along back of the right-side property line with a section that will connect with the front right corner of the right-side addition.

Materials Reviewed:

Assessors database map
 Site plan marked with fence plan
 Photographs
 MHC Form B

Commissioners were fine with the proposal for the fence with the requirement that the fence sections would be cedar; the posts could be pressure-treated. Pressure-treated wood was not good quality for fence sections and architectural details. Commissioners stated that the existing lattice fence sections were not approved by the commission and needed to be removed. S. Aquilina moved to grant a Certificate of Appropriateness for the application as submitted with the requirement that the lattice fence sections be removed. J. Walter seconded the motion. There was a roll call vote and the motion passed unanimously, 6-0.

RECORD OF ACTION:

DATE: July 15, 2022

SUBJECT: 19-23 HIGH ST NUF 21 - Certificate of Appropriateness

At a scheduled meeting and public hearing on July 14, 2022 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 19-23 HIGH ST NUF 21 to install a six-foot-tall wood closed board fence section along the back of the right-side property line with a section with a gate that will connect with the front right corner of the right-side addition with the requirement that the fence will have pressure-treated posts and cedar fencing sections, and with the requirement that the owner will remove the two sections of lattice fence that were installed without approvals.

Voting in the Affirmative:

- Jeff Riklin, Chair
- Scott Aquilina, Member
- Laurie Malcom, Vice Chair
- Judy Neville, Member
- Daphne Romanoff, Member
- Jay Walter, Member

Voting in the Negative:

Abstained:

Recused:

44-46 High Street – Certificate of Appropriateness

Colin Kelly-Rand presented an application to build a brick patio on the right side of the house by the basement door behind the side entry stairs. He planned to use a running bond pattern as was approved for the front and to re-use existing brick.

Materials Reviewed:

Assessors database map

Photographs
 Site plan
 Brick options
 MHC Form B

J. Riklin noted that the owners might need to use a different brick if there were not enough from the front. Commissioners agreed that the project was appropriate. L. Malcom moved to grant a Certificate of Appropriateness for the application as submitted with the requirement that the applicant come back to the commission if a different brick or material would be used. J. Walter seconded the motion. There was a roll call vote and the motion passed unanimously, 5-0.

RECORD OF ACTION:

DATE: July 15, 2022

SUBJECT: 44-46 HIGH ST NUF - Certificate of Appropriateness

At a scheduled meeting and public hearing on July 14, 2022 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 44-46 HIGH ST NUF to replace front walkways and brick paver area and install brick area at the side with requirements that running bond pattern be used and any change to bricks or materials require Staff review and approval.

Voting in the Affirmative:

- Jeff Riklin, Chair
- Scott Aquilina,
Member
- Laurie Malcom, Vice
Chair
- Judy Neville, Member
- Daphne Romanoff,
Member
- Jay Walter, Member

Voting in the Negative:

Abstained:

Recused:

54 High Street – Certificate of Appropriateness

Wendy Glover and Stephen Roach presented an application to replace five windows at the front of the house with Andersen 400 Series Woodwright fibrex-clad double-hung windows with grille patterns to match the existing. The existing windows only had removable interior grilles. The proposed would have simulated divided lights with factory installed interior and exterior muntins and dark spacer bars.

Materials Reviewed:

Assessors database map
 Photographs
 Information about the proposed Andersen windows
 MHC Form B

Commissioners agreed that the project was appropriate and was an improvement over the existing which as not appropriate. J. Walter moved to grant a Certificate of Appropriateness for the application as submitted

with requirements for the appropriate simulated divided lite construction and for the grille patterns. J. Neville seconded the motion. There was a roll call vote and the motion passed unanimously, 6-0.

RECORD OF ACTION:

DATE: July 15, 2022

SUBJECT: 54 HIGH ST NUF - Certificate of Appropriateness

At a scheduled meeting and public hearing on July 14, 2022 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 54 HIGH ST NUF to replace five windows on the front of the house with the requirement that the simulated divided lites will be one-over-one vertical windows and have interior and exterior muntins attached at the factory and dark spacer bars.

Voting in the Affirmative:

- Jeff Riklin, Chair
- Scott Aquilina, Member
- Laurie Malcom, Vice Chair
- Judy Neville, Member
- Daphne Romanoff, Member
- Jay Walter, Member

Voting in the Negative:

Abstained:

Recused:

959 Chestnut Street – Remediation of Violation

The review was continued from previous meetings. Mario and Gerhard Sinani presented several options to remediate the as-built height which was in violation. In the June meeting, the commission required the owner to submit revised drawings that showed the measurements detailed in the Record of Action and that showed the ridge height of the rear addition roof lowered to the same height of the ridge of the main roof.

Drawing B1 was updated to show dimensions. This option lowered the roof one foot and changed the window trim and frieze board. They would demolish to the second-floor ceiling and rebuild from there. Drawing B2 was updated to show dimensions. This option lowered the roof by one foot and seven inches. But the third block would be six inches higher. They presented a new option as shown in Drawing B3. The roof was lowered by one foot but the frieze board relationship would not be changed.

Materials Reviewed:

Assessors database map

Photos

June meeting decision

Existing and proposed surveys

Proposed building height option B1

Proposed building height option B2

Description of construction activities required to reduce the building height and rebuild

There was discussion about lowering the height even more. S. Aquilina said that would be complicated to do; he thought any of the three options could work. J. Neville said that having the rear addition higher than the front was not appropriate. D. Romanoff said the lower roof was an improvement; she would prefer that the rear addition be lower. J. Walter said that Option B3 was the best and he did not want the window trim

engaging with the frieze. The half-round window should be lowered. J. Riklin did not support the options as they did not match what the commission had originally approved. J. Walter and S. Aquilina noted that it was an issue that the dimensions of the original building were not documented.

Lee and Jean Fisher (954 Chestnut St) commented that the MAPC encouraged the commission and owners to come to a compromise. They thought that options B2 and B3 were appropriate and like 960 Chestnut. Laurel Thomas (999 Chestnut St) said the commission should not place an undue burden on the owners and should approve one of the options. Melissa Brown (949 Chestnut St) did not support approving the options as this would reward owners for violations; her email was read into the record. Lily Marcelin (965-967 Chestnut St) said the construction site was an eyesore and the neighbors deserved to have the project completed. Roseann Murray (966 Chestnut St) also supported approving one of the options to move the project forward. Rena Gaetz and Julia Malakie did not support the proposed options; requiring the owner to build what was originally approved was an appropriate burden.

J. Walter moved to approve the remediation plan for the remediation of the height violation with requirements. D. Romanoff seconded the motion. There was a roll call vote and the motion passed 5-1. J. Riklin voted in the negative.

RECORD OF ACTION:

DATE: July 26, 2022

SUBJECT: 959 Chestnut Street – Remediation of Violation

At a scheduled meeting and public hearing on July 14, 2022, the Newton Upper Falls Historic District Commission, by roll call vote of 5-1,

RESOLVED to accept the remediation plan Option B3 as presented at 959 Chestnut Street for the as-built height which is in violation. Option B3 drops the height of the main house one foot and drops the height of the connecting rear addition so that the main house roof ridge and the perpendicular connecting rear addition roof ridge meet and keeps the second-floor window casings separate from the frieze board. Option B3 is a fair compromise to mitigate the height and achieve an aesthetically appropriate design. **The owner is required to lower the semi-circular windows in the gable by eight inches and to submit the drawings showing those changes to Staff for review and final approval. The owner is required to submit as built drawings stamped by a surveyor that indicate the ridge heights once the reframing is complete but before the cladding is installed; this is also required by ISD. The owner is also required to submit a final as-built plan that also indicates the ridge heights.**

Voting in the Affirmative:

Scott Aquilina, Member

Laurie Malcom, Member

Judy Neville, Member

Daphne Romanoff, Member

Jay Walter, Member

Voting in the Negative:

Jeff Riklin, Chair

Administrative Discussion

Minutes: The June 2021 meeting minutes were approved.

S. Aquilina recused himself.

Remote meeting update: There was no update on whether the emergency order was extended. If it was not extended, commissions would be required to meet in-person after July 15th and required to have a physical quorum.

Historic District Commission election: J. Walter moved to re-appoint J. Riklin as Chair, ... as Vice Chair, and ... as Secretary. D. Romanoff seconded the motion. The motion was approved 5-0 with one recusal. S. Aquilina was recused.

RECORD OF ACTION:

DATE: July 15, 2022

SUBJECT: Newton Upper Falls Historic District Commission Election

At a scheduled meeting and public hearing on July 14, 2022, the Newton Upper Falls Historic District Commission, by vote of 5-0, with one recusal

RESOLVED to elect Jeff Riklin as Chair, Laurie Malcom as Vice Chair and Judy Neville as Secretary.

Voting in the Affirmative:

Jeff Riklin, Chair

Laurie Malcom, Member

Judy Neville, Member

Daphne Romanoff, Member

Jay Walter, Member

Recused:

Scott Aquilina, Member