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

DATE: June 8, 2023

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

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

ABSENT: Scott Aquilina, Member
John Wyman, Alternate

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

1010 Chestnut Street – Certificate of Appropriateness

Danielle Lurette presented an application to update the gas station signs for the new business name. The owner wanted to replace the existing freestanding sign on Chestnut Street and add an LED sign to show gas prices. Wall signs with 3-D channel lettering would be added to the service center over the garage bays. The canopy would be changed to all blue instead of the existing blue and white, and new signage would be added. She noted that the drawings were not to scale and that the owner could not use the Mobil color palette as he was not a franchisee.

Materials Reviewed:

APPLICATION LINK: <https://newtonma.viewpointcloud.com/records/790436>

PDF File: Compiled 1010 Chestnut signage

Assessors database map

Photos of existing

Photos with renderings and dimensions of proposed signage

MHC Form B

Commissioners were concerned about the proposed colors which were too bold and obtrusive, and that the 3-D channel lettering was too boxy and obtrusive. There was discussion about the different fonts that were proposed. Most commissioners did not support installing an LED sign. Commissioners agreed that the “Echo Bridge Service Center” name was nice, and the logo was appropriate. Commissioners wanted to see a more muted color palette and simple font and asked for drawings of the letter fonts and sizes. J. Riklin proposed an all-white canopy and getting rid of the red lines to tone it down.

J. Riklin entered a letter from abutter John Lanza (996-998 Chestnut St) into the record and confirmed that commissioners had received and read the letter.

The applicants were asked to send an email to Staff stating that they agreed to the continuation of the review.

13-19 Winter Street – Certificate of Appropriateness

Nick Zagorianakos presented an application to install Fortress matte black metal railings along the two sets of stairs on the left side of the house and property. The posts would be three-by-three inches and the balusters would be nine-sixteenths inches wide.

Materials Reviewed:

APPLICATION LINK: <https://newtonma.viewpointcloud.com/records/792252>

PDF File: Compiled 13-19 Winter railings

Assessors database map

Site plan marked to show railing locations

Additional site plans and detail sheets

Photos with sketches showing railing locations

Photo of proposed railing

Product spec

MHC Form B

Commissioners agreed that the railings were appropriate. L. Malcom moved to grant a Certificate of Appropriateness for the application as submitted. D. Romanoff seconded the motion. There was a roll call vote and the motion passed, 5-0.

RECORD OF ACTION:

DATE: June 9, 2023

SUBJECT: 13-19 WINTER ST - Certificate of Appropriateness

At a scheduled meeting and public hearing on June 8, 2023 the Newton Upper Falls Historic District Commission, by roll call vote of 5-0,

RESOLVED to grant a Certificate of Appropriateness for the project as submitted at 13-19 WINTER ST to install black metal railings along the stairs and landing at the left front side of the house and along the stairs leading from the garage area to the back.

Voting in the Affirmative: Voting in the Negative: Abstained: Recused:

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

1036-1038 Chestnut Street – Certificate of Appropriateness

Franklin Schwarzer presented an application to demolish the existing rear addition to pour a new foundation and to rebuild the rear addition per the plans that were approved at the previous meeting. The new foundation would not be visible. Stan Berdichevsky had conducted a structural inspection and assessment which was submitted as part of the application. He explained that the existing rear addition only had a rubble foundation and had issues with dry rot.

He also presented an application to repair or rebuild the two front chimneys. The left side chimney collapsed after the approved project work was started to renovate the house and add on to the rear addition. There were concerns about the condition of the right side chimney which was inappropriately repaired with concrete.

Materials Reviewed for Rear Addition:

APPLICATION LINK: <https://newtonma.viewpointcloud.com/records/792709>

PDF File: Compiled 1036-1038 Chestnut rear addition.pdf

Assessors database map

Mortgage Inspection Plan

Application approved 5-11-2023

MHC Form B

Materials Reviewed for Chimneys:

APPLICATION LINK: <https://newtonma.viewpointcloud.com/records/793280>

PDF File: Compiled 1036-1038 Chestnut chimneys.pdf

Mortgage Inspection Plan

Description of proposed materials

Photos

Letter of Chimney demolition in violation of Newton Zoning

MHC Form B

Most commissioners agreed that the rear structure should be preserved and there were ways to do that. D. Romanoff said it was okay to demolish the existing addition and build to the approved plans. They confirmed that the second story would not be higher than the front roof ridge and in fact would be slightly lower. J. Riklin moved to grant a Certificate of Appropriateness to pour a new foundation with the requirement to maintain the rear addition structure. P. Snyder seconded the motion. There was a roll call vote and the motion passed, 4-1 with D. Romanoff voting in the negative.

Commissioners said that the chimneys would need to be repaired and rebuilt with the original bricks and needed to match the existing height, dimensions, and decorative details. J. Riklin requested close-up photos with dimensions. Commissioners agreed that the clay chimney flues were not original and did not need to be installed. Staff could review and approve chimney caps if those were needed. D. Romanoff moved to grant a Certificate of Appropriateness to repair and rebuild the chimneys. L. Malcom seconded the motion. There was a roll call vote and the motion passed, 5-0.

RECORD OF ACTION:

DATE: June 9, 2023

SUBJECT: 1036-1038 CHESTNUT ST - Certificate of Appropriateness

At a scheduled meeting and public hearing on June 8, 2023 the Newton Upper Falls Historic District Commission, by roll call vote of 4-1,

RESOLVED to grant a Certificate of Appropriateness for the project as submitted at 1036-1038 CHESTNUT ST to pour a new foundation with the requirement that the existing rear addition structure will be maintained and will be stabilized with exterior plywood when raising it to put in the new foundation. The Commission does not approve demolition of the existing rear addition structure.

Voting in the Affirmative:

- Jeff Riklin, Chair
- Laurie Malcom, Vice Chair
- Judy Neville, Member
- Paul Snyder, Member

Voting in the Negative:

- Daphne Romanoff, Member

Abstained:

Recused:

RECORD OF ACTION:

DATE: June 9, 2023

SUBJECT: 1036-1038 CHESTNUT ST - Certificate of Appropriateness

At a scheduled meeting and public hearing on June 8, 2023 the Newton Upper Falls Historic District Commission, by roll call vote of 5-0,

RESOLVED to grant a Certificate of Appropriateness for the project as submitted at 1036-1038 CHESTNUT ST to repair and rebuild the two front chimneys using the existing brick and matching the existing design and dimensions with the requirement that close up photos with dimensions be submitted to Staff. Chimney caps can be administratively reviewed and approved by Staff.

Voting in the Affirmative:

- Jeff Riklin, Chair

Voting in the Negative:

Abstained:

Recused:

- Laurie Malcom, Vice Chair
- Judy Neville, Member
- Daphne Romanoff, Member
- Paul Snyder, Member

D. Romanoff recused herself.

34 High Street – Certificate of Appropriateness

Debbie Levy presented an application to replace five windows with aluminum-clad two-over-one Harvey Majesty simulated divided lite inserts. The exterior trim would not be changed. She asked if the commission would consider a Marvin Ultrex (fiberglass) window. She asked about the bathroom vent which was included in the application scope of work.

Materials Reviewed:

APPLICATION LINK: <https://newtonma.viewpointcloud.com/records/792519>

PDF File: Compiled 34 High.pdf

Assessors database map

Photos

Harvey Majesty window specifications (pages 12 and 13 of the compiled pdf document have the specs for the proposed window highlighted)

MHC Form B

Commissioners agreed that the proposed window was appropriate if it was two-over-one vertical, had a white exterior to match existing, and met the required simulated divided lite construction details: 1) dark spacer bars; and 2) interior and exterior grilles mechanically fastened at the factory. The owner would need to submit a new application for the Marvin Ultrex window and provide a sample; the commission had reviewed only one application for a fiberglass window. L. Malcom moved to grant a Certificate of Appropriateness for the application as submitted with requirements for the window construction. J. Neville seconded the motion. There was a roll call vote and the motion passed, 4-0 with one recusal.

Commissioners said that they could not review the vent as no information or materials were submitted to show what the vent would look like when installed (location, product cut sheet, etc.) Staff could review and administratively approve the vent once the required materials were submitted. If the vent would not be visible from a public way, it could be approved “as is”. If it would be visible, it would need to blend into the area where it was installed.

RECORD OF ACTION:

DATE: June 9, 2023

SUBJECT: 34 HIGH ST NUF - Certificate of Appropriateness

At a scheduled meeting and public hearing on June 8, 2023 the Newton Upper Falls 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 34 HIGH ST NUF to replace five windows with Harvey Majesty aluminum-clad simulated divided lite window inserts with a two-over-one vertical grille pattern to match the existing. The simulated divided lite windows are required to have dark spacer bars, interior and exterior grilles mechanically fastened at the factory, and white color on the exterior.

Voting in the Affirmative:

- Jeff Riklin, Chair
- Laurie Malcom, Vice Chair
- Judy Neville, Member
- Paul Snyder, Member

Voting in the Negative:

Abstained:

Recused:

- Daphne Romanoff, Member

RECORD OF ACTION:

DATE: June 9, 2023

SUBJECT: 34 High Street – Administrative Review and Approval of Vent

At a scheduled meeting and public hearing on June 8, 2023, the Newton Upper Falls Historic District Commission, by roll call vote of 4-0, with one recusal

RESOLVED to approve Staff to review and administratively approve the rear vent at 34 High Street, after the applicants have submitted the materials required to understand what the vent will look like when installed: location where the vent will be installed, product cut sheet, and photo of the vent. If the vent would not be visible from a public way, it could be approved “as is”. If it would be visible, it would need to blend into the area where it was installed which might require painting the vent.

Voting in the Affirmative:

Jeff Riklin, Chair Laurie Malcom, Member Judy Neville, Member Paul Snyder, Member

Recused:

Daphne Romanoff, Member

Administrative discussion

Minutes: The July 2022 and May 2023 minutes were approved.

The meeting was adjourned at 9:00 p.m.

