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

DATE: July 13, 2023

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

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

ABSENT: Scott Aquilina, Member
Daphne Romanoff, 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, and P. Snyder. B. Kurze acted as recording secretary and the meeting was recorded on Zoom.

1010 Chestnut Street – Certificate of Appropriateness

The application to change the signage was withdrawn.

75 High Street, Unit 2 – Certificate of Appropriateness

David Buzzeo presented an application to pave a 3-foot-wide by 15-foot-long dirt area with asphalt where a tree had been removed. The owners would repair the historic wall and proposed building a 1-foot-high by 15-foot-long by 8-inches-wide wall of local stone between the historic wall and the newly paved area to keep dirt from getting on the driveway. They also wanted to install a U-shaped masonry block structure to the right of the garage with a paved area to keep trash cans. The wall would be one-foot-high and five-feet across with a three-foot section going back along each side.

Materials Reviewed:

APPLICATION LINK: <https://newtonma.viewpointcloud.com/records/795163>

PDF File: Compiled 75 High

Assessors database map

Photos

Photo of masonry blocks on page 9

Site plan marked up to show areas of proposed work

Sketch of border wall section

MHC Form B

J. Riklin said that the solution to keeping the driveway area free from dirt would be to put more dirt into that area and level it out before paving. He asked about the piles of rock and gravel at the back which were probably covering the historic wall. D. Buzzeo said he had collected rocks from other construction projects in the neighborhood in case they could be used for walls on his property. J. Neville noted that the existing wall was historic and if it needed repairs, they had to be done with the same or like materials and techniques. Commissioners agreed that the new 15-foot-long wall section along the driveway would not be appropriate; the proposed wall for trash cans would be appropriate if built with stones like the existing wall. The proposed masonry blocks were not appropriate. Terri Kellen (71 High St) had concerns that the historic wall, which they shared, would be damaged. She was fine with the proposed solution and asked that stones and gravels be removed from the back. J. Riklin moved to grant a Certificate of Appropriateness for the additional asphalt area and the small wall for the trash can area with conditions. L. Malcom seconded the motion. There was a roll call vote and the motion passed, 4-0. The owner agreed to have the contractor contact the chair before any work was started.

Violation of the Historic District Ordinance at 1268 Boylston Street, Unit B**Request for Certificate of Appropriateness to Remediate Violation at 1268 Boylston Street, Unit B**

The owners installed a closed-board wood fence along Boylston Street on the front left property line, and a shed on the left side of the house; these projects were not reviewed or approved by the commission. Based on what the fence company told the owners, they did not think they needed to apply for the fence.

Materials Reviewed:

APPLICATION LINKS and files:

Fence: <https://newtonma.viewpointcloud.com/records/794768>

Compiled 1268 Boylston B fence.pdf

Assessors database map

Violation letter

Photos

MHC Form B

Shed: <https://newtonma.viewpointcloud.com/records/795717>

Compiled 1268 Boylston B shed.pdf

Assessors database map

Violation letter

Photos

Shed product information

MHC Form B

Commissioners said the shed and fence were not appropriate. The shed materials were not appropriate and the fence style was not appropriate. J. Riklin moved to confirm that the fence and shed were in violation. P. Snyder seconded the motion. There was a roll call vote and the motion passed, 4-0.

The owner said he could not move the shed to the back as that was his neighbor’s part of the property. Commissioners discussed possible remediation options for the shed including rotating it, painting it, and residing it. J. Riklin did not want to set a precedent by approving a shed that wasn’t appropriate. P. Snyder agreed that the projects were not appropriate but wanted to compromise, especially for the fence because of the unique circumstances of the location at the entrance to Route 9. L. Malcom thought moving or painting the shed might work. J. Neville asked if it could made to look like a bump out on the house. J. Riklin moved to grant a Certificate of Appropriateness for the shed as-built. J. Neville seconded the motion. There was a roll call vote and the motion was denied, 0-4.

Commissioners could understand the need for a fence along Boylston Street and were sympathetic to the issues with trash, but the fence was large and obtrusive. Commissioners thought there could be ways to soften the appearance of the fence. P. Snyder thought there could be a case for hardship; this section of Boylston Street was an urban road with a steel barrier and the owner was misled by the fence company. J. Riklin moved to grant a Certificate of Appropriateness for the fence as-built. P. Snyder seconded the motion. There was a roll call vote and the motion was denied, 0-4.

RECORD OF ACTION:

DATE: August 2, 2023

SUBJECT: 1268 Boylston Street, Unit B, Fence and Shed – Confirmation of Violation of the Historic District Ordinance

At a scheduled meeting and public hearing on July 13, 2023, the Newton Upper Falls Historic District Commission, by vote of 4-0,

RESOLVED to confirm that there is a violation of the Historic District Ordinance at 1268 Boylston Street, Unit B, as the owners installed a fence along the front left property line and installed a shed on the left side of the house without Commission review and approval.

Voting in the Affirmative:

Jeff Riklin, Chair
Judy Neville, Member

Laurie Malcom, Member
Paul Snyder, Member

RECORD OF ACTION:

DATE: August 3, 2023

SUBJECT: 1268 Boylston Street, Unit B, Shed – Certificate of Appropriateness to Remediate Violation at 1268 Boylston Street, Unit B

At a scheduled meeting and public hearing on July 13, 2023, the Newton Upper Falls Historic District Commission, by vote of 0-4,

RESOLVED to deny a Certificate of Appropriateness for the as-built shed that was confirmed to be in violation of the Historic District Ordinance at 1268 Boylston Street Unit B. The owner must come back to the commission in 60 days with a remediation plan or remove the shed.

Voting in the Affirmative (to approve): No votes to approve.

Voting in the Negative (to deny):

Jeff Riklin, Chair
Judy Neville, Member

Laurie Malcom, Member
Paul Snyder, Member

RECORD OF ACTION:

DATE: August 3, 2023

SUBJECT: 1268 Boylston Street, Unit B, Fence – Certificate of Appropriateness to Remediate Violation at 1268 Boylston Street, Unit B

At a scheduled meeting and public hearing on July 13, 2023, the Newton Upper Falls Historic District Commission, by vote of 0-4,

RESOLVED to deny a Certificate of Appropriateness for the as-built fence that was confirmed to be in violation of the Historic District Ordinance at 1268 Boylston Street Unit B. The owner must come back to the commission in 60 days with a remediation plan.

Voting in the Affirmative (to approve): No votes to approve.

Voting in the Negative (to deny):

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

Administrative discussion

Commission elections: P. Snyder moved to retain the current slate of commission officers. J. Neville seconded the motion. The motion passed unanimously 4-0.

Minutes: The June 2023 minutes were approved.

RECORD OF ACTION:

DATE: August 3, 2023

SUBJECT: Newton Upper Falls Historic District Commission Election

At a scheduled meeting and public hearing on July 13, 2023, the Newton Upper Falls Historic District Commission, by vote of 4-0,

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	Paul Snyder, Member

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

Recorded by B. Kurze