



Ruthanne Fuller  
Mayor

**City of Newton, Massachusetts**  
Department of Planning and Development  
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone  
(617) 796-1120  
Telefax  
(617) 796-1142  
TDD/TTY  
(617) 796-1089  
www.newtonma.gov

Barney S. Heath  
Director

---

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

**DATE:** April 11, 2024

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

**ATTENDING:** Jeff Riklin, Chair  
Laurie Malcom, Member  
Judy Neville, Member  
Daphne Romanoff, Member  
Paul Snyder, Member  
David Lewis, Staff

**ABSENT:** Scott Aquilina, Member

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.

**14 Summer Street – Certificate of Appropriateness**

Ben Soltoff and Mari Ramirez presented an application to de-lead the house and replace all the existing windows with Harvey Majesty inserts. The inserts would have extruded aluminum-clad exteriors and be six-over-six simulated divided lites with interior and exterior grilles and pewter spacer bars. The owners also wanted to raise five windows. Several windows on the back would be raised by two to four inches to accommodate an interior kitchen renovation project. The adjacent windows would also be raised to keep them symmetrical. The window openings would be infilled with wider trim.

**Materials Reviewed:**

Application: <https://newtonma.viewpointcloud.com/records/820557>

Compiled 14 Summer renovations

Assessors database map

Photos

Elevations

Window information

MHC Form B

There was discussion of the de-leading process and the proposal to raise five windows. J. Riklin stated that adding trim at the bottom of the windows would not be historically appropriate. L. Malcom and D. Romanoff

agreed that the trim would not be appropriate and that the existing window program was symmetrical. J. Riklin said the owners could attach panels behind the back splash to keep and protect the existing window openings. J. Neville noted that the architecture of the house was important to the district and the symmetry was important. J. Riklin moved to grant a Certificate of Appropriateness for the application as submitted with requirements for the window insert construction, and to deny the proposal to raise five windows to accommodate kitchen counters. L. Malcom seconded the motion. There was a roll call vote and the motion passed, 5-0.

---

**RECORD OF ACTION:**

**DATE:** April 17, 2024

**SUBJECT:** 14 SUMMER ST - Certificate of Appropriateness

At a scheduled meeting and public hearing on April 11, 2024 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 14 SUMMER ST to replace all of the windows with Harvey Majesty six-over-six simulated divided lite replacement units (not new construction) with the following requirements: 1) aluminum clad exterior and wood interior; 2) white color on the exterior; 3) black spacer bars between the glass panes that follow the six-over-six grid pattern; and 4) interior and exterior grids mechanically fastened at the factory. If black spacer bars are not available, the owners should review the available options with Staff.

The proposal to raise five of the windows to accommodate kitchen counters is denied. The Commission suggests that the owners work with their designer to use panels or back splashes that are not apparent from the exterior.

Voting in the Affirmative:

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

Voting in the Negative:

Abstained:

Recused:

**Administrative discussion:**

Meeting minutes: The March 2024 draft minutes were approved.

The meeting was adjourned at 7:50 p.m.

Recorded by D. Lewis.