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

**DATE:** May 9, 2024

**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

The meeting was called to order at 7:00 p.m. with J. 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.

**Violation of the Historic District Ordinance at 7 Lucille Place**

The owners installed a greenhouse and a shed that are visible from Boylston Street; this project was not reviewed or approved by the commission. John and Gladys Diaz apologized and said they did not know they needed to apply for the structures.

**Materials Reviewed:**

Violation letter  
Photos

Commissioners stated that owners needed to apply for exterior work in the historic district, including new structures. There was discussion whether the structures could be moved. Some commissioners thought that a greenhouse might be appropriate, but they would need to see the full application for the work that was done. J. Riklin said the submission should include photos of the structures, their relation to the house, and product cut sheets or drawings showing the dimensions and materials. J. Riklin moved to confirm that the greenhouse and shed were in violation. J. Neville seconded the motion. There was a roll call vote and the motion passed, 6-0.

Preserving the Past  Planning for the Future

**THESE ARE DRAFT MINUTES WHICH HAVE NOT BEEN APPROVED BY THE COMMISSION**

**RECORD OF ACTION:****DATE:** May 10, 2024**SUBJECT:** 7 Lucille Place - Confirmation of Violation of the Historic District Ordinance

At a scheduled meeting and public hearing on May 9, 2024, the Newton Upper Falls Historic District Commission, by vote of 6-0,

**RESOLVED** to confirm that there is a violation of the Historic District Ordinance at 7 Lucille Place as the owners installed a greenhouse and a shed without Commission review and approval.

**Voting in the Affirmative:**

Jeff Riklin, Chair

Judy Neville, Member

Scott Aquilina, Member

Daphne Romanoff, Member

Laurie Malcom, Member

Paul Snyder, Member

**1036-1038 Chestnut Street – Certificates of Appropriateness**

Franklin Schwarzer and David Connolly presented the applications to replace the left and right bulkheads and to make changes to the front walkway, steps, and landings. The owners also wanted to provide an update on the chimney rebuild and get agreement on the dimensions required to rebuild the chimneys to the historic dimensions and details. The chimney openings and aerial views confirmed that the original openings were approximately three feet by three feet.

D. Connolly stated that the bulkheads would be replaced in-kind with a metal bulkhead with doors that matched the existing bulkhead doors. The installed bulkheads would have the same dimensions and height above grade as the existing. The exposed sides would be edged with brick. The left side bulkhead had a visible brick siding; the right-side bulkhead had brick siding under the concrete that was later applied to patch it up. The owners also wanted to cover the cement stairs, landing and walkway with bluestone.

**Materials Reviewed:**Bulkhead Application: <https://newtonma.viewpointcloud.com/records/823401>

File: Compiled 1036-1038 Chestnut bulkheads

Assessors database map

Photos

Line drawing of bulkhead insert

MHC Form B

Front steps and patio application: <https://newtonma.viewpointcloud.com/records/824949>

File: Compiled 1036-1038 Chestnut chimneys

Assessors database map

Photos

MHC Form B

Chimney application: <https://newtonma.viewpointcloud.com/records/824949>

File: Compiled 1036-1038 Chestnut chimneys

Assessors database map

Photos

MHC Form B

Commissioners said that the brick siding on the bulkheads needed to match the chimney bricks. Staff stated that if the dimensions were the same, and the height above grade was the same, and the bricks matched, the application could be administratively approved as replacement in-kind. But the application needed to include this information. The applicants agreed to continue the review in writing and to submit the required information.

There was discussion about the proposed bluestone for the front entry stairs, landing and walk. Most of the commissioners stated that bluestone was not appropriate and that brick like the chimney brick was appropriate. If the applicants wanted to pursue the option of using bluestone, they would have to submit more detailed materials, including drawings, photos of the proposed materials, and elevations. J. Riklin moved to grant a Certificate of Appropriateness to cover the cement stairs, landing and walkway with brick to match the chimney brick. L. Malcom seconded the motion. There was a roll call vote and the motion passed, 4-2.

Commissioners agreed that the chimneys would be three-feet by three-feet per the original openings and needed to be taller to match the original height. The corbel detail and chimney pots also needed to match what was originally there.

**RECORD OF ACTION:**

**DATE:** June 4, 2024

**SUBJECT:** 1036-1038 CHESTNUT ST - Certificate of Appropriateness

At a scheduled meeting and public hearing on May 9, 2024 the Newton Upper Falls Historic District Commission, by roll call vote of 4-2,

**RESOLVED to grant** a Certificate of Appropriateness for the project as submitted at 1036-1038 CHESTNUT ST to cover the cement stairs and landing and the asphalt/cement walk leading from the sidewalk with brick to match the chimney brick with the requirement that drawings, elevations, and proposed materials be submitted for staff review and approval.

Voting in the Affirmative:

- Scott Aquilina, Member
- Laurie Malcom, Vice Chair
- Judy Neville, Member
- Jeff Riklin, Chair

Voting in the Negative:

- Daphne Romanoff, Member
- Paul Snyder, Member

Abstained:

Recused:

J. Neville recused herself.

**16-20 Winter Street – Working Session**

Mariana Dagatti, Trevor O’Leary and Laurance Lee requested feedback on a project to renovate the existing house, build an addition on the right side, and make changes to the driveways and hardscaping. They presented two design options to expand the back of the building and add garages.

Materials Reviewed:

Application: <https://newtonma.viewpointcloud.com/records/818866>

File: Compiled 16-20 Winter\_red

Assessors database map

Site plans  
Landscape plan  
Photos  
Views  
Existing elevations and roof plan  
Historic photos  
Proposed elevations and roof plan  
Material callouts  
Window and door information  
Photos of architectural details  
Demolition plan  
Renderings  
MHC Form B

Commissioners preferred the design of Option Two which also had less paving. L. Malcom, P. Snyder and J. Riklin commented that the size and massing were still too big. J. Riklin wanted more open space at the back and L. Neville thought the length of the back addition needed to be reduced by about eight feet. The proposed French doors were not appropriate for the front of the building and the driveway needed to be smaller. The historic front house block needed to have six-over-six windows.

Abutters Judy and Jack Neville did not like the massing and were concerned about the condition of the retaining wall between the two properties. Judy Neville wanted the orientation of the front entrance to be consistent with the existing. Neighbor Betsy Hewitt was concerned that the rear ell would go up a story and was also concerned about the massing.

The meeting was adjourned at 10:00 p.m.  
Recorded by B. Kurze