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

DATE: August 13, 2020

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
John Wyman, Alternate
Barbara Kurze, Staff

ABSENT: Jay Walter, Member

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 P. Snyder. Alternate J. Wyman was appointed to vote as a full member. B. Kurze acted as recording secretary and the meeting was recorded on Zoom.

937 Chestnut Street – Certificate of Appropriateness

Owner Maura Tynes presented an application to relocate the existing fence at the front of the property and replace it with a taller closed board cedar fence with a lattice topper. The new fence would match the fences along the side property lines. The owners wanted to screen bins and other items that were on that side of the property.

Materials Reviewed:

MHC Form B
Photographs
Product information
2005 application and minutes

Commission members said it was appropriate to move the fence back and discussed whether a taller closed board fence at the front of the property was appropriate. P. Snyder moved to grant a Certificate of

Appropriateness for the application as submitted. L. Malcom seconded the motion. There was a roll call vote and the motion passed, 5-2. J. Riklin and J. Wyman stated that installing a fence that obscured the front of the property even more was not appropriate.

RECORD OF ACTION:

DATE: August 14, 2020

SUBJECT: 937 Chestnut Street - Certificate of Appropriateness

At a scheduled meeting and public hearing on August 13, 2020 the Newton Upper Falls Historic District Commission, by roll call vote of 5-2,

RESOLVED to grant a Certificate of Appropriateness for the project as submitted at 937 Chestnut Street to remove the existing four-foot-tall closed board wood fence along Chestnut Street and to replace it with a new 42-inch closed board fence with an 18-inch lattice topper moved closer to the house by two feet.

Voting in the Affirmative:

Scott Aquilina, Member	Laurie Malcom, Member	Judy Neville, Member
Daphne Romanoff, Member	Paul Snyder, Member	

Voting in the Negative:

Jeff Riklin, Chair	John Wyman, Alternate
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3-5 Summer Street – Certificate of Appropriateness

Francesco Iacovitti presented an application to build a ten-foot-wide brick patio along the left side of the house and screened porch and to replace the existing asphalt front and back walkways with brick.

Materials Reviewed:

Site plan
Photographs

Commission members said the brick walkways would be an improvement over asphalt and that the patio would be minimally visible. Commission members wanted more information about the proposed brick. S. Aquilina moved to grant a Certificate of Appropriateness for the application as presented with conditions. J. Neville seconded the motion. There was a roll call vote and the motion passed, 6-1. L. Malcom said that the patio introduced too much brick paving to the property.

RECORD OF ACTION:

DATE: August 14, 2020

SUBJECT: 3-5 Summer Street - Certificate of Appropriateness

At a scheduled meeting and public hearing on August 13, 2020 the Newton Upper Falls Historic District Commission, by roll call vote of 6-1,

RESOLVED to grant a Certificate of Appropriateness for the project as submitted at 3-5 Summer Street to build a ten-foot-wide brick patio along the left side of the house and screened porch and to replace the existing asphalt front and back walkways with brick **with the requirement that a sample of the proposed brick will be submitted to Staff for final review and approval before the work begins.**

Voting in the Affirmative:

Jeff Riklin, Chair	Scott Aquilina, Member	Judy Neville, Member
Daphne Romanoff, Member	Paul Snyder, Member	John Wyman, Alternate

Voting in the Negative:

Laurie Malcom, Member

13-19 Winter Street – Certificate of Appropriateness

Paul Lomer and Dino Rossi presented an application to demolish the existing building.

Materials Reviewed:

Assessors database map

MHC Form B

Letter from structural engineer

Purchase and Sale agreement

Owner request for Emergency Demolition

Photographs

Letter from John Lojek re request for Emergency Demolition

Additional feedback from site visit

Letter from abutter

It was noted that the applicants' request for emergency demolition was not approved. The determination was that while the building needed considerable work, it did not pose an immediate threat to public health and safety. Commission members agreed that it was not appropriate to demolish the entire structure. A lot more detail would need to be provided to make the case for demolition. They gave examples of other buildings in the district that were in a similar condition that were required to be renovated. L. Malcom moved to deny a Certificate of Appropriateness to demolish the entire building. J. Neville seconded the motion. There was a roll call vote and the motion passed, 7-0. The Certificate of Appropriateness was denied because the information provided was insufficient to justify demolition of the entire historic building. Staff explained that the Commission needed to vote on a Certificate of Hardship; the owners could agree to continue the review and come back with information to make the case for hardship. The owners were not interested in continuing the review for hardship. P. Snyder moved to deny a Certificate of Hardship to demolish the entire building. J. Wyman seconded the motion. There was a roll call vote and the motion passed, 6-0 with one abstention. The Certificate of Hardship was denied because the information provided was insufficient to make a case for hardship to demolish the entire historic building and the owners and applicants stated that they were not interested in pursuing a Certificate of Hardship.

RECORD OF ACTION:**DATE:** August 14, 2020**SUBJECT:** 13-19 Winter Street - Certificate of Appropriateness

At a scheduled meeting and public hearing on August 13, 2020 the Newton Upper Falls Historic District Commission, by roll call vote of 7-0,

RESOLVED to deny a Certificate of Appropriateness for the application as submitted at 13-19 Winter Street to demolish the entire building on the grounds that the information provided to date is insufficient to justify demolition of the entire historic building

Voting in the Affirmative (to deny a Certificate of Appropriateness):

Jeff Riklin, Chair

Scott Aquilina, Member

Laurie Malcom, Member

Judy Neville, Member

Daphne Romanoff, Member

Paul Snyder, Member

John Wyman, Alternate

RECORD OF ACTION:

DATE: August 14, 2020

SUBJECT: 13-19 Winter Street - Certificate of Hardship

At a scheduled meeting and public hearing on August 13, 2020 the Newton Upper Falls Historic District Commission, by roll call vote of 6-0, with one abstention

RESOLVED to deny a Certificate of Hardship for the application as submitted at 13-19 Winter Street to demolish the entire building on the grounds that the information provided to date is insufficient to demonstrate hardship and justify demolition of the entire historic building, and the owners and applicants have stated that they are not interested in continuing the review to pursue a Certificate of Hardship.

Voting in the Affirmative (to deny a Certificate of Hardship):

Jeff Riklin, Chair

Scott Aquilina, Member

Laurie Malcom, Member

Daphne Romanoff, Member

Paul Snyder, Member

John Wyman, Alternate

Abstaining:

Judy Neville, Member

Administrative Discussion

Minutes: The June meeting minutes were approved.

The meeting was adjourned at 8:45 p.m.

Recorded by Barbara Kurze, Senior Preservation Planner