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

DATE: July 9, 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
Barbara Kurze, Staff

ABSENT: Jay Walter, Member
John Wyman, Alternate

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. B. Kurze acted as recording secretary and the meeting was recorded on Zoom.

12 Shawmut Park – Certificate of Appropriateness

Owner Hannah Jellinek presented a fence plan. The owners planned to keep the existing chain link sections which run along the rear and left side property lines and wanted to install four-foot-high open cedar fencing along the open areas to close off the back of the lot for their pet. They presented two fence design options, and the option of fence posts with and without post caps. They also wanted to install a cedar gate.

Materials Reviewed:

Photographs
Fence plan
Survey plan
Product information

There was discussion about the design options: the pickets, the top rails, and the post caps. Commission members agreed that several of the options were appropriate, but post caps were not appropriate. S. Aquilina moved to grant a Certificate of Appropriateness for the project as presented with conditions. P. Snyder seconded the motion. There was a roll call vote and the motion passed unanimously, 6-0.

RECORD OF ACTION:**DATE:** July 10, 2020**SUBJECT:** 12 Shawmut Park - Certificate of Appropriateness

At a scheduled meeting and public hearing on July 9, 2020 the Newton Upper Falls Historic District Commission, by roll call vote of 6-0,

RESOLVED to grant a Certificate of Appropriateness for the project as submitted at 12 Shawmut Park to keep the existing chain link sections which run along the rear and left side property lines, and install cedar gates and four-foot-high open cedar fencing along the open areas to close off the back of the lot **with the following requirements: 1) options are the fences shown on pages 5, 6 and 7; 2) the fence posts be four-by-four pressure treated wood; and 3) the posts will not have post caps.**

Voting in the Affirmative:

Jeff Riklin, Chair

Scott Aquilina, Member

Laurie Malcom, Member

Judy Neville, Member

Daphne Romanoff, Member

Paul Snyder, Member

3-5 Summer Street – Certificate of Appropriateness

Francesco Iacovitti presented an application to install two AC condensers on the left side of the house toward the front and to screen them with evergreen plantings.

Materials Reviewed:

Site plan

Photographs

Product information

Commission members agreed that given the corner location and site constraints, the proposed location was probably the most appropriate. Evergreen screening from the street that allowed service access would work. L. Malcom moved to grant a Certificate of Appropriateness for the project as submitted with requirements. S. Aquilina seconded the motion. There was a roll call vote and the motion passed unanimously, 6-0.

RECORD OF ACTION:**DATE:** July 10, 2020**SUBJECT:** 3-5 Summer Street - Certificate of Appropriateness

At a scheduled meeting and public hearing on July 9, 2020 the Newton Upper Falls Historic District Commission, by roll call vote of 6-0,

RESOLVED to grant a Certificate of Appropriateness for the project as submitted at 3-5 Summer Street to install two AC condensers on the left side of the house **with the requirement that the condensers will be screened from the street with evergreen plantings and that the installation and plantings allow access for service contractors. The proposed planting plan will be submitted to Staff for final review and approval.**

Voting in the Affirmative:

Jeff Riklin, Chair

Scott Aquilina, Member

Laurie Malcom, Member

Judy Neville, Member

Daphne Romanoff, Member

Paul Snyder, Member

947-949 Chestnut Street – Certificate of Appropriateness

The owners presented an application to repave the two asphalt driveways and walkways, and to expand the width of the driveway between 947-949 and 959 Chestnut Street by paving the two-foot by 30-foot dirt and gravel strip. They would not pave up to the stone wall but would leave a strip of dirt between the new paving

and the stone wall. They also wanted to repair the rock border between the driveway and 943 Chestnut Street. The owners asked for Commission recommendations for both projects.

Materials Reviewed:

Assessors database map

MHC Form B

Photographs

Plan sketches

Condominium owner authorizations

There was discussion about the proposed expansion area and driveway entry width, as well as the asphalt material. The walkways were currently asphalt so the owners were entitled to replace them in-kind; the Commission recommended wider walkways with historically appropriate masonry material. Commission members agreed that continuing the rock border with granite stone would be appropriate; the final design and materials could be approved at Staff level.

D. Romanoff moved to grant a Certificate of Appropriateness for the driveway repaving and expansion project as presented with requirements. J. Riklin seconded the motion. There was a roll call vote and the motion passed unanimously, 6-0. D. Romanoff moved to grant a Certificate of Non-Applicability for the walkway repaving project as presented with recommendations. J. Neville seconded the motion. There was a roll call vote and the motion passed unanimously, 6-0. J. Riklin moved to grant a Certificate of Appropriateness for the creation of the stone border as presented with requirements. J. Neville seconded the motion. There was a roll call vote and the motion passed unanimously, 6-0.

RECORD OF ACTION:

DATE: July 10, 2020

SUBJECT: 947-949 Chestnut Street - Certificate of Appropriateness

At a scheduled meeting and public hearing on July 9, 2020 the Newton Upper Falls Historic District Commission, by roll call vote of 6-0,

RESOLVED to grant a Certificate of Appropriateness for the project as submitted at 947-949 Chestnut Street to repave the two existing asphalt driveways and to expand the width of the south driveway by paving an approximately two-foot by 30-foot dirt and gravel strip **with the requirement that the expansion will incorporate and follow the width of the “L-shaped” new asphalt at the sidewalk back to the area opposite the walkway and then follow the contours of the dirt and gravel strip and finally taper back to the existing driveway area. There will be a buffer between the expanded driveway and the historic stone wall.**

Voting in the Affirmative:

Jeff Riklin, Chair

Scott Aquilina, Member

Laurie Malcom, Member

Judy Neville, Member

Daphne Romanoff, Member

Paul Snyder, Member

RECORD OF ACTION:

DATE: July 10, 2020

SUBJECT: 947-949 Chestnut Street - Certificate of Non-Applicability

At a scheduled meeting and public hearing on July 9, 2020 the Newton Upper Falls Historic District Commission, by roll call vote of 6-0,

RESOLVED to grant a Certificate of Non-Applicability for the project as submitted at 947-949 Chestnut Street to repave the two existing asphalt walkways. **The Commission recommends changing the walkways to historically appropriate**

masonry material such as flagstone or pavers and widening the pathways to approximately three-and-a-half feet. The application for changing the walkways can be approved at Staff level.

Voting in the Affirmative:

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

RECORD OF ACTION:

DATE: July 10, 2020

SUBJECT: 947-949 Chestnut Street - Certificate of Appropriateness

At a scheduled meeting and public hearing on July 9, 2020 the Newton Upper Falls Historic District Commission, by roll call vote of 6-0,

RESOLVED to **grant** a Certificate of Appropriateness for the project as submitted at 947-949 Chestnut Street to create a border of granite slabs or stones along the edge of the north driveway **with the requirement that the materials and design be submitted to Staff for final review and approval.**

Voting in the Affirmative:

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

300 Elliot Street – Certificate of Appropriateness

Contractor Mark Roberts and property manager Lisa Doyle presented an application to make repairs to the front and rear porch columns, and to replace the rear porch railing system.

Materials Reviewed:

- Assessors database map
- MHC Form B
- Sketch
- Photographs

Commission members stated that the original railings and architectural details would need to be reproduced. The railings were removed without Commission approval. It was determined that the applicants were not representing the current owners. Commission members stated that the Commission could not approve applications for permanent work unless they were submitted or signed by the owner of record. However, the Commission wanted to protect the integrity of the historic structure and authorized Staff to approve emergency temporary repairs that were reversible. J. Riklin moved to grant a Certificate of Appropriateness to allow Staff to approve emergency repairs with conditions. J. Neville seconded the motion. There was a roll call vote and the motion passed, 5-0, with one recusal.

RECORD OF ACTION:

DATE: July 16, 2020

SUBJECT: 300 Elliot Street - Certificate of Appropriateness

At a scheduled meeting and public hearing on July 9, 2020 the Newton Upper Falls Historic District Commission, by roll call vote of 5-0, with one recusal

RESOLVED to **grant** a Certificate of Appropriateness for the bank or entity involved in property maintenance to do temporary emergency repairs at 300 Elliot Street **with the requirement that these repairs will not be considered permanent historically-appropriate repairs and that the property managers will consult with Staff and submit applications for any temporary emergency repairs.**

Voting in the Affirmative:

Jeff Riklin, Chair	Scott Aquilina, Member	Laurie Malcom, Member
Daphne Romanoff, Member	Paul Snyder, Member	

Recused:

Judy Neville, Member

Administrative Discussion

Minutes: The May meeting minutes were approved.

Commission elections: P. Snyder moved to approve J. Riklin as Chair, L. Malcom as Vice Chair, and J. Neville as Secretary. L. Malcom seconded the motion. The motion passed unanimously, 6-0.

RECORD OF ACTION:

DATE: July 16, 2020

SUBJECT: Newton Upper Falls Historic District Commission Election

At a scheduled meeting and public hearing on July 9, 2020 the Newton Upper Falls Historic District Commission, by vote of 6-0,

RESOLVED to elect Jeff Riklin as Chair, Laurie Malcom as Vice Chair and Judy Neville as Secretary.

Voting in the Affirmative:

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

The meeting was adjourned at 9:30 p.m.

Recorded by Barbara Kurze, Senior Preservation Planner