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

DATE: June 11, 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
Jay Walter, Member
Barbara Kurze, Staff

ABSENT: 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, D. Romanoff, P. Snyder, and J. Walter. Member J. Neville joined the meeting at 7:30 p.m. B. Kurze acted as recording secretary and the meeting was recorded on Zoom.

1 Rockland Place – Certificate of Appropriateness

Piper Derancourt presented an application to replace approximately 28 windows to do lead abatement. The replacement windows would be Marvin Signature Ultimate aluminum-clad SDL double-hung inserts matching the existing one-over-one and two-over-one lite patterns. They also wanted to replace some multi-lite stained-glass windows. The exterior “Wineberry” cladding color would be applied at the factory.

Materials Reviewed:

Assessors database map
MHC Form B
Project description
Photographs
Product information
Lead abatement report
Applications approved in 2006

Commission members agreed that the proposed replacement windows were appropriate and that the exterior storms should be removed. J. Riklin said the multi-lite stain glass windows should not be replaced; the sills could be de-lead, and an interior energy panel installed. The owners needed to submit applications for any required exterior trim repairs; in-kind repairs would be administratively approved. L. Malcom noted that the work should be done by a licensed de-leader and that precautions should be taken that the lead did not contaminate the ground or get blown around. L. Malcom moved to grant a Certificate of Appropriateness for the project as submitted with exceptions and requirements. J. Walter seconded the motion. There was a roll call vote and the motion passed unanimously, 7-0.

RECORD OF ACTION:

DATE: June 12, 2020

SUBJECT: 1 Rockland Place - Certificate of Appropriateness

At a scheduled meeting and public hearing on June 11, 2020 the Newton Upper Falls Historic District Commission, by roll call vote of 7-0,

RESOLVED to **grant** a Certificate of Appropriateness for the project as submitted at 1 Rockland Place to replace 26 existing windows (**but not including the two stained glass windows**) with Marvin Signature Ultimate wood double-hung inserts with aluminum cladding in the Wineberry color. The replacement inserts will be simulated lites with attached interior and exterior grilles matching the existing window lite patterns and will have spacer bars. **The two stained glass windows will be preserved and have interior storm windows; the exterior storm windows will be removed.** The work needs to be done by a licensed de-leader.

An application is required for any exterior trim repair and replacement.

Voting in the Affirmative:

Jeff Riklin, Chair

Scott Aquilina, Member

Laurie Malcom, Member

Judy Neville, Member

Daphne Romanoff, Member

Paul Snyder, Member

Jay Walter, Member

18 Cliff Road – Certificate of Hardship (Violation)

This was continued from the May meeting when the owners were denied a Certificate of Appropriateness for the replacement of the rear deck and stair structure with a larger deck area. Work was started without Commission review and approval. Michel Beaudry and the owner presented the previously submitted application for the work that was done to replace the rear deck and stair and for the remaining work to complete the project.

Materials Reviewed:

Assessors database map

MHC Form B

Construction plan

Photographs

Commission members agreed that that there was no case for substantial hardship and that approving a larger deck area for an already inappropriate structure would be a derogation of the purpose of the commission. The owners could apply to replace the structure in-kind or to replace the structural members. J. Walter moved to deny a Certificate of Hardship for the application. P. Snyder seconded the motion. There was a roll call vote and the motion passed, 7-0.

RECORD OF ACTION:

DATE: June 12, 2020

SUBJECT: 18 Cliff Road - Certificate of Hardship

At a scheduled meeting and public hearing on June 11, 2020 the Newton Upper Falls Historic District Commission, by roll call vote of 7-0,

RESOLVED to deny a Certificate of Hardship for the project as built and as proposed at 18 Cliff Road to replace the rear deck and stair with an enlarged deck and changes to material and design because a case of substantial hardship was not made and because the design enlarged an already inappropriate structure.

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

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

1234 Chestnut Street (formerly 1238 Chestnut Street) – Letter of Support for Historic Tax Credits

Greg Clark requested a letter of support from the Commission to the Massachusetts Historical Commission for historic tax credits for the renovation and restoration project of the former Gamewell Fire Alarm & Telegraph Co.

Materials Reviewed:

Draft letter of support
Letter of support issued by the Newton Historical Commission

Commission members agreed that the renovation and restoration was an exceptional project. J. Walter moved to approve the letter of support. J. Neville seconded the motion. There was a roll call vote and the motion passed unanimously, 7-0.

RECORD OF ACTION:

DATE: June 12, 2020

SUBJECT: 1234 Chestnut Street – Letter of Support to MHC for Historic Tax Credits

At a scheduled meeting and public hearing on June 11, 2020 the Newton Upper Falls Historic District Commission, by roll call vote of 7-0,

RESOLVED to approve the letter of support to the Massachusetts Historical Commission for historic tax credits for the renovation and restoration project of the former Gamewell Fire Alarm & Telegraph Co.

Voting in the Affirmative:

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

12 Shawmut Park – Working Session

The Commission agreed to provide feedback on the proposed fence plan. Owner Hannah Jelinek explained that there were two sections of chain link fence that would be replaced, and new sections would be added to enclose the yard for the dog.

Materials Reviewed:

Fence plan
Photographs
Commission members discussed whether chain link might present as less of a barrier even though it was not an appropriate material. P. Snyder noted that an abutter was denied chain link fencing on the grounds that it was not an appropriate material for the district. Commission members proposed an open wood picket fence

which would age and could be softened with plantings. The owner should plan to present a sample of the chain link if they wanted to apply for that type of fencing.

Administrative Discussion

Commission elections: Staff advised that the Commission needed to vote for the Chair, Vice Chair and Secretary at the next regularly scheduled meeting.

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

Recorded by Barbara Kurze, Senior Preservation Planner