



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](http://www.newtonma.gov)

Barney S. Heath  
Director

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

**DATE:** December 15, 2020

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

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

**ABSENT:** Scott Aquilina, Member  
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 L. Malcom, J. Neville, D. Romanoff, and P. Snyder. B. Kurze acted as recording secretary and the meeting was recorded on Zoom.

**Sidewalk along Oak Street at 1214-1220 Chestnut Street – Certificate of Appropriateness**

Jason Sobel presented an application to temporarily replace damaged brick sidewalk area with asphalt to make it accessible. Stamped concrete would replace the asphalt at a future date once the improvements to Pettee Square were finalized and approved.

**Materials Reviewed:**

Assessors database map  
Project area  
Photographs

Commission members agreed that making the sidewalk accessible was important; they wanted confirmation that if the Pettee Square improvements fell through, that the asphalt would still be replaced with stamped concrete. L. Malcom moved to grant a Certificate of Appropriateness for the application as submitted with conditions. J. Neville seconded the motion. There was a roll call vote and the motion passed unanimously, 5-0.

**RECORD OF ACTION:****DATE:** December 16, 2020**SUBJECT:** Sidewalk along Oak Street at 1214-1220 Chestnut Street - Certificate of Appropriateness

At a scheduled meeting and public hearing on December 15, 2020 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 presented at the sidewalk along Oak Street at 1214-1220 Chestnut Street to temporarily replace brick sidewalk area with asphalt **with the requirement to replace the asphalt with stamped concrete consistent with what is approved for the project to improve the intersection at Pettee Square. If the improvement project falls through, the asphalt is still required to be replaced with stamped concrete.**

**Voting in the Affirmative:**

Jeff Riklin, Chair

Laurie Malcom, Member

Judy Neville, Member

Daphne Romanoff, Member

Paul Snyder, Member

**13-19 Winter Street – Working Session**

Nick Zagorianakos requested feedback on a project to demolish the existing house and build a new structure because of water damage and mold issues. He said the building was not safe and requested an interior site visit.

**Materials Reviewed:**

Site plan

Interior structural report

Mold inspection report

Interior photos

Board Evaluation of Emergency Demolition Request

Certificate of Hardship for Demolition – Denied

Previous owner's demolition request

MHC Form B

Commission members said that the property needed work but did not agree that it required demolition. Other properties of similar age and condition had been renovated. There was discussion on about the mold report and whether comprehensive testing was done. The Commission needed to understand the condition of all the walls, the plaster, sheathing and structural members. Commission members said there were ways to remediate the mold and control the moisture. J. Riklin said that the Commission had worked with other owners to determine what elements required replacement and what needed to be kept. J. Neville noted that while the rear ell was on a rubble foundation and might not be salvageable, the main house block was fairly solid. Abutter Bruce Abele said the house was a mess and it was not right to delay demolition. Donna and Robert Pierce said that the building was a blight and uninhabitable and that the Commission should consider the case for demolition. P. Snyder said that the Commission had to focus on what was in their jurisdiction which was to preserve the historic structures; it was up to the owner to present a proposal to renovate the property.

**959 Chestnut Street – Certificate of Appropriateness (Violation)**

Mario Sinani presented an application for the approval of the as-built retaining walls in violation. He also presented the trim details of the main house block and left-side bay as part of the required remediation plan for the unauthorized demolition of the main house block and left-side bay; this review was continued from

previous meetings. He presented applications to amend the previously approved fiberglass gutters to aluminum, and to install fences and gates.

Materials Reviewed:

Landscape plan  
 Civil plan  
 Photographs  
 Decisions  
 Elevations  
 Drawings  
 Detail drawings  
 Product and material information

Commission members agreed that it was premature to review applications until the violations were addressed. P. Snyder was troubled that work was done without approvals. J. Riklin moved to deny a Certificate of Appropriateness for the retaining walls in violation based on existing violations. J. Neville seconded the motion. There was a roll call vote and the motion passed unanimously, 5-0. J. Riklin moved to deny a Certificate of Appropriateness for the trim based on existing violations. P. Snyder seconded the motion. There was a roll call vote and the motion passed unanimously, 5-0. J. Riklin moved to deny a Certificate of Appropriateness for the proposed aluminum gutters based on existing violations. J. Neville seconded the motion. There was a roll call vote and the motion passed unanimously, 5-0. J. Riklin moved to deny a Certificate of Appropriateness for the fences and gates based on existing violations. L. Malcom seconded the motion. There was a roll call vote and the motion passed unanimously, 5-0.

**RECORD OF ACTION:**

**DATE:** December 18, 2020

**SUBJECT:** 959 Chestnut Street - Certificate of Appropriateness (Violation)

At a scheduled meeting and public hearing on December 15, 2020 the Newton Upper Falls Historic District Commission, by roll call vote of 5-0,

**RESOLVED to deny** a Certificate of Appropriateness for the application as submitted for the retaining walls that were built without Commission review and approval, based on the fact that the Commission determined in the December 10, 2020 meeting that there are existing violations.

Voting in the Affirmative:

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

**RECORD OF ACTION:**

**DATE:** December 18, 2020

**SUBJECT:** 959 Chestnut Street - Certificate of Appropriateness

At a scheduled meeting and public hearing on December 15, 2020 the Newton Upper Falls Historic District Commission, by roll call vote of 5-0,

**RESOLVED to deny** a Certificate of Appropriateness for the application as submitted for the trim details of the main house block and left-side bay as part of the required remediation plan for the unauthorized demolition of the main house block and left-side bay based on the fact that the Commission determined in the December 10,

2020 meeting that there are existing violations. Until the violations are resolved, the application cannot be resubmitted for review and work on the trim details should not move forward.

Voting in the Affirmative:

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

**RECORD OF ACTION:**

**DATE:** December 18, 2020

**SUBJECT:** 959 Chestnut Street - Certificate of Appropriateness

At a scheduled meeting and public hearing on December 15, 2020 the Newton Upper Falls Historic District Commission, by roll call vote of 5-0,

**RESOLVED to deny** a Certificate of Appropriateness for the application as submitted to change the previously approved fiberglass gutters to aluminum based on the fact that the Commission determined in the December 10, 2020 meeting that there were existing violations. Until the violations are resolved, the application cannot be resubmitted for review.

Voting in the Affirmative:

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

**RECORD OF ACTION:**

**DATE:** December 18, 2020

**SUBJECT:** 959 Chestnut Street - Certificate of Appropriateness

At a scheduled meeting and public hearing on December 15, 2020 the Newton Upper Falls Historic District Commission, by roll call vote of 5-0,

**RESOLVED to deny** a Certificate of Appropriateness for the application as submitted to install new sections of vinyl fencing, steel picket fencing and gates based on the fact that the Commission determined in the December 10, 2020 meeting that there were existing violations. Until the violations are resolved, the application cannot be resubmitted for review.

Voting in the Affirmative:

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

The meeting was adjourned at 8:50 p.m.

Recorded by Barbara Kurze, Senior Preservation Planner