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

DATE: March 11, 2021

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

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

ABSENT: Scott Aquilina, 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.

70 Cottage Street – Certificate of Appropriateness

Jeff Dimarco presented an application to wrap the rear entry porch column with an AZEK sleeve and replace the wood decking with composite, replace the front porch wood decking in-kind with mahogany in the same dimensions, and replace the rear corner boards and water table with flat stock AZEK.

Materials Reviewed:

Photos
Material information
MHC Form B

Commission members agreed that that the changes were appropriate but the cornerboards need to be five-quarter flat stock. J. Walter 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, 6-0.

RECORD OF ACTION:**DATE:** March 12, 2021**SUBJECT:** 70 Cottage Street - Certificate of Appropriateness

At a scheduled meeting and public hearing on March 11, 2021 the Newton Upper Falls Historic District Commission, by roll call vote of 6-0,

RESOLVED to grant Certificate of Appropriateness for the application as submitted at 70 Cottage Street to replace the front entry porch decking with wood, to replace the rear entry decking with AZEK Trex, to replace rear trim with flat stock AZEK and to wrap the rear entry column with AZEK, **with the requirement that five-quarter stock be used for the cornerboards and with the recommendation that Ipe can be substituted for the front and rear decking.**

Voting in the Affirmative:

Jeff Riklin, Chair

Laurie Malcom, Member

Judy Neville, Member

Daphne Romanoff, Member

Paul Snyder, Member

Jay Walter, Member

16 Sullivan Avenue – Certificate of Appropriateness

Peter Shin and Jay Henshall presented an application to install an above ground pool behind the house; they would not build the deck shown on the site plan. Some of the project would be visible from Chestnut and Elliot Streets (Sullivan Avenue is a private way.) The project would not require excavation but would require minimal grading changes.

Materials Reviewed:

Plans Assessors map Aerial view Photos

Product information MHC Form B

There was discussion about what could be done to minimize the visibility of the project. Commission members were sympathetic to the desire to have a pull. J. Walter agreed it was a modern structure, but he was fine with it. Other commission members said the modern structure was not consistent with the historic house and property. J. Walter moved to grant a Certificate of Appropriateness for the application as submitted. J. Neville seconded the motion. There was a roll call vote and the motion was denied, 2-4.

RECORD OF ACTION:**DATE:** March 15, 2021**SUBJECT:** 16 Sullivan Avenue - Certificate of Appropriateness

At a scheduled meeting and public hearing on March 11, 2021 the Newton Upper Falls Historic District Commission, by roll call vote of 2-4,

RESOLVED to deny a Certificate of Appropriateness for the application as submitted at 16 Sullivan Avenue to install an above ground pool. Commission members who voted in the affirmative said that it was a modern structure, but it was set away from the house. Commission members who voted in the negative said that it was not an historical structure and was not appropriate.

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

Judy Neville, Member

Jay Walter, Member

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

Jeff Riklin, Chair

Laurie Malcom, Member

Daphne Romanoff, Member

Paul Snyder, Member

13-19 Winter Street – Working Session

Nick Zagorianakos requested feedback on a proposal to demolish and replace the rear addition, move the main house block six feet towards the front lot line and eight feet away from Spring Street, expand the main house block to the back and right side, increase the height of the house, install a driveway on the left side and build garages in the new basement area.

Materials Reviewed:

Site plan

Schematic drawings

Photographs submitted in February

Commission members agreed that the rear ell could be demolished, but new additions needed to be behind the house and subordinate. They were concerned with losing the historic character of the main house block and that the scale and massing were not appropriate. Moving the house might be appropriate, but members wanted to make sure that the house did not lose the characteristic of being on top of the hill. Some members were concerned about the extent of the new retaining walls along the driveway and garage area and that the garage doors dominated the left side. The Commission agreed that the project was complex, and it was difficult to visualize the proposed changes; the owner needed to submit scale drawings showing existing and proposed. The Commission asked to schedule a site visit after the owner had staked out each section to understand what was proposed and how much larger the new structure would be.

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

Recorded by Barbara Kurze, Senior Preservation Planner