



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:** April 8, 2021

**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  
John Wyman, Alternate  
Barbara Kurze, Staff

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, P. Snyder, and J. Walter. Alternate J. Wyman was also in attendance. B. Kurze acted as recording secretary and the meeting was recorded on Zoom.

**216 Elliot Street – Certificate of Appropriateness**

Stephen Kelly presented an application to install solar panels on the front roof face.

**Materials Reviewed:**

Plans  
Product specifications  
Detail and section drawings  
Photographs

Commission members agreed that installing panels on the front was not appropriate; they would be very visible and obtrusive. Installing them on the rear would be less obtrusive. J. Riklin was concerned that the grid lines on the proposed panels were very noticeable; he would want to see a plain black panel. The applicant explained that the grid lines would not be noticeable; he could provide addresses where the same panels were installed. The applicant agreed in writing to continue the review to a future meeting.

**14 Ellis Street – Certificate of Appropriateness**

Taha Rakhshandehroo presented an application to replace the contemporary front door with a wood door. He also presented an application to install a condenser on the right side of the house in front of the bulkhead.

Materials Reviewed:

Photographs

Site plan

Commission members agreed that the door was appropriate but wanted the condenser to be installed in a minimally visible location on the left side. J. Riklin thought that the condenser should be installed in a different part of the site. The revised plans for the condenser location could be submitted to Staff for final review and approval. J. Walter moved to grant a Certificate of Appropriateness for the application as submitted for the door and for the condenser with conditions. P. Snyder seconded the motion. There was a roll call vote and the motion passed unanimously, 5-1, with one recusal.

**RECORD OF ACTION:**

**DATE:** April 9, 2021

**SUBJECT:** 14 Ellis Street - Certificate of Appropriateness

At a scheduled meeting and public hearing on April 8, 2021 the Newton Upper Falls Historic District Commission, by roll call vote of 5-1, with one recusal

**RESOLVED to grant** Certificate of Appropriateness for the application as submitted at 14 Ellis Street to replace the contemporary front door with a wood door, and to install a condenser on the left side of the house so that it is minimally visible **with the requirement that the plans for the condenser location be submitted to Staff for final review and approval.**

Voting in the Affirmative:

Scott Aquilina, Member

Daphne Romanoff, Member

Laurie Malcom, Member

Paul Snyder, Member

Jay Walter, Member

Voting in the Negative:

Jeff Riklin, Chair

Recused:

Judy Neville, Member

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

This review was continued from previous meetings. Mario Sinani presented an application to resolve the following violations: #1 basement windows and exposed foundation; #2 garage left-side window program; #3 main house frieze board; #4 location of garage lights; #5 grade and exposure along foundations; and #7 retaining walls.

Materials Reviewed:

Photographs

Plans

Product information

Decisions

Commission members agreed that the height violation needed to be addressed before these violations could be addressed. J. Walter moved to deny a Certificate of Appropriateness because of the continuing and unremediated violations, including the height violation. L. Malcom seconded the motion. There was a roll call vote and the motion passed unanimously, 7-0.

### **RECORD OF ACTION:**

**DATE:** April 15, 2021

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

At a scheduled meeting and public hearing on April 8, 2021 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 for the changes that were done without Commission review and approval on the basis that the existing violations at the subject property as determined at the January 14, 2021 meeting are continuing and unremediated and on the basis that the building height was determined to be in violation at the February 11, 2021 meeting and the height violation is continuing and unremediated. The application includes: the basement windows and exposed foundation area; the window program on the left side of the garage; the space between the top of the window molding and the frieze board on the main house block; the location of the garage lights; the grade and exposure along the foundations; and the new retaining walls. Until the height violation is resolved, the application cannot be resubmitted for review.

### **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

### **300 Elliot Street – Working Session**

Martin Smargiassi requested feedback on the proposed renovation of the house and carriage house and the demolition of the rear one-story addition. A new addition would be built to add a unit in the back and a new garage and parking areas would be built. Hardscaping would include a circular drive and patio area.

### **Materials Reviewed:**

Maps

Historic information

Photographs

Neighboring properties

Plot Plan

3-D Vies

Site plan

MHC Form B

Commission members noted that this was a grand house and one of the more important properties in the district, so it was critical to make sure the changes were appropriate. S. Aquilina and J. Walter said the proposed design was a good start and showed good attention to detail. They recommended making the addition look like it was always a part of the house. S. Aquilina thought the addition could be grander. There was discussion about the new dormers for the back of the carriage house and the amount and location of parking. Commission members did not want to see parking at the front of the property.

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

This review was continued from previous working sessions. Nick Zagorianakos requested feedback on the latest proposal after the Commission site visit. He proposed demolishing the rear ell, moving the house forward and to the left, building a new rear addition, extending the driveway, and building garages under the house.

**Materials Reviewed:**

Renderings  
Site plan  
Photographs

Commission members appreciated that the owner had made progress with the proposed design. Commission members said the garage doors were not appropriate. Most commission members thought moving the house forward was appropriate. There was discussion about having garages under the main house block and the amount of paving and the retaining walls at the garage area. Some commission members asked for confirmation that the garages could not all be located under the rear addition; they wanted to see other options for the garage locations, the retaining wall size and the site plan. Neighbors R. Pierce and D. Beath supported the proposed design.

**16 Sullivan Avenue – Certificate of Hardship**

This review was continued from a previous meeting when the owners were denied a Certificate of Appropriateness.

**Materials Reviewed:**

Plans  
Assessors map  
Aerial view  
Photos  
Product information

Commission members said that the application did not meet the requirements for hardship. J. Walter moved to deny a Certificate of Hardship. L. Malcom seconded the motion. There was a roll call vote and the motion did not carry, 3-3 with one abstention.

**Administrative Discussion:**

The December draft meeting minutes were approved.

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

Recorded by Barbara Kurze, Senior Preservation Planner