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

**DATE:** October 14, 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  
Barbara Kurze, Staff

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

**38 Ellis Street – Certificate of Appropriateness**

Evan Westrate presented two applications. One was to add a curb cut to the right of the existing one. The second was to replace four windows with two-over-two Marvin Ultimate G2 inserts and replace a slider door with a Marvin Ultimate slider door, and to repair the flashing, trim and sill around the slider door. The proposed G2 inserts were aluminum-clad simulated divided lites with interior and exterior grilles and dark spacer bars and were consistent with the Marvin aluminum-clad SDL inserts with a wineberry color exterior that the commission approved in 2012.

**Materials Reviewed:**

Photographs  
Plans  
Assessors database map  
Product specifications  
2012 approved window application

## MHC Form B

Commission members agreed that the curb cut was a minor change and should improve the current parking situation with no impact on the historic property. J. Neville asked the owners to be mindful and not block the public access to Echo Bridge. Commission members agreed that the proposed window inserts were consistent with the one previously approved. The slider was barely visible from the street. They recommended that PVC flatstock be used for the sill. The owner noted that no more window replacements were scheduled for the historic part of the house and did not see the need for the commission to allow staff approval of future window replacements. S. Aquilina moved to grant a Certificate of Appropriateness for the application as submitted for the curb cut. L. Malcom seconded the motion. There was a roll call vote and the motion passed unanimously, 5-0. S. Aquilina moved to grant a Certificate of Appropriateness for the application as submitted for the window and slider door replacements with the option to use PVC flatstock for the slider sill. J. Neville seconded the motion. There was a roll call vote and the motion passed unanimously, 5-0.

**RECORD OF ACTION:****DATE:** October 15, 2021**SUBJECT:** 38 Ellis Street - Certificate of Appropriateness

At a scheduled meeting and public hearing on October 14, 2021, the Newton Upper Falls Historic District Commission, by roll call vote of 5-0

**RESOLVED to grant** Certificate of Appropriateness for the application as submitted at 38 Ellis Street to add a curb cut to the right of the existing curb cut.

**Voting in the Affirmative:**

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

**RECORD OF ACTION:****DATE:** October 15, 2021**SUBJECT:** 38 Ellis Street - Certificate of Appropriateness

At a scheduled meeting and public hearing on October 14, 2021, the Newton Upper Falls Historic District Commission, by roll call vote of 5-0

**RESOLVED to grant** Certificate of Appropriateness for the application as submitted at 38 Ellis Street to replace four windows with two-over-two Marvin Ultimate G2 inserts, to replace a slider door with a Marvin Ultimate slider door, and to repair the flashing, trim and sill around the slider door. PVC flatstock is approved as an option for the sill repair. The G2 inserts will be aluminum-clad simulated divided lites with interior and exterior grilles and dark spacer bars and the exterior color is wineberry ; these are consistent with the window inserts that the commission approved in 2012.

**Voting in the Affirmative:**

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

**13-19 Winter Street – Certificate of Hardship**

The Commission denied a Certificate of Appropriateness to demolish and rebuild the right-side house block in the September meeting and was required to then consider a Certificate of Hardship. The owner did not submit new materials for the meeting and was not present at the meeting.

Materials Reviewed:

Approved elevations

Photographs of existing conditions

Commission members agreed that the application did not meet the criteria for hardship. L. Malcom moved to deny a Certificate of Hardship for the application as submitted as it did not meet the criteria for hardship. J. Neville seconded the motion. There was a roll call vote and the motion passed unanimously, 5-0.

**RECORD OF ACTION:**

**DATE:** October 20, 2021

**SUBJECT:** 13-19 Winter Street - Certificate of Hardship

At a scheduled meeting and public hearing on October 14, 2021, the Newton Upper Falls Historic District Commission, by roll call vote of 5-0

**RESOLVED to deny** a Certificate of Hardship for the application as submitted at 13-19 Winter Street to remove the existing right house block and rebuild per the approved plans as the application did not meet the initial criteria for hardship. The application did not identify unique conditions to the structure or building and did not identify substantial hardship due to those unique conditions.

Voting in the Affirmative (to deny):

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

**Administrative discussion:**

Minutes: The April meeting minutes were approved.

Submission requirements: Commission members requested that a discussion of the checklist and required materials be put on a future agenda.

The meeting was adjourned at 7:50 p.m.

Recorded by Barbara Kurze, Senior Preservation Planner