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

DATE: December 9, 2021

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

ATTENDING: Jeff Riklin, Chair
Laurie Malcom, Member
Judy Neville, Member
Daphne Romanoff, Member
Paul Snyder, Member
Jay Walter, Member
Valerie Birmingham, 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, P. Snyder, and J. Walter. V. Birmingham acted as recording secretary and the meeting was recorded on Zoom.

1284 Boylston Street, Barn – Working Session

Jack Synotte, Ryan McCarthy, and Nick Falkoff requested feedback on a project to reinforce the existing retaining wall, to replace windows, and install new windows, doors, a wood stove, and entry. The retaining wall was failing, and they wanted to reinforce it with concrete.

Materials Reviewed:

Assessors database information
Structural assessment
Photographs
Drawings
MHC Form B

Commission members agreed that this was an important project to save the historic outbuilding and appreciated the owners' efforts. The applicants needed to provide detail drawings, product, and material details, and to make sure that the drawings were accurate and consistent, in order to have a full review.

Applicants needed to present detailed product specifications for the windows, doors, stove pipe, and other products and materials that were proposed. These needed to be listed and called out.

There was discussion about what would be visible on the retaining wall; the drawings needed to accurately depict what was proposed, and if the work was visible, the applicants would need to present plans on how it would be finished to fit in with the historic structure. The new window arrangement needed to have individual windows instead of ganged windows; individual windows would be appropriate to a barn structure. The new openings could be larger. The barn doors on the elevations did not match the plans; they needed to be drawn. There was discussion whether a veneer chimney was more appropriate than a metal stove pipe. Commission members wanted to see a simplified entry.

Neighbor Lee Fisher noted that the aqueduct was not a public way; he was happy with the proposed project that would help preserve the barn, and that the wall was being repaired. Abutter Emily Geibert was upset that the applicants had not talked to her; the wall had been falling onto her property for some time and she thought people would need to access the wall from her property to get the work done. She also did not want windows that faced directly onto her property as the barn was right on the property line.

15 Summer Street – Certificate of Appropriateness

Eric Beaudain presented an application to repair the existing roof with shingles that would match the existing. They provided a sample of the Driftwood color for the chair to review.

Materials Reviewed:

Assessors database information

Photographs

Roof plan sketches

Roof shingle information

J. Riklin explained that if the repair area would be visible from Chestnut Street and there was concern that the new shingles would match the existing. He was satisfied based on the sample, that the repairs would match. If the application was to replace the entire roof with a similar shingle, that would have been approved administratively. Commission members confirmed that the snow guards would be reinstalled after the work was done. J. Walter moved to grant a Certificate of Appropriateness for the application as submitted with conditions. L. Malcom seconded the motion. There was a roll call vote and the motion passed unanimously, 6-0.

RECORD OF ACTION:

DATE: December 13, 2021

SUBJECT: 5 Summer Street - Certificate of Appropriateness

At a scheduled meeting and public hearing on September 9, 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 15 Summer Street to repair the existing asphalt shingle roof in-kind with the requirement that the color be the Driftwood color that was submitted and that the snowguards will be reinstalled after the repairs are completed.

Voting in the Affirmative:

Jeff Riklin, Chair

Daphne Romanoff, Member

Laurie Malcom, Member

Paul Snyder, Member

Judy Neville, Member

Jay Walter, Member

Administrative discussion:

Minutes: The November meeting minutes were approved.

Submission deadlines: Reviewed the change to move up submission deadlines to three weeks prior to meetings to allow for a reasonable amount of time to review applications for completeness. Commission members agreed that this was a necessary change.

Submission requirements: Continued discussion of required submission materials and option to require professionally prepared drawings.

The meeting was adjourned at 8:30 p.m.

Recorded by Valerie Birmingham, Chief Preservation Planner