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

**DATE:** May 13, 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  
Barbara Kurze, Staff

**ATTENDING:** 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, D. Romanoff, P. Snyder, and J. Walter. B. Kurze acted as recording secretary and the meeting was recorded on Zoom.

**10 Cliff Road – Certificate of Appropriateness**

Marius Hainal presented an application to amend the previously approved garage project to lower the garage roof slope, remove the existing right-side retaining walls and some of the existing fence segments, and to replace the fence segments in-kind as needed. He also presented a non-wood garage door without raised panels and lites.

**Materials Reviewed:**

Project description  
Photographs  
Plans  
Elevations  
Product specifications  
Previously approved project and decision

Commission members agreed that making the proposed changes were appropriate and told the owner to come back to the Commission if railings were required. J. Walter moved to grant a Certificate of Appropriateness for the application as submitted. L. Malcom seconded the motion. There was a roll call vote and the motion passed unanimously, 7-0.

**RECORD OF ACTION:**

**DATE:** May 14, 2021

**SUBJECT:** 10 Cliff Road - Certificate of Appropriateness

At a scheduled meeting and public hearing on May 13, 2021 the Newton Upper Falls Historic District Commission, by roll call vote of 7-0,

**RESOLVED** to **grant** Certificate of Appropriateness for the application submitted at 10 Cliff Road to amend the previously approved garage project to lower the garage roof slope, remove the right-side retaining walls, and remove some existing fence segments and replace the sections as needed; and to approve the proposed garage door.

**Voting in the Affirmative:**

Jeff Riklin, Chair  
Judy Neville, Member, Member  
Jay Walter, Member

Scott Aquilina, Member  
Daphne Romanoff, Member

Laurie Malcom, Member  
Paul Snyder, Member

**5 Summer Street – Certificate of Appropriateness**

Francesco Iacovetti presented an application to build a rear deck using Trex Fiberon decking and Trex ArmorGuard railing systems.

**Materials Reviewed:**

Site plan  
Plans  
Elevations  
Sections  
Details  
Photographs  
Product and material specifications

J. Riklin stated that the lattice needed to be square or rectangular lattice, not diamond lattice. It could be PVC lattice half an inch or five-eighths of an inch. Commission members agreed that the project was appropriate. L. Malcom moved to grant a Certificate of Appropriateness for the application as submitted with conditions. J. Walter seconded the motion. There was a roll call vote and the motion passed unanimously, 7-0.

**RECORD OF ACTION:**

**DATE:** May 14, 2021

**SUBJECT:** 3-5 Summer Street - Certificate of Appropriateness

At a scheduled meeting and public hearing on May 13, 2021 the Newton Upper Falls Historic District Commission, by roll call vote of 7-0,

**RESOLVED** to **grant** Certificate of Appropriateness for the application submitted at 3-5 Summer Street to build a rear deck **with the requirements that: 1) the lattice will be half-inch rectangular non-shiny PVC lattice with a traditional look; 2) the lattice will be extended under the stairs with an appropriate design; and 3) the top and bottom rail will be rectilinear two-inch by four-inch.**

Voting in the Affirmative:

Jeff Riklin, Chair  
Judy Neville, Member, Member  
Jay Walter, Member

Scott Aquilina, Member  
Daphne Romanoff, Member

Laurie Malcom, Member  
Paul Snyder, Member

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

The review was continued from previous meetings. Nick Zagorianakos presented an application to demolish the rear ell, move the main house block and right addition forward and to the left, build a new rear addition, extending the driveway and build retaining walls, and build garages under the house. Two options were presented for the garages: 1) garage areas below the main house block and the rear addition; and 2) garage areas only below the rear addition. Proposed double-hung windows were Anderson 400 series six-over-six with seven-eighth-inch wide muntins. Aluminum gutters and downspouts were proposed. Details for the trim and chimneys were also presented.

Materials Reviewed:

Renderings  
Elevations  
Sections  
Product and material list  
Detail drawings  
Plans  
Photographs  
Site plan  
Product and material information

S. Aquilina commented that the simplicity and beefiness of the proposed trim was appropriate; he thought progress had been made with the design of the garage areas. Commission members wanted the front entrance details duplicated, as well as the plain gable ends and frieze boards; they were concerned about the higher retaining wall and that the siting at the top of the hill be maintained. Abutters appreciated that the property would be restored but were concerned about tree removal and expansion of the driveway area. There was discussion about the proposed garage options and driveway area. Most of the commission members were supportive of the proposed footprint and the location of the garages on the side; J. Riklin and J. Neville did not support the garages on the side. The owner agreed in writing to come back to the commission with full details.

**300 Elliot Street – Certificate of Appropriateness**

The review was continued from previous meetings. Martin Smargiassi and Christie Dennis presented an application to renovate the house and carriage house, demolish the rear one-story addition, build a new two-story rear addition and a new garage. They requested approval to replace asphalt and rubber roofing in-kind to prevent major leaking and water damage.

Materials Reviewed:

Maps

Historic information  
 Photographs  
 Neighboring properties  
 Plot Plan  
 3-D views  
 Site plan  
 Elevations  
 Section and detail drawings  
 Product and material information  
 MHC Form B

Commission members agreed that emergency measures should be taken to protect the building from more water damage. J. Walter moved to grant a Certificate of Appropriateness for the emergency roof work. L. Malcom seconded the motion. There was a roll call vote and the motion passed unanimously, 7-0.

There was discussion about the massing of the proposed addition, the new garage, and additional parking areas at the front. Commissioners thought the circular drive was appropriate. Abutter Bill Kaspar was concerned with the massing, parking, and loss of privacy.

#### **RECORD OF ACTION:**

**DATE:** May 14, 2021

**SUBJECT:** 300 Elliot Street - Certificate of Appropriateness

At a scheduled meeting and public hearing on May 13, 2021 the Newton Upper Falls Historic District Commission, by roll call vote of 7-0,

**RESOLVED to grant** Certificate of Appropriateness for temporary emergency repairs and measures at 300 Elliot Street to prevent further water damage to the interior of the house.

#### **Voting in the Affirmative:**

Jeff Riklin, Chair

Judy Neville, Member, Member

Jay Walter, Member

Scott Aquilina, Member

Daphne Romanoff, Member

Laurie Malcom, Member

Paul Snyder, Member

D. Romanoff recused herself.

#### **216 Elliot Street – Certificate of Appropriateness**

The review was continued from previous meetings. Laura Hsieh presented an application to install solar panels on the front roof.

#### **Materials Reviewed:**

Plans

Product specifications

Detail and section drawings

Photos

J. Riklin said that installing solar panels on the front roof would be inappropriate. The low roof was prominent and the house was in a prominent location. The panels installed at the property across the street were on a much higher roof and not prominent. Other commission members agreed and said the rear roof, which was

also south-facing, could be an appropriate location. J. Walter moved to deny a Certificate of Appropriateness because of the prominent location. J. Neville seconded the motion. There was a roll call vote and the motion passed 5-0 with two recusals. J. Walter moved to deny a Certificate of Hardship. J. Neville seconded the motion. There was a roll call vote and the motion passed 5-0 with two recusals.

**RECORD OF ACTION:**

**DATE:** June 8, 2021

**SUBJECT:** 216 Elliot Street, Front Unit – Certificate of Appropriateness

At a scheduled meeting and public hearing on May 13, 2021 the Newton Upper Falls Historic District Commission, by roll call vote of 5-0, with two recusals

**RESOLVED to deny** a Certificate of Appropriateness for the application as submitted for 216 Elliot Street, Front Unit to install solar panels on the front unit because installing solar panels on a prominent, front-facing location is not appropriate.

**Voting in the Affirmative:**

|                     |                              |                       |
|---------------------|------------------------------|-----------------------|
| Jeff Riklin, Chair  | Judy Neville, Member, Member | Laurie Malcom, Member |
| Paul Snyder, Member | Jay Walter, Member           |                       |

**Recused:**

|                         |                        |
|-------------------------|------------------------|
| Daphne Romanoff, Member | Scott Aquilina, Member |
|-------------------------|------------------------|

**RECORD OF ACTION:**

**DATE:** June 8, 2021

**SUBJECT:** 216 Elliot Street, Front Unit – Certificate of Hardship

At a scheduled meeting and public hearing on May 13, 2021, the Newton Upper Falls Historic District Commission, by roll call vote of 5-0, with two recusals

**RESOLVED to deny** a Certificate of Hardship for the application as submitted for 216 Elliot Street, Front Unit to install solar panels would be detrimental to the character of the historic district and there was no case for significant hardship.

**Voting in the Affirmative:**

|                     |                              |                       |
|---------------------|------------------------------|-----------------------|
| Jeff Riklin, Chair  | Judy Neville, Member, Member | Laurie Malcom, Member |
| Paul Snyder, Member | Jay Walter, Member           |                       |

**Recused:**

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| Daphne Romanoff, Member | Scott Aquilina, Member |
|-------------------------|------------------------|

The meeting was adjourned at 11:15 p.m.

Recorded by Barbara Kurze, Senior Preservation Planner