



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

Barney S. Heath
Director

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

DATE: June 10, 2021

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

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

ABSENT: Scott Aquilina, Member
Paul Snyder, 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. B. Kurze acted as recording secretary and the meeting was recorded on Zoom.

Pettee Square – Certificate of Appropriateness

This review was continued from previous meetings. Jason Sobel, Devra Bailin, Lori Aho and John Rockwell presented an application to reconstruct and improve the intersection of Oak and Chestnut Streets to make it safer and more accessible. The changes included: a new traffic signal, a raised intersection, utility pole relocations, upgrades to the drainage system, stamped concrete sidewalks, reconstructed curb ramps for ADA/AAB-accessibility, landscape, and streetscape amenities such as seating, bike racks, and planters, lighting upgrades, new pavement markings, and new signage. If the City received funding, the project would start in spring of 2022.

Materials Reviewed:

Project description
MHC Form A; includes map with district boundaries
Aerial view showing project area
Plans

Details

Photographs

There was discussion about the number and location of the bollards and the raised intersection. Commission members said that the applicants needed to submit materials for the specific seating and lighting options for review and approval. The commission was supportive of the beautification efforts and amenities but wanted to see fewer bollards and still had concerns about the raised intersection. The applicants agreed in writing to continue the review to another meeting.

13-19 Winter Street – Certificate of Appropriateness

This 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 main house block and the rear addition; and 2) garage areas only below the rear addition. He submitted revised materials and design details based on feedback from the Commission and from the site visit with Jay Walter. He asked to discuss the recommendations regarding the windowsill horns and options for the flat fieldstone walls.

Materials Reviewed:

Renderings

Elevations

Sections

Product and material list

Detail drawings

Plans

Photographs

Site plan

Product and material information

There was discussion about the trim details and fieldstone walls. J. Walter said sill horns were not needed. Commission members said simulated divided lites were required. If railings were required or if there were any other changes, the owner was required to come back to the commission to review changes. There was discussion about the right-side addition, the height and massing. D. Romanoff left the meeting. The applicants agreed in writing to continue the review to another meeting.

300 Elliot Street – Certificate of Appropriateness

This 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 presented 3-D scans of the existing buildings and different views to show the massing. They requested approval for the massing, site plan, carriage house dormer and restoration of the main house.

Materials Reviewed:

Photographs

Plot Plan

3-D views

Site plan

Elevations
 Section and detail drawings
 Product and material information
 MHC Form B

Commission members agreed that the site visit was very helpful. There was discussion about the massing. J. Walter said it was a discrete addition and the detailing was great. The eyebrow dormer was fine. The garage was alright, but commission members thought it should be taller to be proportional with the carriage house. Commission members agreed that the design continued the grandness of the historic building and that the details were great. J. Walter moved to grant a Certificate of Appropriateness for the application as presented with conditions. L. Malcom seconded the motion. There was a roll call vote and the motion passed unanimously, 4-0.

RECORD OF ACTION:

DATE: June 11, 2021

SUBJECT: 300 Elliot Street - Certificate of Appropriateness

At a scheduled meeting and public hearing on June 10, 2021, the Newton Upper Falls Historic District Commission, by roll call vote of 4-0,

RESOLVED to grant Certificate of Appropriateness for the application as submitted at 300 Elliot Street to renovate and restore the house and carriage house, demolish the rear one-story additions, and build a new addition, and build a garage **with the following requirements: 1) raise the height of the new garage to be proportional to the existing carriage house; 2) add the proposed eyebrow dormer to the back of the carriage house; 3) submit final set of revised drawings for Staff review and approval; 4) submit final set of perspective drawings for commission records; 5) submit a full set of drawings showing existing conditions and details, including heights, footprint dimensions, and architectural details; and 6) submit any changes or new items for review and approval by the commission.**

Voting in the Affirmative:

Jeff Riklin, Chair

Laurie Malcom, Member Judy Neville, Member

Jay Walter, Member

7 Shawmut Park – Working Session

Steve Conway and Kelly Boucher presented an application for feedback on a project to replace the roof and vinyl siding, add dormers, windows, and window wells, and build a deck. Windows would be wood simulated divided lites with dark spacer bars.

Materials Reviewed:

Project description

Site plan

Elevations

Photographs

There was discussion about how best to change the orientation of the front entry. Commission members said that the owners needed to match the siding that was underneath the vinyl siding. Composite railings and window wells were fine. There was discussion about the dormers. The owners said they would come to a future meeting for a full review.

88 High Street – Certificate of Appropriateness

Cheng Zhang presented an application to replace the asphalt shingle roof on the house and garage, replace the back second-story porch decking with composite decking and to replace the railing system, remove the fire escape and replace the second-story rear door with a window to match the existing windows.

Materials Reviewed:

Plans

Elevations

Photographs

Site plan

Product and material information

Commission members said that a composite railing system would be appropriate; decking should be a lighter grey color to minimize heat. The stair should be appropriately constructed with a PVC stringer and skirt board. J. Walter moved to grant a Certificate of Appropriateness for the application as presented with conditions. J. Neville seconded the motion. There was a roll call vote and the motion passed unanimously, 4-0.

RECORD OF ACTION:**DATE:** June 11, 2021**SUBJECT:** 88 High Street - Certificate of Appropriateness

At a scheduled meeting and public hearing on June 10, 2021, the Newton Upper Falls Historic District Commission, by roll call vote of 4-0,

RESOLVED to grant Certificate of Appropriateness for the application as submitted at 88 High Street to replace house and garage roof, repair and replace back porch decking and railing, remove fire escape and replace rear door with window **with the following requirements: 1) railing system must be a composite material; 2) balusters must be approximately two-inches x two-inches; 3) the stringer must be trimmed out; and 4) product specifications and details for the composite railing system must be submitted to Staff for final review and approval.**

Voting in the Affirmative:

Jeff Riklin, Chair

Laurie Malcom, Member Judy Neville, Member

Jay Walter, Member

Administrative discussion:**Minutes:** The January minutes were approved.

The meeting was adjourned at 11:20 p.m.

Recorded by Barbara Kurze, Senior Preservation Planner