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

DATE: May 12, 2022

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

ATTENDING: Jeff Riklin, Chair
Scott Aquilina, Member
Laurie Malcom, Member
Paul Snyder, Member
Jay Walter, Member
Barbara Kurze, Staff

ABSENT: Judy Neville, Member
Daphne Romanoff, 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, P. Snyder, and J. Walter. B. Kurze acted as recording secretary and the meeting was recorded on Zoom.

44-46 High Street – Certificate of Appropriateness

Colin Kelly-Rand presented an application to repair, replace and move windows, and to remove and cover up an existing window. He planned to install metal vents which would be painted to match the siding. And he also planned to replace the asphalt front entry walks with brick and to replace the brick area with brick in a new pattern.

Materials Reviewed:

Photographs
Product information
MHC Form B

There was discussion about repairing some of the historic windows instead of replacing them; some commissioners were concerned about consistency and how it would look if there was a mix. S. Aquilina and P. Snyder commented that it was a good proposal and having the windows look consistent was appropriate.

There was discussion about the large rear windows on the top floor; J. Walter and J. Riklin recommended double-hung windows to match the windows on the floor below instead of replacing the existing windows in-kind.

Commissioner said a staggered brick pattern in front of the doors with a granite cobble stone border would be appropriate; the herringbone pattern was too formal. Slider doors were not appropriate replacement doors. S. Aquilina proposed a double French door that could look like a window. J. Riklin said typically flat panel doors with a half or three-quarter lite would be appropriate.

J. Walter moved to grant a Certificate of Appropriateness for the vents as submitted with requirement that they be painted. L. Malcom seconded the motion. There was a roll call vote and the motion passed unanimously, 5-0.

J. Walter moved to grant a Certificate of Appropriateness for the windows on the front (east) elevation as submitted with requirement that the windows be simulated divided lites with five-eighths inch wide muntins, interior and exterior grilles and dark spacer bars. S. Aquilina seconded the motion. There was a roll call vote and the motion passed unanimously, 5-0.

J. Walter moved to grant a Certificate of Appropriateness for the windows on the left side (north) elevation as submitted with requirement that the windows be simulated divided lites with five-eighths inch wide muntins, interior and exterior grilles and dark spacer bars. L. Malcom seconded the motion. There was a roll call vote and the motion passed 4-1. J. Riklin voted in the negative because re-using window #4 would mean inconsistent windows on the elevation.

J. Walter moved to grant a Certificate of Appropriateness for the windows on the right (south) elevation as submitted with requirement that the windows be simulated divided lites with five-eighths inch wide muntins, interior and exterior grilles and dark spacer bars. S. Aquilina seconded the motion. There was a roll call vote and the motion passed unanimously, 5-0.

J. Walter moved to grant a Certificate of Appropriateness for the windows on the back (west) elevation as submitted with requirement that: 1) the top floor windows #29 be replaced with four double-hung nine-over-one window in a width like the windows below at #30 and #31; and 2) the windows be simulated divided lites with five-eighths inch wide muntins, interior and exterior grilles and dark spacer bars. 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 front hardscaping with the requirement that a running bond pattern be used and with the option to plant the front area. L. Malcom seconded the motion. There was a roll call vote and the motion passed unanimously, 5-0.

RECORD OF ACTION:

DATE: May 16, 2022

SUBJECT: 44-46 HIGH ST NUF - Certificate of Appropriateness

At a scheduled meeting and public hearing on May 12, 2022 the Newton Upper Falls Historic District Commission, by roll call vote of 5-0,

RESOLVED to grant a Certificate of Appropriateness for the project as submitted at 44-46 HIGH ST NUF to approve the new vents with the requirement that they be painted to match the siding.

Voting in the Affirmative: Voting in the Negative: Abstained: Recused:

Jeff Riklin, Chair
 Scott Aquilina, Member
 Laurie Malcom, Vice Chair
 Paul Snyder, Member
 Jay Walter, Member

RECORD OF ACTION:

DATE: May 16, 2022
 SUBJECT: 44-46 HIGH ST NUF - Certificate of Appropriateness

At a scheduled meeting and public hearing on May 12, 2022 the Newton Upper Falls Historic District Commission, by roll call vote of 5-0,

RESOLVED to grant a Certificate of Appropriateness for the project as submitted at 44-46 HIGH ST NUF to approve the window program changes on the front (east) elevation with the requirement that the windows will be simulated divided lites with five-eighths inch wide muntins, interior and exterior grilles and dark spacer bars attached at the factory.

Voting in the Affirmative: Voting in the Negative: Abstained: Recused:

Jeff Riklin, Chair
 Scott Aquilina, Member
 Laurie Malcom, Vice Chair
 Paul Snyder, Member
 Jay Walter, Member

RECORD OF ACTION:

DATE: May 16, 2022
 SUBJECT: 44-46 HIGH ST NUF - Certificate of Appropriateness

At a scheduled meeting and public hearing on May 12, 2022 the Newton Upper Falls Historic District Commission, by roll call vote of 4-1,

RESOLVED to grant a Certificate of Appropriateness for the project as submitted at 44-46 HIGH ST NUF to approve the window program changes on the left side (north) elevation with the requirement that the windows will be simulated divided lites with five-eighths inch wide muntins, interior and exterior grilles and dark spacer bars attached at the factory. J. Riklin voted in the negative because re-using window #4 would mean the windows on the elevation were not consistent.

Voting in the Affirmative: Voting in the Negative: Abstained: Recused:

Scott Aquilina, Member Jeff Riklin, Chair
 Laurie Malcom, Vice Chair
 Paul Snyder, Member
 Jay Walter, Member

RECORD OF ACTION:

DATE: May 16, 2022

SUBJECT: 44-46 HIGH ST NUF - Certificate of Appropriateness

At a scheduled meeting and public hearing on May 12, 2022 the Newton Upper Falls Historic District Commission, by roll call vote of 5-0,

RESOLVED to grant a Certificate of Appropriateness for the project as submitted at 44-46 HIGH ST NUF to approve the window program changes on the right (south) elevation with the requirement that the windows will be simulated divided lites with five-eighths inch wide muntins, interior and exterior grilles and dark spacer bars attached at the factory.

Voting in the Affirmative:	Voting in the Negative:	Abstained:	Recused:
Jeff Riklin, Chair			
Scott Aquilina, Member			
Laurie Malcom, Vice Chair			
Paul Snyder, Member			
Jay Walter, Member			

RECORD OF ACTION:

DATE: May 16, 2022

SUBJECT: 44-46 HIGH ST NUF - Certificate of Appropriateness

At a scheduled meeting and public hearing on May 12, 2022 the Newton Upper Falls Historic District Commission, by roll call vote of 4-1,

RESOLVED to grant a Certificate of Appropriateness for the project as submitted at 44-46 HIGH ST NUF to approve the window program changes on the back (west) elevation with the requirement that: 1) the top floor windows #29 be replaced with four double-hung nine-over-one window in a width like the windows below at #30 and #31; and 2) the windows be simulated divided lites with five-eighths inch wide muntins, interior and exterior grilles and dark spacer bars. P. Snyder voted in the negative because he thought the top floor windows #29 could be replaced with windows like the existing.

Voting in the Affirmative:	Voting in the Negative:	Abstained:	Recused:
Jeff Riklin, Chair	Paul Snyder, Member		
Scott Aquilina, Member			
Laurie Malcom, Vice Chair			
Jay Walter, Member			

RECORD OF ACTION:

DATE: May 16, 2022

SUBJECT: 44-46 HIGH ST NUF - Certificate of Appropriateness

At a scheduled meeting and public hearing on May 12, 2022 the Newton Upper Falls Historic District Commission, by roll call vote of 5-0,

RESOLVED to grant a Certificate of Appropriateness for the project as submitted at 44-46 HIGH ST NUF to front hardscaping as submitted with the requirement that a running bond brick pattern be used for the walkways and the front area and with the option to plant the front area if the owner prefers.

Voting in the Affirmative:	Voting in the Negative:	Abstained:	Recused:
Jeff Riklin, Chair			
Scott Aquilina, Member			
Laurie Malcom, Vice Chair			
Paul Snyder, Member			
Jay Walter, Member			

959 Chestnut Street – Remediation of Violation

This review was continued from previous meetings. Maria Sinani and Gerhard Sinani presented the plans to remediate the existing violations: 1) to remediate the as-built rear addition right-side basement area, installed basement windows, and increased exposure of the basement foundation which were in violation by installing window wells and changing the grade; and 2) to remediate the as-built height which was in violation. The owner submitted certified plot plans, elevation drawings, and written descriptions of the work that would be done to reduce the height of the building. Option A would change molding and architectural features but keep the as-built height. Option B would reduce the height by one foot. The owners would remove the retaining wall that was in violation on the right side of the property and leave the original wall.

Materials Reviewed:

Photographs
Plans
Elevations
List of steps to reduce building height and rebuild

There was discussion about the grade and contours; the survey did not appear to be correct. There was also discussion about the grading at the back; M. Sinani said the wall and grade were the same. Abutter Melissa Brown commented that there were issues with flooding and that water was draining on other people's property. Julia Malakie was concerned about the run off and asked if the Engineering plans had been updated for what was proposed.

Commissioners said that they would not approve Option A as it did not address the building height. Commissioners discussed Option B to reduce the as-built building height by one foot which would be approximately one-and-a-half feet higher than the approved height. J. Riklin noted that if the main house block was too high, then the back of the house was too high. J. Walter said that it would be reasonable to lower the roof by one foot and rebuild the roof with a different pitch. S. Aquilina noted that the connections to the addition and the gutters would need to align. J. Riklin and P. Snyder agreed that the owners needed to come back with dimensioned drawings showing exactly what would be built.

Melissa Brown commented that the project had a long and painful history and the commission should not accept the taller building; this would encourage future violations. Lee and Jean Fisher said the proposed option was consistent with other properties. Julia Malakie and Sheila Purdy were concerned that accepting the compromise on the height would encourage future violations. J. Walter noted that the commission had gone through a long remediation process with the owner and the compromise could not be considered a slap on the wrist.

J. Walter moved to deny the remediation plan for the right-side basement area, installed windows and exposed foundation because there were inconsistencies between the survey and elevation drawings. L. Malcom seconded the motion. There was a roll call vote and the motion passed unanimously, 5-0. Commissioners agreed that the owners needed to come back with dimensioned plans and details for the height remediation proposal to lower the roof height.

RECORD OF ACTION:

DATE: June 2, 2022

SUBJECT: 959 Chestnut Street – Remediation of Violation

At a scheduled meeting and public hearing on May 12, 2022, the Newton Upper Falls Historic District Commission, by roll call vote of 5-0,

RESOLVED to deny the remediation plan for the as-built rear addition right-side basement area, installed basement windows, and increased exposure of the basement foundation which are in violation by installing window wells and changing the grade because there were inaccuracies and inconsistencies between the survey and elevation drawings. The applicant must provide accurate and consistent documentation that clearly indicates what is proposed and that the proposed grading must include what is proposed at the building perimeter and the perimeter of the lot and include the finished grade.

Voting in the Affirmative:

Jeff Riklin, Chair

Scott Aquilina, Member

Laurie Malcom, Member

Paul Snyder, Member

Jay Walter, Member

The meeting was adjourned at 10:30 p.m.

Recorded by Barbara Kurze, Senior Preservation Planner