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

**DATE:** August 11, 2022

**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

**ABSENT:** 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.

**74-76 Rockland Place – Certificate of Appropriateness**

This review was continued from a previous meeting. Katherine Brearely, Lauren Comando, and Debra Spitz presented an application to replace the wood siding with Hardie Plank. They had removed some of the existing shingle siding and determined that the original siding was clapboard. They would use AZEK flat stock for the trim elements. The rakes, fascia, soffits, and other major trim elements would also be replaced. Downspouts might be reused or replaced.

**Materials Reviewed:**

Assessors database map  
Staff update  
Siding information from owners  
Project descriptions  
Photographs  
Material list

Product information

Photographs

Approval of fiberglass gutters, replacement of windows and trim to match 2018 approved work

MHC Form B

Commissioners agreed that the proposed project as appropriate. D. Romanoff and J. Riklin said that the owners would be required to have the smooth side HardiePlank; the textured product was not appropriate. There was discussion about the trim, water table, and downspouts. Commissioners said five-quarter stock trim needed to be used, and if the owners discovered a water table under the shingle siding, they should replicate that. Round, corrugated downspouts were appropriate. S. Aquilina 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.

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**RECORD OF ACTION:**

**DATE:** August 12, 2022

**SUBJECT:** 74-76 ROCKLAND PL 2 - Certificate of Appropriateness

At a scheduled meeting and public hearing on August 11, 2022 the Newton Upper Falls Historic District Commission, by roll call vote of 7-0,

**RESOLVED to grant** a Certificate of Appropriateness for the project as submitted at 74-76 ROCKLAND PL 2 to replace the siding with clapboard, AZEK trim to match existing, and galvanized downspouts with the requirements that the HardiePlank clapboard will be 5/4 stock with the smooth side on the exterior, the trim will be 5/4 stock with the use of step flashing, if there is an existing water table the dimensions will be matched, and the galvanized downspouts will be round corrugated downspouts.

Voting in the Affirmative:

- Jeff Riklin, Chair
- Scott Aquilina, Member
- Laurie Malcom, Vice Chair
- Judy Neville, Member
- Daphne Romanoff, Member
- Jay Walter, Member
- Paul Snyder, Member

Voting in the Negative:

Abstained:

Recused:

**85 High Street – Certificate of Appropriateness**

The application was withdrawn.

**109 High Street – Certificate of Appropriateness (Violation)**

Saqib Butt presented an application to repair the front entry porch, replace the wood decking with dark brown composite decking, and re-install the existing columns. The deck failed and the owner started work to make it safe.

Materials Reviewed:

Assessors database map  
 Photographs  
 Azek decking specs  
 MHC Form B

P. Snyder stated that the owner should have come to the commission before starting work. J. Walter said that the owners should check with staff if there were any issues re-installing the columns. L. Malcom moved to grant a Certificate of Appropriateness for the application as submitted. J. Walter seconded the motion. There was a roll call vote and the motion passed unanimously, 7-0.

**1276-1278 Boylston Street – Certificate of Appropriateness (Violation)**

Emily Gelbert presented an application to repair the front entry, rebuild the stairs, replace the decking, and replace the railing system and posts. Work had been started to remove the railings and to replace the stair treads with pressure-treated wood. The owner proposed to use four-by-four pressure-treated posts wrapped with PVC, install post caps, change the stair treads to Azek or Trex, reattach or replace the risers, replacing the railing system, and replacing the decking with Azek or Trex decking.

Materials Reviewed:

Assessors database map  
 Project description  
 Azek and Trex information  
 Photographs  
 MHC Form B

There was discussion about the appropriate design of the railing system and the use of pressure-treated wood for visible elements. J. Riklin and J. Walter said pressure-treated wood was a rough grade of wood that did not weather well and was prone to splitting and checking; it was not appropriate for finished architectural elements. J. Riklin said he could meet onsite with the contractor to review the requirements before work started. J. Walter moved to grant a Certificate of Appropriateness for the application as submitted with conditions. S. Aquilina seconded the motion. There was a roll call vote and the motion passed 6-0 with one abstention. J. Neville abstained.

**RECORD OF ACTION:****DATE:** August 16, 2022**SUBJECT:** 1276-1278 BOYLSTON ST MAIN - Certificate of Appropriateness

At a scheduled meeting and public hearing on August 11, 2022 the Newton Upper Falls Historic District Commission, by roll call vote of 6-0 with one abstention,

**RESOLVED to grant** a Certificate of Appropriateness for the project as submitted at 1276-1278 BOYLSTON ST MAIN to replace the stair treads with composite decking, replace the railing system with wood or composite with the requirement that the baluster design must match the dimensions and spacing of what is on the porch and the proposed railing system product and design be submitted to Staff for final review and approval, the two starter newel posts and the open newel on the right as you face the house will be four-by-four wood or composite and have a ball cap. Decking can be replaced with wood or composite if required. The owner and contractor must meet with the chair to review the project before any work can be started. Pressure-treated wood cannot be used for any of these elements.

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

- Jeff Riklin, Chair
- Scott Aquilina, Member
- Laurie Malcom, Vice  
Chair
- Daphne Romanoff,  
Member
- Jay Walter, Member
- Paul Snyder, Member
- Judy Neville, Member

### **36 Linden Street – Certificate of Appropriateness**

Stephen Kelly presented an application to install solar panels on the back roof of the main house and the right side of the rear ell roof. A disconnect system would be installed on the front next to the existing electric meter.

#### **Materials Reviewed:**

Assessors database map

Project description

Aerial view

Aerial views with renderings

Photographs with renderings

Solar panel product sheet

Photos of installations at 50 Aberdeen Street and 29 Great Meadow

Plans

Section view

Mounting assembly details

MHC Form B

Commission members were concerned that there were visible grids on the proposed solar panels. The commission had approved projects at 35-37 High Street and 87 Rockland Place with the requirement that the panels be all black with no visible grids and installed on a black mounting system. Those requirements were consistent with what the commission required for visible installations. P. Snyder confirmed that the shut off had to be located next to the meter on the front, but the other equipment and conduits would be located at the back. S. Kelly confirmed that the mounting frames would be black. He said that they had matte black panels without visible grid lines that would be used for the project. J. Walter moved to grant a Certificate of Appropriateness for the application as submitted with conditions. S. Aquilina seconded the motion. There was a roll call vote and the motion passed 6-0 with one abstention. J. Neville abstained.

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

**DATE:** August 16, 2022

**SUBJECT:** 36 LINDEN ST - Certificate of Appropriateness

At a scheduled meeting and public hearing on August 11, 2022 the Newton Upper Falls Historic District Commission, by roll call vote of 6-0 with one abstention,

**RESOLVED to grant** a Certificate of Appropriateness for the project as submitted at 36 LINDEN ST to install solar panels with the requirements that: 1) the plan for the conduits and equipment either be submitted for Staff review and final approval or be reviewed on site before installation to confirm that they will be unobtrusive; 2) the framing must be black and not silver; and 3) submit photos and addresses

where the same solar panels have been reviewed to Staff for final review and approval of the panels and mounting.

Voting in the Affirmative:

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

Voting in the Negative:Abstained:Recused:

- Judy Neville, Member

**277 Elliot Street, The Stone Institute – Certificate of Appropriateness**

Dennis Rieske presented an application to replace approximately 50 windows on the 1914 brick addition with Jeld-Wen wood inserts with dark spacer bars which might be clad with aluminum; the frame, sill and head would not be changed. Grill patterns would match existing (as shown in the elevation drawings). Many of the existing windows had already been replaced with Jeld-Wen inserts. The Hartford Green color would match the existing exterior color. The preference was to be approved for the aluminum-clad windows which would be easier and less expensive to maintain.

Materials Reviewed:

Assessors database map

Project description

Additional project information

Photographs

Elevations and plans showing windows which will be replaced

Information about the proposed Jeld-Wen windows

MHC Form B

Commissioners agreed that the aluminum-clad windows were appropriate. J. Riklin stated that the commission required simulated divided lites with mechanically fastened interior and exterior grilles and dark spacer bars. The commission did not have jurisdiction over storm windows. 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 6-0 with one abstention. J. Neville abstained.

**RECORD OF ACTION:**

**DATE:** August 16, 2022

**SUBJECT:** 277 ELLIOT ST - Certificate of Appropriateness

At a scheduled meeting and public hearing on August 11, 2022 the Newton Upper Falls Historic District Commission, by roll call vote of 6-0 with one abstention,

**RESOLVED to grant** a Certificate of Appropriateness for the project as submitted at 277 ELLIOT ST to replace approximately 50 window sashes with Jeld-Wen aluminum clad SDLs with muntin patterns to match the existing. The applicants may keep or remove the storm windows at their discretion; if the storm windows are removed, the exterior will be painted Hartford Green to match existing.

Voting in the Affirmative:

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

Voting in the Negative:Abstained:Recused:

- Judy Neville, Member

**277 Elliot Street, The Stone Institute – Certificate of Appropriateness**

Dennis Rieske presented an application to install four arrays of solar panels on the area of the property facing Elliot Street and a cogeneration unit (CHP) at the basement level of the 1914 addition. The goal of the project was to save money on energy costs. They did not want to install the panels on the slate roofs, and there were issues with storm water management if they installed the panels at the parking areas.

Materials Reviewed:

Assessors database map

Aerial view

Information about the Stone Institute

Project description with financials

Section drawing

Description of proposed

Historic photographs

Photographs

Aerial view with solar panel rendering

Cut sheet for CHP unit

Additional project information

Cut sheets for solar panels

MHC Form B

S. Aquilina said that this was the first time the commission had reviewed a ground installation. The installation did not affect the structures, but it would be very visible and covered 30% of the front lawn. The landscape was significant and he thought the applicants should look into alternatives. D. Romanoff was concerned that the materials did not provide enough detail as to what the project would look like; she would want to see an elevation drawing showing the installation height versus the slope, and site views. P. Snyder did not think the project was appropriate; it radically changed the setting of the Stone Institute. J. Walter thought the project might work with the screening and fence plan, but he would need to see a planting plan, renderings of the site lines, and more details to understand the project. Not having the installation on the buildings might be an advantage of the ground installation. J. Riklin said that while solar projects had been approved by the commission, this project was not appropriate as it would change the character of a significant site. He asked the applicants to explore other options such as installing panels on the flat roofs or over the parking areas at the back right and the back left. They might be able to coordinate with the neighboring properties. L. Malcom wanted to see other options. Neighbor Lee Fisher agreed that the installation would not be appropriate; the front lawn was a signature element of the property; neighbor Paula Kelleher agreed. Commissioners agreed that more details and materials were required to continue the review of the ground installation, and agreed

that the applicant should investigate alternatives. The applicant agreed in writing to continue the review to a future regularly scheduled meeting.

#### **14 Summer Street – Working Session**

This review was continued from a previous meeting. Alexander Babushkin requested feedback on a project to renovate the existing house and build an addition with an attached garage which would be accessed from Summer Street. The owners also wanted to build new unit with an attached garage that would be accessed from Spring Street.

#### **Materials Reviewed:**

Assessors database map

Aerial view

Photographs

Site plan

Elevations

Plans

MHC Form B

Commissioners commented that the new plans were an improvement; the scale was reduced, and the roof slopes looked better. J. Walter said the commission needed a 3-D drawing to understand the massing. J. Riklin said that the deck facing Winter Street was not appropriate. He also wanted to see drawings to show how the structures would fit in the topography; the applicants should provide separate plans showing existing and proposed grading and contours. To have a full review, the applicants needed to provide all the required details and materials, including products and materials cut sheets; window and door details; trim, fascia, rake and soffit details; roof plans; retaining wall and driveway details. J. Walter asked for a 3-D model including the retaining walls and a massing model with the elevations. Neighbor Lee Fisher agreed that it would be important to understand the site plan and how the structures fit in. Abutter Leslie Freeman thought the brick should be changed back to clapboard per the historic photos and asked if the proposed addition could be staked out with tape.

#### **Administrative discussion**

Meeting minutes: The January 2022 meeting minutes were approved.

The meeting was adjourned at 10:40.

Recorded by B. Kurze, Senior Preservation Planner