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

DATE: March 9, 2023

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
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, and P. Snyder. B. Kurze acted as recording secretary and the meeting was recorded on Zoom.

88 High Street – Certificate of Appropriateness

Cheng Bin Zhang presented an application to renovate the former garage. The application included replacing clapboard siding with HardiePlank, installing three Andersen 100 series windows with transoms where the garage door used to be, replacing a window on the right side, and removing the air conditioner on the left side and filling in the opening. The owner explained that there were several items not included in the application. The contractor determined that the other windows needed to be replaced. C. Zhang also wanted to replace the roof, skylight, gutters, downspouts, the front and back doors, and to install a heat pump and some vents.

Materials Reviewed:

APPLICATION LINK: <https://newtonma.viewpointcloud.com/records/783651>

PDF File: Compiled Materials 88 High

Assessors database map

Project description

Photos marked to show areas of work

Front and right-side proposed elevation drawings

Product and material information
MHC Form B

J. Riklin said the owner should confirm that the siding would have a four-inch exposure and that trim would be five-quarter-inch thick and have the same dimensions as the existing. The windows should be consistent the previously approved replacement window for the house which was a clad wood window. P. Snyder commented that this was a simple structure that did not need to be made to look like a dwelling. There was discussion about the transom windows for the front. L. Malcom was concerned with the amount of glass. J. Neville wanted to see two-over-two windows. S. Aquilina agreed that two-over-two was good; he liked having a glass opening with a transom at the front which evoked a garden structure. D. Romanoff appreciated that this was an adaptive reuse project and liked the plan. She thought the lites on the door should mimic the window lites. J. Riklin said a fiberglass door with smaller panes of glass could be appropriate. There was a straw vote to see if there was support for the two-over-two windows and a door with transoms. L. Malcom, S. Aquilina, P. Snyder, D. Romanoff, and J. Riklin supported this. J. Neville said she wanted to see alternative designs. Commissioners recommended that the owner come back with a submission for everything that he wanted to do and submit several options for the windows at the front.

14 Summer Street – Certificate of Appropriateness

This review was continued from previous meetings. Alex Babushkin and Dan Demeo presented an application to renovate the existing house and build an addition with an attached garage which would be accessed from Summer Street. They also wanted to build a new unit with an attached garage that would be accessed from Spring Street. The new unit would be connected to the existing house via the new attached garage. They explained that the design was changed from what was originally presented: the new building and the retaining walls were lowered, and the massing was changed.

The owners also presented a concept for a scaled-down option to get feedback from commissioners. This concept enlarged the existing house to the back and had an attached garage on the right-hand side.

Materials Reviewed:

APPLICATION LINK: <https://newtonma.viewpointcloud.com/records/760980>

PDF File: Compiled materials 14 Summer MAR2023 Meeting

Assessors database map

Photos

Scope of work and materials list

3D renderings

Grading plan

Existing elevations

Existing floor plans; FAR calculations

Proposed elevations

Existing and proposed elevations on same sheet

Roof plan; building cross-section

Proposed floor plans

Sheets title "Architectural detail" showing elevations with some product and material call outs

Architectural detail drawings

Product and material information

MHC Form B

Sept 2022 minutes

Site plan and elevations for concept of a scaled-down option

Commissioners agreed that the massing was too much for the site. J. Neville and L. Malcom said that the plans had three structures which filled up the lot. P. Snyder said the project was too massive and questioned why the commission was shown a draft site plan instead of a certified site plan. S. Aquilina commented that the front was fine, but the back was massive; the new unit did look like an accessory unit from Spring Street. D. Romanoff liked the changes to the roof lines, but the overall building was much too massive. J. Riklin agreed that the project was too big for the lot. Neighbor Lee Fisher (954 Chestnut Street) thought the project was appropriate but wanted the front dormers to be consistent with the height of others in the neighborhood.

D. Romanoff left the meeting at 8:30 p.m.

Leslie Friedman (6 Summer Street) said the project appeared massive and asked if the garages could be combined. Ad Boogers (20 Summer Street) said the new building was too tall and the project too big. He did not want to see two driveways.

L. Malcom moved to deny a Certificate of Appropriateness for the application as submitted. J. Neville seconded the motion. There was a roll call vote and the motion passed, 4-0 with one abstention and one recusal. S. Aquilina abstained and D. Romanoff was recused.

Commissioners said that the new concept to expand the existing right-side addition was an option worth pursuing. It would have a smaller footprint and appeared to retain the historic character of the existing building. They recommended the owners come back with a new application for this option and have the architect attend the meeting for the review.

RECORD OF ACTION:

DATE: March 14, 2023

SUBJECT: 14 SUMMER ST - Certificate of Appropriateness

At a scheduled meeting and public hearing on March 9, 2023 the Newton Upper Falls Historic District Commission, by roll call vote of 4-0 with one abstention and one recusal,

RESOLVED to deny a Certificate of Appropriateness for the project as submitted at 14 SUMMER ST to renovate the existing house and build an addition with an attached garage and build a new unit with an attached garage. Commissioners said that the proposed new structures were too massive and not appropriate.

Voting in the Affirmative:

- Jeff Riklin, Chair
- Laurie Malcom, Vice Chair
- Judy Neville, Member
- Paul Snyder, Member

Voting in the Negative:

Abstained:

- Scott Aquilina, Member

Recused:

- Daphne Romanoff, Member

Administrative discussion

Minutes: the February 2023 minutes were approved.

The meeting was adjourned at 9:00 p.m.