

APRIL 15, 2024

The regular meeting of the Newton Historic Preservation Commission was held at the Town Hall on April 15, 2024. Chairman Porter called the meeting to order at 7:01pm. Chairman Porter stated that proper notice had been given for this meeting in accordance with the "Open Public Meetings Act."

Chairman Porter led the Salute to the flag.

ROLL CALL

Mr. Kaplan – present

Mr. McCabe – present

Mr. Porter – present

Mr. Ricciardo – present

Mr. Banner, Alternate #1 - present

Mr. Atkinson, Alternate #2 - present

Also present: Eric Bernstein, HPC Attorney, Alison Kopsco, HPC Planner, Kerry Brown, HPC Secretary, Matt Dickson, Town Council Liaison

MINUTES

March 18, 2024

Mr. Ricciardo made a motion to approve the minutes of March 18, 2024 with the noted corrections. Mr. Atkinson seconded the motion.

AYE: Mr. Ricciardo, Mr. Atkinson, Mr. Kaplan, Mr. McCabe, Mr. Banner, Chairman Porter

NEW BUSINESS

Tariba, LLC HPC-4-2024

9-11 Main Street, Block 8.08, Lot 14, Zone T-6

Replace the existing brick façade on ground floor and install wood and glass façade. Replace front railings and deck (already done), front door, light fixtures, and windows.

Mr. Gary Kraemer, Attorney for the applicant
Abraham Adiguzblli, 50% owner of Tariba, LLC

Mr. Bernstein swore in Mr. Adiguzblli

Mr. Kraemer presented the Commission with additional pictures and the tax maps. A-1 was marked into exhibit. Mr. Kraemer stated A-1 is a two-page document. The first page is the Town of Newton tax map showing the subject property and the second page is the tax map zoomed in on the property.

Mr. Kraemer submitted four additional photographs that were marked as A-2. Mr. Kraemer stated that he personally took the pictures on Friday, April 12th. Mr. Kraemer detailed the pictures for the Commission.

Mr. Kraemer stated they were requesting a waiver for the survey submission. Mr. Kramer stated that the applicant was seeking cosmetic improvements, and no physical improvements were being proposed to the structure.

Mr. Kraemer stated that the front porch and railings were replaced. Mr. Kraemer stated that the applicant came to the Construction Department at Town Hall and was informed that no permit was required for the front porch decking and railing considering it was a replacement.

There was a brief discussion regarding the information being relied to interested parties pertaining to permits, and whether or not they are required.

The Commission requested the Commission Secretary to check to see if permits were submitted.

Mr. McCabe made a motion to approve the waiver for a survey and to deem the application complete. Mr. Ricciardo seconded the motion.

AYE: Mr. McCabe, Mr. Ricciardo, Mr. Kaplan, Mr. Banner, Mr. Atkinson, Chairman Porter

Mr. Kraemer stated the application is for the first floor (ground floor) façade. Mr. Kraemer stated the existing awning will be removed.

Mr. Atkinson requested that he be able to submit a picture indicating that the awning is in fact historical.

Mr. Bernstein stated that if Commission members wish to present documentation at a hearing, that the information be submitted prior to the hearing and members are not supposed to be doing research

Mr. McCabe asked if he has pictures or documents, can he use them in hearings. Mr. Bernstein stated that he has no issue with members submitting information to the Board Secretary, but it must be provided prior to the meetings so that the information can be shared with the commission members, professionals, Commission attorney and the applicant.

Mr. Bernstein asked where the picture came from. Mr. McCabe stated that the picture was taken from a picture from 1890. Mr. McCabe pulled it from a glass negative.

Mr. Adiguzblli stated that the ground floor had been used as a Thai Restaurant, which has since closed. Mr. Adiguzblli stated that the space is currently vacant and has no proposed tenants at this time. Mr. Adiguzblli stated he wishes to make the improvements while the space is vacant and hopes it will help with renting the spaces.

Mr. Adiguzblli stated there are two (2) residential apartments; one on the second floor and one on the third floor. Mr. Adiguzblli stated the entrance for the apartments is located on the lower left-hand side of the building. Mr. Adiguzblli also indicated that both apartments are vacant at this time.

Mr. Adiguzblli provided details of the building and the uses. Mr. Adiguzblli provided the Commission with the proposed improvements to the ground floor façade. Mr. Adiguzblli stated he would be removing the brick façade and replacing it with glass facade. Mr. Adiguzblli stated he would be removing the awning and replacing the framing with a stained wood framing. Mr. Adiguzblli stated the new façade would look similar to the Thistle and Clover store façade on Spring Street. Mr. Adiguzblli stated the doors would be removed and would install two new wooden doors with glass panes. Mr. Adiguzblli also detailed the proposed light fixtures.

It was mentioned that any new signage for proposed tenants would be submitted to the Zoning Office once the space is rented. Mr. Kraemer stated the façade and design changes would be in keeping with surrounding buildings. Mr. Kraemer stated the existing doors are flush and they are proposing to indent the doors and they would be recessed from the front of the building. Mr. Kraemer asked if the applicant would be willing to install an awning that is similar to the one shown in the picture.

Ms. Kopsco asked if the railing stain would match the proposed stain on the façade.

Mr. McCabe stated that the different elements were incorporated from the surrounding facades.

Mr. McCabe stated that it can be painted other colors and doesn't have to be stained dark.

Chairman Porter raised questions regarding the door height and the transom. Chairman Porter stated the sketches are not exact dimensions and it should be more accurate. Chairman Porter also stated that the new railing do not match anything in the Town and sticks out.

Mr. McCabe asked Mr. Adiguzblli if he had looked under the awning to see what the material is on the wall. Mr. McCabe stated he believes it may be similar to the molding used on the adjacent building.

Mr. McCabe agrees that the façade needs to be improved but he feels that the improvements should replicate the adjacent building. Mr. McCabe detailed the adjacent property and what should be done. Mr. McCabe stated his proposed changes would be more in line with how the building once looked and would be more in line with the immediate area.

At this time, it was determined that the applicant would resubmit revised plans based on the recommendations made by the Commission and appear at the May 20, 2024 hearing.

Mr. Ricciardo made a motion to carry the hearing until May 20, 2024. Mr. McCabe seconded the motion.

AYE: Mr. Ricciardo, Mr. McCabe, Mr. Kaplan, Mr. Banner, Mr. Atkinson, Chairman Porter

There was a brief discussion amongst the Commission members regarding the ongoing issue regarding Construction permits and when they are required. Mr. Bernstein advised Ms. Brown to have a conversation with the Town Manager. There was also a discussion regarding the revised draft historic inventory document and whether it should be provided at this time.

Ashleigh Kays HPC-5-2024

220 Spring Street, Block Lot, Zone T-6

Paint exterior of building, install vinyl siding, replace brick façade with Versetta stone and install awning (work completed).

Mr. Atkinson made a motion to carry the hearing until the May 20, 2024 hearing considering the applicant was not present. Mr. McCabe seconded the motion.

At this time, the applicant entered the Court Room and the motion was rescinded.

Franciso Lanea, owner of Paco's Pizzeria

Mr. Lanea was sworn in by Mr. Bernstein

Mr. Lanea stated that he has owned the building for five (5) years.

Mr. Lanea stated that he is before the Commission requesting permission to keep the stone veneer that he has already installed. Mr. Lanea stated that he was not aware that he needed Historic Preservation review and approval. Mr. Lanea apologized to the Commission and stated he was unaware of the review process.

Mr. Bernstein marked into exhibit three (3) pictures. The pictures were labeled:

A-1 current lower portion of the building windows awning – from Chairman Porter March 2024

A-2 picture of the building and buildings to the right August 2018 – from Google Earth

A-3 picture of partial building July 2023 – from Google Earth

Mr. Lanea stated he installed the brick veneer in March 2024. Mr. Lanea stated prior to the brick veneer, it was stucco. Mr. Lanea also stated he painted a portion of the building red March 2024.

Mr. Lanea stated that he has never been before the Historic Preservation Commission. Mr. Bernstein submitted a picture that Jessica Caldwell provided as part of her report. Mr. Bernstein stated that the picture shows that the lighting on the side of the building has been removed.

Chairman Porter stated that the building was all brick before he owned the building. Chairman Porter stated that the applicant has installed vinyl stone, installed a stone sill, painted the upper portion red, installed vinyl siding, replaced the stairs with vinyl treads, and new railings all without Historic Preservation Commission review and approval. Chairman Porter stated that the materials look nice, but are inappropriate and do not go with Spring Street or the Town of Newton. Chairman Porter also stated the materials and the manner in which they were installed are not proper standards in construction techniques.

There were questions regarding the existing windows and if the windows or the wood under the windows have been raised. Mr. Lanea stated that he has not changed the windows.

Mr. McCabe stated that the work was done without approvals and is inappropriate within the historic district.

There was a discussion among the commission members regarding whether it is inappropriate or not.

Mr. Bernstein outlined the options to the Commission. The options included, the Zoning Officer to issue notices of violations, the applicant to resubmit with appropriate materials for the historic district, or to seek approval for the materials that have been installed. The Commission agreed to continue the hearing May 20, 2024 and to give the applicant time to decide how he would continue with his application.

Mr. Ricciardo made a motion to carry the hearing until May 20, 2024. Mr. McCabe seconded the motion.

AYE: Mr. Ricciardo, Mr. McCabe, Mr. Kaplan, Mr. Banner, Mr. Atkinson, Chairman Porter

There was a discussion among the Commission members regarding the historic district and regulations when buildings are sold and getting the information to new owners. The Commission is requesting that the Town do more with getting information to the public, homeowners, landlords and tenants.

Ms. Brown stated she would talk with Mr. Russo, the Town Manager and Jessica Caldwell.

Mr. McCabe asked that the Planner's reports available five days in advance of the meetings.

Motion to adjourn the meeting was made by Mr. Ricciardo and seconded by Mr. McCabe. All in favor. The meeting was adjourned at 9:30 p.m.

Respectfully submitted,
Kerry Brown
Historic Preservation Commission Secretary