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**MINUTES OF PUBLIC MEETING AND PUBLIC HEARINGS
AUBURNDALE HISTORIC DISTRICT COMMISSION**

DATE: April 11, 2023

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

ATTENDING: Dante Capasso, Chair
Paul Dudek, Member
Nancy Grissom, Member
Richard Alfred, Alternate
Josh Markette, Alternate
Joel Shames, Alternate
Barbara Kurze, Staff

ABSENT: David Kayserman, Member
Martin Smargiassi, Alternate

The meeting was called to order at 7:00 p.m. with Dante Capasso presiding as Chair. Voting permanent member were P. Dudek and N. Grissom. R. Alfred, J. Markette, and J. Shames were appointed to vote as full members. B. Kurze acted as recording secretary and the meeting was recorded on Zoom.

J. Shames recused himself.

348 Central Street – Certificate of Appropriateness

Joel Shames presented an application to install a heat pump and conduits on the right side of the house, towards the back. Most of the work would be screened by vegetation.

Materials Reviewed:

APPLICATION LINK: <https://newtonma.viewpointcloud.com/records/784543>

PDF File: Compiled materials_348 Central heat pump.pdf

Assessors database map

Aerial view

Views from Central Street

Photo with sketch showing condenser and conduit locations

Product specs

MHC Form B

Commissioners agreed that the project was appropriate and would be minimally visible. P. Dudek moved to grant a Certificate of Appropriateness for the project as submitted. R. Alfred seconded the motion. There was a roll call vote and the motion passed, 5-0 with one recusal.

RECORD OF ACTION:

DATE: April 12, 2023

SUBJECT: 348 CENTRAL ST - Certificate of Appropriateness

At a scheduled meeting and public hearing on April 11, 2023 the Auburndale Historic District Commission, by roll call vote of 5-0 with one recusal,

RESOLVED to grant a Certificate of Appropriateness for the project as submitted at 348 CENTRAL ST to install a heat pump and conduits on the right side of the house, towards the back.

Voting in the Affirmative:

- Dante Capasso, Chair
- Paul Dudek, Member
- Nancy Grissom, Member
- Richard Alfred, Alternate
- Josh Markette, Alternate

Voting in the Negative:

Abstained:

Recused:

- Joel Shames, Alternate

348 Central Street – Certificate of Appropriateness

Staff confirmed that it was confirmed that the application to install roof vents on the back roof face did not require commission review and would be administratively approved.

J. Shames left the meeting.

136-144 Hancock Street and 169 Grove Street, Walker Center – Certificate of Appropriateness

This review was continued from previous meetings. The applicants were asked to come back with a full submission and detailed information, particularly for the products and materials that are proposed. Andrew Consiglio, David Olivieri, Kathleen Provencher and Britt Clark presented an application to renovate the two existing structures, build an addition, build two new duplex townhouses, and make site and hardscaping changes. The demolition of 169 Grove Street was approved in a previous meeting.

Replacement and new windows would be Pella aluminum-clad and roofs would be asphalt shingle except for the slate roofs which would be repaired in-kind (the Barton House had a mix of slate and asphalt shingle roofs.) All replacement doors would be wood; the intent was to refinish the main door for Barton House. The dark gutters on the Walker House would be reused; the applicants needed to come back to the commission if the gutters could not be reused or matched. Barton House had K-style aluminum gutters.

The main door on Barton House would be refinished, composite shutters with a historic look would be installed, and window wells for egress from the basement would be added on the front and be screened with plantings. Lighting wall packs would be added if needed; these were not shown on the plans. The applicants would need to come back to the commission with a new submission if they wanted to install the wall packs.

For the Walker House, balconies would be added that matched those shown in historic photos. They would keep the same window and door details, and the existing railing design if there were no issues meeting code. The applicants were required to contact Staff if there were code issues with the existing railing; it might be possible to get an exemption. If changes were ultimately required to meet code, the applicants would need to come back to the commission with a new submission for the revised railing design.

The new townhomes would have HardiePlank siding, brick veneer, and either K-style aluminum or PVC gutters. P. Dudek stated that the smooth side of the HardiePlank must be on the exterior (and not the inappropriate faux grain patterned side); and windows were required to be simulated divided lites with interior and exterior grilles mechanically fastened at the factory, and dark spacer bars.

Materials Reviewed:

APPLICATION LINK: <https://newtonma.viewpointcloud.com/records/766549>

PDF Files:

(04.11.23) – Barton House Items – Historic Presentation.pdf

(04.11.23) – Walker House Items – Historic Presentation.pdf

(04.11.23) – Townhome Items – Historic Presentation.pdf

R. Alfred asked to see the elevations of the townhomes from Grove Street to confirm that the landscaping proposal for the area where the Eddy House would be removed was consistent with the open space requirements and view of the historic Italianate house that were previously reviewed. The applicants presented the renderings that were submitted in previous meetings and dated 12-14-2022.

There was discussion about the brick veneer; what was proposed and if it would have the look of true brick masonry. R. Alfred was concerned that a half-inch-thin brick veneer would be inappropriate and asked to see a sample. P. Dudek noted that a full brick veneer would look appropriate, including the corners. Commissioners agreed that they would support a full brick veneer. R. Alfred said heavy duty gauge aluminum gutters needed to be used for a quality look. Commissioners agreed that the proposed details, products, and materials were appropriate.

Sonja Wadman (162 Grove St) asked about the beech tree at the corner of Grove Street; the applicants confirmed that the beech tree would remain.

N. Grissom moved to grant a Certificate of Appropriateness for the project as submitted with the following requirements: 1) full brick veneer would be used; 2) windows would be simulated divided lites with interior and exterior grilles and spacer bars; and 3) HardiePlank siding would be used with the smooth side on the exterior. P. Dudek seconded the motion. There was a roll call vote and the motion passed unanimously, 5-0.

If the applicants wanted the commission to review the thin brick veneer option, they would need to submit an application and make a mock-up sample available onsite. Staff advised that any changes, including those required by code, needed to be submitted to the commission for review and approval. Options that were brought up in the meeting but not included in the plans, such as the light packs and new gutters and downspouts for the ones proposed to be re-used, also needed to be submitted for commission review.

RECORD OF ACTION:**DATE:** April 12, 2023**SUBJECT:** 169 GROVE ST - Certificate of Appropriateness

At a scheduled meeting and public hearing on April 11, 2023 the Auburndale Historic District Commission, by roll call vote of 5-0,

RESOLVED to grant a Certificate of Appropriateness for the project as submitted at 169 GROVE ST to renovate the two existing structures, build an addition, build two new duplex townhouses, and make site and hardscaping changes with the following requirements: 1) full brick veneer would be used; 2) windows would be simulated divided lites with interior and exterior grilles and spacer bars; and 3) HardiePlank siding would be used with the smooth side on the exterior. The applicants can submit an application for the thin brick veneer option and make a mock-up sample available onsite for commission review and approval. Any changes to the approved plans, including those required by code, must be submitted to the commission for review and approval.

Voting in the Affirmative:

- Dante Capasso, Chair
- Paul Dudek, Member
- Nancy Grissom,
Member
- Richard Alfred,
Alternate
- Josh Markette,
Alternate

Voting in the Negative:**Abstained:****Recused:****Administrative discussion**

Remote meetings: The order was extended to March 31, 2025.

The meeting was adjourned at 8:30 p.m.

Recorded by Barbara Kurze, Senior Preservation Planner