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

DATE: October 10, 2023

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

ATTENDING: Dante Capasso, Chair
Richard Alfred, Member
David Boronkay
Paul Dudek, Member
Joel Shames, Member
Barbara Kurze, Staff

ATTENDING: Nancy Grissom, Member

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

337 Central Street – Certificate of Appropriateness

Kevin Lyons and Kevin Lee presented an application to replace 48 existing two-over-one wood double-hung windows with Andersen Woodwright Series 400 inserts with a two-over-one vertical grille pattern, Fibrex exterior grilles, removable wood interior grilles, and black spacer bars.

Materials Reviewed:

Application: <https://newtonma.viewpointcloud.com/records/786169>

Compiled_337 Central windows

Assessors database map

Photos

Product description

Product order

MHC Form B

Commissioners agreed that the proposed window insert was appropriate. R. Alfred moved to grant a Certificate of Appropriateness for the project as submitted with the requirement that the applicant submit the required Andersen window cut sheet with the proposed options circled. P. Dudek seconded the motion. The motion passed 5-0.

RECORD OF ACTION:**DATE:** October 11, 2023**SUBJECT:** 337 CENTRAL ST - Certificate of Appropriateness

At a scheduled meeting and public hearing on October 10, 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 337 CENTRAL ST to replace 48 existing two-over-one wood double-hung windows with Andersen Woodwright Series 400 inserts with a two-over-one vertical grille pattern, Fibrex exterior grilles, removable wood interior grilles, and black spacer bars with the requirement that the applicant must submit Andersen window cut sheets with the proposed 400 Series options including the grille option and exterior grille profile option circled for Staff review and final approval.

Voting in the Affirmative:

- Dante Capasso, Chair
- Paul Dudek, Member
- Joel Shames,
Member
- Richard Alfred,
Member
- David Boronkay,
Alternate

Voting in the Negative:Abstained:Recused:**81 Woodland Road – Certificate of Appropriateness**

Susan Snyder and Kerry Reitz presented an application to replace the existing front entry with a larger entry and add a front porch. The owners also wanted to install operable wood shutters on the front of the house. All the architectural elements would be cedar wood, except for the composite decking, stair treads, and risers, and the columns which would be fiberglass. They had a wood option in case the commission did not approve the fiberglass.

Materials Reviewed:Application: <https://newtonma.viewpointcloud.com/records/804079>

Compiled_81 Woodland front porch

Assessors database map

Elevations

Plans

Detail and section drawings

MHC Form B

Commissioners confirmed that the architectural details were consistent with the age and style of the house. K. Reitz noted that the detail of the dentils was carried over to the entry. R. Alfred asked if the shutters for the second-floor center triple window would be foldable to cover the entire glass area. The applicants confirmed that the shutters would only cover the two side windows. P. Dudek noted that the porch call out was for lattice, but the drawing showed a porch skirt with vertical slats; he would be fine with the porch skirt. The applicants said they intended to build the porch skirt with vertical slats. R. Alfred asked if there was a historic

district standard for specific fiberglass or composite columns and whether this fiberglass column was paintable. Staff advised that none of the districts had a standard, but several districts had approved fiberglass or composite columns if they had the appropriate detail and were paintable; products that would not look like painted wood were not appropriate. R. Alfred and P. Dudek commented that it was a great project, and the details were very nice. P. Dudek moved to grant a Certificate of Appropriateness for the project as submitted. R. Alfred seconded the motion. The motion passed 5-0.

RECORD OF ACTION:

DATE: October 11, 2023

SUBJECT: 81 WOODLAND RD - Certificate of Appropriateness

At a scheduled meeting and public hearing on October 10, 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 81 WOODLAND RD to replace the existing front entry with a larger entry, to add a front porch, and to install operable wood shutters on the front of the house. All the architectural elements will be cedar wood, except for the composite decking, stair treads, and risers, and the fiberglass columns which will be painted.

Voting in the Affirmative:

- Dante Capasso, Chair
- Paul Dudek, Member
- Joel Shames,
Member
- David Boronkay,
Alternate
- Richard Alfred,
Member

Voting in the Negative:

Abstained:

Recused:

Administrative discussion

Minutes: The March, July, and September 2023 meeting minutes were approved.

Staff updated the commission on the aluminum gutters for the Walker Center. At a minimum, the applicants needed to use the industry standard gauge .027 and it was recommended that they use the heavier .032 gauge which would last longer and be more sustainable. Staff provided an update on the brick veneer discussions for 24 Robin Dell-Lasell Village. The applicants agreed to do a full brick veneer and agreed to make brick samples available for onsite review and to submit the samples for review and approval at a regularly scheduled meeting. A mock-up sample would also be made available prior to construction so that commissioners could review the mortar joins and mortar color.

The meeting was adjourned at 7:50 p.m.

Recorded by Barbara Kurze, Senior Preservation Planner