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

**DATE:** December 12, 2023

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

**ATTENDING:** Dante Capasso, Chair  
Richard Alfred, Member  
Paul Dudek, Member  
Nancy Grissom, Member  
David Boronkay, Alternate  
Barbara Kurze, Staff

**ABSENT:** Joel Shames, Member  
James Miller, Alternate

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 N. Grissom. D. Boronkay was appointed to vote as a full member. B. Kurze acted as recording secretary and the meeting was recorded on Zoom.

**113 Grove Street – Certificate of Appropriateness**

Charles Calhoun and Richard Zagame presented an application to amend the previously approved plans for the historic house that was moved closer to Grove Street. They proposed changing the following.

On the “Front” elevation (new north side-right side), a door would be changed to a window for the powder room, and a two-lite Pella awning basement window with a cobblestone window well would be installed. The granite steppingstone at the door on the “Left” elevation (new east side-facing Grove Street) would be expanded. A two-lite Pella awning basement window with a cobblestone window well would be installed on the “Rear” elevation (new south side-left side). The bulkhead on the “Right” elevation (new west side-back) would be shifted closer to the corner of the house, two-lite Pella awning basement windows with cobblestone window wells would be installed, and the window at the garage would be replaced with a door.

**Materials Reviewed:**

Application link: <https://newtonma.viewpointcloud.com/records/808829>

Preserving the Past  Planning for the Future

**THESE ARE DRAFT MINUTES WHICH HAVE NOT BEEN APPROVED BY THE COMMISSION**

Assessors database map  
Photos  
Original plans and elevations  
Approved plans and elevations  
Proposed plans and elevations  
Product information  
MHC Form B

There was discussion about the basement windows and the window wells. The wells would be lined with cobblestone and would not be very deep. The wells would not have covers. Abutter Agnes Wierzbicki noted that the left side basement window would be visible from the school path connecting Grove Street to the parking lot. R. Alfred asked to see current photos to understand what the foundation with the window openings looked like and photos were provided. P. Dudek commented that the changes were appropriate. P. Dudek moved to grant a Certificate of Appropriateness for the project as submitted. N. Grissom seconded the motion. The motion passed 5-0.

### **37 Hancock Street – Working Session**

Dana Levine presented a project for commissioner feedback. The owners wanted to build an addition at the back and a covered entry on the left side and replace the existing one-over-one windows with Pella Reserve wood-clad two-over-two windows.

#### Materials Reviewed:

MATERIALS PROVIDED:

Application: <https://newtonma.viewpointcloud.com/records/810679>

Assessors database map  
Photos  
Site plan  
Existing and proposed elevations and roof plan  
Demo plans  
Detail drawings  
Photos of existing window details  
Window product information  
Moulding information  
MHC Form B

Commissioners confirmed that the new roof shingles would match the existing. P. Dudek commented that the renderings were very helpful. R. Alfred and P. Dudek commented that the detailing looked appropriate, and the design was on the right track. Commissioners appreciated that the owners were replacing the existing one-over-one windows with historically appropriate two-over-two windows. B. Kurze advised that pressure-treated wood was not appropriate for architectural elements; cedar, fir, or some composites would be appropriate. Applicants might need to submit samples of proposed composite railing systems. The applicants needed to provide product cut sheets and details for all the proposed exterior materials and products.

### **Violation of the Historic District Ordinance at 239 Woodland Road, Lasell University**

#### **Request for Certificate of Appropriateness to Remediate Violation at 239 Woodland Road, Lasell University**

Marc Fournier apologized that repair work in-kind was done on the front entry stairs and that the stair railing system was replaced without review or approval by the commission. He noted that the railing system that was replaced had a basic design; the new railing system was designed to tie into the unique design of the historic

railing on the landing. He requested approval of the application that was submitted for the work that was done. M. Fournier wanted to know if fir decking was required or if composite would be considered appropriate.

Materials Reviewed:

Application: <https://newtonma.viewpointcloud.com/records/810931>

Assessors database map

Photos

Sketch of as-built railing system

Material receipts

MHC Form B

P. Dudek stated that Lasell University should be aware of the application requirements and process and needed to follow the process going forward. Commissioners agreed that the work was in violation. R. Alfred moved to confirm that the work to repair the stairs and replace the stair railings was done without getting Historic approval and was in violation. P. Dudek seconded the motion. There was a roll call vote and the motion passed, 5-0. R. Alfred moved to approve the work. N. Grissom seconded the motion. There was a roll call vote and the motion passed, 5-0. B. Kurze said that the commission had approved composite decking and that it could be administratively approved. R. Alfred noted that Ipe wood was extremely strong and durable. The commission would approve simulated divided lite windows that had interior and exterior grilles attached at the factory and dark spacer bars.

**RECORD OF ACTION:**

**DATE:** December 13, 2023

**SUBJECT:** 239 Woodland Road – Confirmation of Violation of the Historic District Ordinance

At a scheduled meeting and public hearing on December 12, 2023, the Auburndale Historic District Commission, by vote of 5-0,

**RESOLVED** to confirm that there is a violation of the Historic District Ordinance at 239 Woodland Road as the owners repaired the front entry stairs and replaced the stair railings without getting Historic approval for the application and project.

Voting in the Affirmative:

Dante Capasso, Chair

Richard Alfred, Member Paul Dudek, Member

Nancy Grissom, Member

David Boronkay, Alternate

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**RECORD OF ACTION:**

**DATE:** December 13, 2023

**SUBJECT:** 239 WOODLAND RD - Certificate of Appropriateness

At a scheduled meeting and public hearing on December 12, 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 239 WOODLAND RD to for the repairs to the front entry stairs and the replacement of the stair railings that were confirmed to be in violation of the Historic District Ordinance at 239 Woodland Road.

The violation is remediated.

Voting in the Affirmative:

- Dante Capasso, Chair
- Paul Dudek, Member
- Nancy Grissom, Member
- Richard Alfred, Member
- David Boronkay, Alternate

Voting in the Negative:Abstained:Recused:**Violation of the Historic District Ordinance at 305 Central Street**

Becky Hsu apologized that the gravel parking area and stone block barrier were installed; the owners did not realize that the project needed commission review and approval.

Materials Reviewed:

Photos

P. Dudek said that gravel areas were not appropriate and other owners had been required to remove them or replace them with more appropriate material such as permeable pavers. P. Dudek moved to confirm that the work to install the gravel parking area and cement block barrier was done without getting Historic approval and was in violation. R. Alfred seconded the motion. There was a roll call vote and the motion passed, 5-0.

Commissioners asked the owner to come back with a remediation plan. Permeable pavers like what was installed at 32 Woodland Road would be appropriate and the stone curbing blocks should be recessed so that there was a four to six inch exposure.

**RECORD OF ACTION:**

**DATE:** December 14, 2023

**SUBJECT:** 305 Central Street – Confirmation of Violation of the Historic District Ordinance

At a scheduled meeting and public hearing on December 12, 2023, the Auburndale Historic District Commission, by vote of 5-0,

**RESOLVED** to confirm that there is a violation of the Historic District Ordinance at 305 Central Street as the owners installed the gravel parking area and stone block barrier without getting Historic approval for the application and project.

Voting in the Affirmative:

Dante Capasso, Chair  
Nancy Grissom, Member

Richard Alfred, Member  
David Boronkay, Alternate

Paul Dudek, Member

**Administrative discussion**

Minutes: The October 2023 meeting minutes were approved.

The meeting was adjourned at 8:50 p.m.

Recorded by Barbara Kurze, Senior Preservation Planner