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

DATE: January 9, 2024

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

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

ABSENT: David Boronkay, 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, N. Grissom and J. Shames. J. Miller was appointed to vote as a full member. B. Kurze acted as recording secretary and the meeting was recorded on Zoom.

114 Windermere Road – Certificate of Appropriateness

Peter Sachs presented an application to replace the screen porch on the right side with a one-story addition.

Materials Reviewed:

Application link: <https://newtonma.viewpointcloud.com/records/813046>

Assessors database map

Photos

Site plan

Elevations

Floor plans

Roof plan

Proposed demolition

Materials and products list

Product information

Window details

MHC Form B

There was discussion about the metal roof; P. Sachs said it allowed for a shallow pitch and long-term water proofing. Copper was very expensive, and an asphalt roof would require an increased pitch and moving the addition forward which would require redoing the electrical heat pump system. P. Dudek said that the gray metal would blend better with the existing roof on the house than copper. Commissioners said the project was appropriate. Jay Harney, former councilor, supported the project and said it would look great.

Commissioners asked if the installed heat pump system was reviewed and approved by the commission. The owners said they did not realize they had to apply for the heat pumps and that the system was screened by mature rhododendrons. Staff advised that the heat pump system was in violation and the owners needed to address this with the commission.

N. Grissom moved to grant a Certificate of Appropriateness for the project as submitted. P. Dudek seconded the motion. The motion passed 6-0.

RECORD OF ACTION:

DATE: January 10, 2024

SUBJECT: 114 WINDERMERE RD - Certificate of Appropriateness

At a scheduled meeting and public hearing on January 9, 2024 the Auburndale Historic District Commission, by roll call vote of 6-0,

RESOLVED to **grant** a Certificate of Appropriateness for the project as submitted at 114 WINDERMERE RD to replace the screen porch on the right side of the house with a one-story addition.

Voting in the Affirmative:

- Dante Capasso, Chair
- Richard Alfred,
Member
- Paul Dudek, Member
- Nancy Grissom,
Member
- Joel Shames,
Member
- James Miller,
Alternate

Voting in the Negative:Abstained:Recused:**33 Hancock Street – Certificate of Appropriateness**

Ana Gaby presented an application to build a one-story addition at the back of the house and to install egress wells on the right side to meet code.

Materials Reviewed:

MATERIALS PROVIDED:

Application: <https://newtonma.viewpointcloud.com/records/812693>

Assessors database map

Photos

Survey
 Site plan
 Existing and proposed elevations, floor plans and roof plan
 Demo plans
 Photos of existing details
 Materials and products list
 Product information
 Window details
 MHC Form B
 Staff photos showing left side of house from Hancock Street

Commissioners confirmed that the new roof would not project past the left side wall of the main house. P. Dudek and R. Alfred commented that it was a beautiful house and a great addition project. R. Alfred moved to grant a Certificate of Appropriateness for the project as submitted. J. Shames seconded the motion. The motion passed 6-0.

RECORD OF ACTION:

DATE: January 10, 2024

SUBJECT: 33 HANCOCK ST - Certificate of Appropriateness

At a scheduled meeting and public hearing on January 9, 2024 the Auburndale Historic District Commission, by roll call vote of 6-0,

RESOLVED to **grant** a Certificate of Appropriateness for the project as submitted at 33 HANCOCK ST to build a rear addition and add egress windows and window wells on the right side of the house.

Voting in the Affirmative:

- Dante Capasso, Chair
- Richard Alfred,
Member
- Paul Dudek, Member
- Nancy Grissom,
Member
- Joel Shames,
Member
- James Miller,
Alternate

Voting in the Negative:

Abstained:

Recused:

Administrative discussion

Minutes: The December 2023 meeting minutes were approved with edits.

Design Guidelines: N. Grissom asked that information be added about utilities (heat pumps, utility boxes and meters, and conduits), metal roofs, and gutters and downspouts.

The meeting was adjourned at 8:25 p.m.

Recorded by Barbara Kurze, Senior Preservation Planner