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

**DATE:** February 13, 2024

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

**ATTENDING:** Paul Dudek, Acting Chair  
Richard Alfred, Member  
Joel Shames, Member  
David Boronkay, Alternate  
James Miller, Alternate  
Barbara Kurze, Staff

**ABSENT:** Dante Capasso, Chair  
Nancy Grissom, Member

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

**113 Grove Street – Certificate of Appropriateness**

Richard Zagame presented an application to amend the previously approved plans by: 1) adding a new dormer to the north (right) side above the small window that was approved at the last meeting (Drawing A-7a); 2) removing a previously approved new dormer on the east side (facing Grove Street; Drawing A-7a); and 3) keeping an existing dormer on the south (left) side that was previously approved to be removed (Drawing A-8).

**Materials Reviewed:**

Application link: <https://newtonma.viewpointcloud.com/records/814863>

Pdf: Compiled 113 Grove amendment

Assessors database map

Photos

Plan

Elevations

Previously approved plans

MHC Form B

Commissioners agreed the changes were appropriate. R. Alfred moved to grant a Certificate of Appropriateness for the project as submitted. J. Miller seconded the motion. The motion passed 5-0.

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**RECORD OF ACTION:**

**DATE:** February 14, 2024

**SUBJECT:** 113 GROVE ST - Certificate of Appropriateness

At a scheduled meeting and public hearing on February 13, 2024 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 113 GROVE ST to keep the existing dormer above the kitchen window on the south side which was previously approved for removal, not add the new dormer to the east side of the house that was previously approved, and add a new dormer on the north side of house.

Voting in the Affirmative:

- Paul Dudek, Acting Chair
- Richard Alfred, Member
- Joel Shames, Member
- David Boronkay, Alternate
- James Miller, Alternate

Voting in the Negative:

Abstained:

Recused:

**37 Hancock Street – Certificate of Appropriateness**

Dana Levine presented an application to expand the existing rear breakfast nook and add a second story. An egress window would be added to the basement. They also wanted to relocate the left side entrance and add stairs and a portico with a roof. The driveway would be modified to accommodate the new side entrance. All the double-hung one-over-one windows would be replaced with new, upgraded simulated divided lite window inserts with a more appropriate two-over-two grille pattern; the existing casings and trim would remain. Egress window wells would be built and have black covers. The addition would have HardiePlank siding to match the look of the existing vinyl siding on the main house; there were no plans to replace the vinyl siding.

Materials Reviewed:

MATERIALS PROVIDED:

Application: <https://newtonma.portal.opengov.com/records/816030>

Pdf file: Compiled 37 Hancock addition entry

Assessors database map

Photos

Survey

Site plan

Existing elevations

Demolition plans

Renderings  
 Proposed elevations  
 Existing and proposed roof plans  
 Detail drawings  
 Photos of existing window details  
 Product and material information  
 MHC Form B

The applicant confirmed that they were keeping the chimney even though it was not shown in all the drawings. There was discussion about the four-lite window on the left side of the house; it was close to the front and detracted from the rest of the house. Commissioners said that if the window was replaced, it should be replaced with a window that had the appearance of two ganged two-over-two double hung windows with a horizontal member and a wider middle member. D. Boronkay asked if the difference between the existing vinyl and the HardiePlan siding on the addition would create a noticeable juxtaposition. D. Levy said the exposure and color were the same. Commissioners agreed that the project would be a great improvement to the house and complimented the applicant on a great design and presentation. Neighbor Lizanne Moynihan supported the project. J. Miller moved to grant a Certificate of Appropriateness for the project as submitted with requirements for the fixed window on the left side if it were replaced. R. Alfred seconded the motion. The motion passed 5-0.

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**RECORD OF ACTION:**

**DATE:** February 14, 2024

**SUBJECT:** 37 HANCOCK ST - Certificate of Appropriateness

At a scheduled meeting and public hearing on February 13, 2024 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 37 HANCOCK ST to expand the existing rear breakfast nook and add a second story, add an egress window and window well to the basement, relocate the left side entrance and add stairs and a portico with a roof, modify the driveway configuration to accommodate the new side entrance, and replace the double-hung one-over-one windows with new simulated divided lite windows with a more appropriate two-over-two grille pattern with the requirement that if the four-lite fixed window on the left side is replaced, the new window must have the appearance of two ganged two-over-two double-hung windows.

Voting in the Affirmative:

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

Voting in the Negative:

Abstained:

Recused:

- James Miller,  
Alternate

### **141 Grove Street, Williams Elementary School – Certificate of Appropriateness**

Aaron Gormley presented an application to install rooftop solar panels. The meters and switch boxes would be located on the left side of the building (facing the building from Grove Street). There would be a run of 3-inch diameter conduit from the boxes to the roof; they could be painted a color that would blend in more. The plan was to install them farther away from Grove Street, between Zones 3 and 4. The roof arrays were about 12 to 15 inches high and were lower than the roof parapets and were set back from the roof edge; he did not think they would be visible. The installation did not require any roof penetrations.

#### Materials Reviewed:

MATERIALS PROVIDED:

Application: <https://newtonma.viewpointcloud.com/records/814686>

Pdf: Compiled 141 Grove solar

Assessors database map

Historic photo

Staff street views

Roof photos

Solar array roof plan

Letter of Intent

MHC Form B

Commissioners noted that the proposed location for meters, switch boxes and conduit would be visible and asked if the equipment and conduit could be moved to the back of the building. A. Gormley said this might be possible and he would do a site visit to confirm. The main issue would be getting the conduit into the electrical room. Commissioners said if it was not possible to put everything on the back, then it should be moved as far back as possible. J. Shames asked if the roof panels would be visible from Hancock or Lasell Streets. It was unlikely because the arrays had a low profile and were set back from the roof edges. R. Alfred noted that the commission had approved visible panels that were not obtrusive or awkwardly configured; and the views looking from Hancock and Lasell were of the back of the building. Commissioners agreed that the applicant should submit revised drawings and plans to Staff for final review and approval that showed the boxes and conduit at the back of the building. If it was not possible to put everything on the back, the applicants needed to submit revised drawings and plans showing the boxes and conduit moved as far back as possible on the left side. R. Alfred moved to grant a Certificate of Appropriateness for the project as submitted with requirements for the location of the boxes and conduit and revised plans to be submitted for Staff review and approval. J. Shames seconded the motion. The motion passed 5-0.

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#### **RECORD OF ACTION:**

**DATE:** February 14, 2024

**SUBJECT:** 141 GROVE ST - Certificate of Appropriateness

At a scheduled meeting and public hearing on February 13, 2024 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 141 GROVE ST to install rooftop solar panels and install meters, switch boxes and conduit with the requirement that

the exterior meters, boxes and conduit will be located on the back of the building and the applicants will submit revised drawings and plans showing the location at the back. If that is not possible, any items that need to be installed on the left side will be put as far back as possible and the applicant must submit revised drawings and plans showing the proposed locations to Staff for review and final approval. Exterior conduits on the sides of the building must be painted to match the surface where they are installed.

Voting in the Affirmative:

- Paul Dudek, Member
- Richard Alfred, Member
- Joel Shames, Member
- David Boronkay, Alternate
- James Miller, Alternate

Voting in the Negative:Abstained:Recused:**Violation of the Historic District Ordinance at 114 Windermere Road****Request for Certificate of Appropriateness to Remediate Violation at 114 Windermere Road**

The owners installed heat pumps and conduits on both sides of the house without getting Historic approval for the application and project.

Materials Reviewed:

MATERIALS PROVIDED:

Application

PDF file: Compiled 114 Windermere heat pumps

Assessors database map

Photos

MHC Form B

Commissioners confirmed that the heat pumps and conduits were in violation of the Historic District Ordinance. R. Alfred moved to confirm that the heat pumps and conduits were installed without getting Historic approval and were in violation. J. Miller seconded the motion. There was a roll call vote and the motion passed, 5-0.

R. Alfred said that the heat pumps were an eyesore. He was concerned that if the rhododendrons were removed, they would be very visible and asked if the equipment could be moved to the back of the house. Bonnie Katz said that they were planning to keep the rhododendrons. Moving the pumps would be expensive and there was a full-length deck at the back of the house that would have to be changed. The other issue was that the conduits were piped in through the brick and those openings would have to be repaired. P. Dudek thought that the side additions lessened the visual impact of the pumps. Most of the commissioners would accept the as-built project if the equipment was completely screened by the plantings, and if the owners agreed to maintain the plantings. R. Alfred said that any future buyer needed to be told about the condition to maintain the plantings. He also said that this approval did not set a precedent.

J. Miller moved to approve the work. P. Dudek seconded the motion. There was a roll call vote and the motion passed, 4-0-1; R. Alfred abstained. R. Alfred moved that the approval did not set a precedent. J. Shames seconded the motion. The motion passed, 5-0.

**RECORD OF ACTION:**

**DATE:** February 16, 2024

**SUBJECT:** 114 Windermere Road – Confirmation of Violation of the Historic District Ordinance

At a scheduled meeting and public hearing on February 13, 2024, the Auburndale Historic District Commission, by vote of 5-0,

**RESOLVED** to confirm that there is a violation of the Historic District Ordinance at 114 Windermere Road as the owners installed heat pumps and conduits without getting Historic approval for the application and project.

**Voting in the Affirmative:**

Paul Dudek, Acting Chair  
David Boronkay, Alternate

Richard Alfred, Member  
James Miller, Alternate

Joel Shames, Member

**RECORD OF ACTION:**

**DATE:** February 16, 2024

**SUBJECT:** 114 WINDERMERE RD - Certificate of Appropriateness

At a scheduled meeting and public hearing on February 13, 2024 the Auburndale Historic District Commission, by roll call vote of 4-0-1 with one abstention,

**RESOLVED to grant** a Certificate of Appropriateness for the project as submitted at 114 WINDERMERE RD to for the heat pumps and conduits that were installed on the left and right sides and confirmed to be in violation of the Historic District Ordinance at 114 Windermere Road. The owners are required to consistently maintain the plantings to screen the heat pumps on the left and right sides and that any buyer of the property is required to maintain the plantings and screening as a condition of the sale.

The violation is remediated.

**Voting in the Affirmative:**

- Paul Dudek, Acting Chair
- Joel Shames, Member
- David Boronkay, Alternate
- James Miller, Alternate

**Voting in the Negative:**

**Abstained:**

**Recused:**

- Richard Alfred, Member

**RECORD OF ACTION:**

**DATE:** February 16, 2024

**SUBJECT:** 114 Windermere Road Violation Remediation

At a scheduled meeting and public hearing on February 13, 2024, the Auburndale Historic District Commission, by roll call vote of 5-0,

**RESOLVED** that in approving the work to install heat pumps and conduits that was confirmed to be in violation at 114 Windermere Road the commission makes it clear that this does not set a precedent and that the approval was unique to the particular facts and circumstances of this case.

**Voting in the Affirmative:**

Paul Dudek, Acting Chair

Richard Alfred, Member

Joel Shames, Member

David Boronkay, Alternate

James Miller, Alternate

The meeting was adjourned at 9:30 p.m.

Recorded by Barbara Kurze, Senior Preservation Planner