



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
(617) 796-1120
Telefax
(617) 796-1142
TDD/TTY
(617) 796-1089
www.newtonma.gov

Barney S. Heath
Director

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

DATE: March 12, 2024

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

ATTENDING: Richard Alfred, Member
Paul Dudek, Member
Nancy Grissom, Member
Joel Shames, Member
David Boronkay, Alternate
James Miller, Alternate
Barbara Kurze, Staff

ABSENT: Dante Capasso, Chair

The meeting was called to order at 7:00 p.m. with Paul Dudek presiding as Acting Chair. Voting permanent members were R. Alfred, N. Grissom, 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.

37 Cheswick Road – Certificate of Appropriateness

Madline Margit and Ernie Zupancic presented an application to install a black iron railing along the right side of the front walkway. The design would match the height and design of the existing railing on the front entry landing.

Materials Reviewed:

Application link: <https://newtonma.viewpointcloud.com/records/817941>

Pdf: Compiled 37 Cheswick railings

Assessors database map

Photos

Photo with sketch of railing location

MHC Form B

Commissioners agreed that the project was appropriate. P. Dudek recommended that the owners have the option to add a granite post at the sidewalk to terminate the railing. N. Grissom moved to grant a Certificate of Appropriateness for the project as submitted. R. Alfred seconded the motion. The motion passed 6-0.

RECORD OF ACTION:**DATE:** March 13, 2024**SUBJECT:** 37 CHESWICK RD - Certificate of Appropriateness

At a scheduled meeting and public hearing on March 12, 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 37 CHESWICK RD to install a black iron railing along the right side of the front walkway. The design will match the design and height of the existing railing on the front entry landing and the top rail will have a "lamb's tail" hand rail end.

Voting in the Affirmative:

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

Voting in the Negative:Abstained:Recused:**357 Central Street – Certificate of Appropriateness**

Linda Walton presented an application to change the driveway area by removing a concrete pad at the back right of the driveway and paving it with asphalt. The entire driveway would be repaved, and one row of cobblestone edging with a two-inch reveal would be installed on both sides.

Materials Reviewed:MATERIALS PROVIDED:Application: <https://newtonma.viewpointcloud.com/records/817754>

Pdf: Compiled 357 Central driveway edging

Assessors database map

Photos with information about the project and sketches with dimensions

Photo of granite cobblestone

MHC Form B

P. Dudek said that future driveway applications needed to have a photo of the existing driveway, and plan views of the existing and proposed with before and after dimensions. Any borders or aprons needed to be marked with dimensions, orientation, and reveal. N. Grissom moved to grant a Certificate of Appropriateness for the project as submitted. J. Miller seconded the motion. The motion passed 6-0.

RECORD OF ACTION:**DATE:** March 13, 2024**SUBJECT:** 357 CENTRAL ST - Certificate of Appropriateness

At a scheduled meeting and public hearing on March 12, 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 357 CENTRAL ST to change the driveway area by removing a concrete pad at the back right of the driveway and paving it with asphalt, to repave the existing driveway, and add one row of cobblestone edging oriented lengthwise with a two-inch on each side.

Voting in the Affirmative:

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

Voting in the Negative:Abstained:Recused:**150 Woodland Road, Lasell University – Certificate of Appropriateness**

Dan Eldredge, Ben Bailey and Marc Fournier presented an application to repair existing bay, leaded, and stained-glass windows. Other double hung and fixed windows would be repaired, and, if they could not be repaired, would be replaced with two-over-two simulated divided lite Marvin aluminum-clad wood windows. All the exterior railings would be replaced with a 42-inch-tall composite AZEK railing system. A new set of stairs and an accessible lift with an aluminum panel door and PVC surround would be installed on the left side, at the porch area behind the two-story bay. The grade would be leveled at the parking lot for accessibility.

Materials Reviewed:

MATERIALS PROVIDED:

Application: <https://newtonma.viewpointcloud.com/records/818362>

Pdf: Compiled 150 Woodland

Assessors database map

Photos

Site plan

Elevations

Floor plans

Product details

Photos of AZEK railing sample

MHC Form B

Commissioners confirmed that the arched windows and curved windows would remain and that the windows to be replaced were either replacement windows or rotted with inappropriate interventions. Neighbor Nancy Greenberg commented that it was important to keep the curved windows and restore the unique original windows. N. Grissom 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: March 13, 2024

SUBJECT: 150 WOODLAND RD - Certificate of Appropriateness

At a scheduled meeting and public hearing on March 12, 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 150 WOODLAND RD to repair the existing bay, leaded, and stained-glass windows. Repair double-hung and fixed windows or replace them with Marvin aluminum-clad windows. The windows will be two-over-two simulated divided lites (interior and exterior grilles and dark spacer bars) except for smaller windows where one-over-one or a different configuration is appropriate. Replace exterior railings with 42-inch-tall composite AZEK railing systems with the matte finish. Demolish the rear stairs, build a new set of stairs and install an accessible lift on the left side, at the porch area behind the two-story bay. Modify the parking area near the accessible lift.

Voting in the Affirmative:

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

Voting in the Negative:

Abstained:

Recused:

Administrative discussion

Minutes: The January and February 2024 meeting minutes were approved with edits.

The meeting was adjourned at 8:00 p.m.

Recorded by Barbara Kurze, Senior Preservation Planner