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

**DATE:** May 14, 2024

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

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

**ABSENT:** Richard Alfred, Member

The meeting was called to order at 7:00 p.m. with Dante Capasso presiding as Chair. Voting permanent members were 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.

**360 Central Street and 366 Central Street – Certificates of Appropriateness**

Jenny and Noel Llaguio, David Levy, Laura Weissberg, and Linda Walton presented the applications to repave the shared driveway, add new paving to the right side of the 366 Central Street driveway, and add granite cobblestone borders, divider, and apron.

Materials Reviewed:

APPLICATION LINK: <https://newtonma.viewpointcloud.com/records/825347>

Pdf: Compiled 360 Central

APPLICATION LINK: <https://newtonma.viewpointcloud.com/records/820364>

Pdf: Compiled 366 Central

Assessors database map  
Photos  
Project description  
Surveyor plan  
Paving plan  
Photo with sketch of cobblestone locations

Photo of cobblestone  
MHC Form B

Commissioners agreed that the project was appropriate and that the granite cobblestones were a nice touch. P. Dudek moved to grant a Certificate of Appropriateness for the project as submitted for 360 Central Street. J. Shames seconded the motion. The motion passed 5-0. J. Miller moved to grant a Certificate of Appropriateness for the project as submitted for 366 Central Street. P. Dudek seconded the motion. The motion passed 5-0.

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**RECORD OF ACTION:**

**DATE:** May 15, 2024

**SUBJECT:** 360 CENTRAL ST - Certificate of Appropriateness

At a scheduled meeting and public hearing on May 14, 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 360 CENTRAL ST to repave the asphalt driveway and add a four-foot cobblestone apron, a narrow border and a divider. The project is being coordinated with 366 Central Street which owns the adjoining driveway.

Voting in the Affirmative:

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

Voting in the Negative:

Abstained:

Recused:

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**RECORD OF ACTION:**

**DATE:** May 15, 2024

**SUBJECT:** 366 CENTRAL ST - Certificate of Appropriateness

At a scheduled meeting and public hearing on May 14, 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 366 CENTRAL ST to expand the asphalt driveway area on the right side and repave the existing asphalt driveway area, and add a four-foot granite cobblestone apron, a narrow border and divider. The project is being coordinated with 360 Central Street which owns the adjoining driveway.

Voting in the Affirmative:

- Dante Capasso, Chair
- Paul Dudek, Member
- Nancy Grissom,  
Member
- Joel Shames, Member

Voting in the Negative:

Abstained:

Recused:

- James Miller, Alternate

**J. Shames recused himself.**

**348 Central Street – Certificate of Appropriateness**

Joel Shames presented an application to screen the heat pumps on the right side of the house with lattice fencing and shrubs. The street-facing width would be 42”.

Materials Reviewed:

APPLICATION LINK: <https://newtonma.viewpointcloud.com/records/821515>

Pdf: Compiled 348 Central fence

Assessors database map

Photo of front

Photos of sample lattice fencing and components

MHC Form B

N. Grissom, P. Dudek and J. Miller said that vinyl and plastic products were typically not approved as the material was not appropriate. Wood or a wood by-product composite would be appropriate. Commissioners also wanted the lattice to have a three-dimensional look like traditional lattice construction. N. Grissom moved to grant a Certificate of Appropriateness for the project with requirements for the materials and design. P. Dudek seconded the motion. The motion passed 4-0 with one recusal.

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**RECORD OF ACTION:**

**DATE:** May 15, 2024

**SUBJECT:** 348 CENTRAL ST - Certificate of Appropriateness

At a scheduled meeting and public hearing on May 14, 2024 the Auburndale Historic District Commission, by roll call vote of 4-0 with one recusal,

**RESOLVED to grant** a Certificate of Appropriateness for the project as submitted at 348 CENTRAL ST to install lattice fencing to screen the heat pumps on the right side of the house with the requirements that 1) the lattice will be wood and constructed to look like traditional lattice, and 2) the fence structural elements will be wood or paintable compost. If all the components are wood, they can be left natural. Otherwise, the lattice fencing must be painted. The revised proposal must be submitted to Staff for final review and approval before project work can begin.

Voting in the Affirmative:

- Dante Capasso, Chair
- Paul Dudek, Member
- Nancy Grissom, Member
- James Miller, Alternate

Voting in the Negative:

Abstained:

Recused:

- Joel Shames, Member

J. Shames rejoined the meeting.

**32 Hancock Street – Certificate of Appropriateness**

Ammar Joubi presented an application to expand the existing rear addition to extend the side of the house. He planned to use the existing awning window instead of the box bay window that was shown in the proposed new left side drawing.

Materials Reviewed:

APPLICATION LINK: <https://newtonma.viewpointcloud.com/records/811434>

Pdf: Compiled 32 Hancock

Assessors database map

Photos

Existing conditions plan

Existing plans and demolition

Proposed plans and elevations

MHC Form B

P. Dudek said that the re-installed awning window would be visible in the new location and was not appropriate. The new window should be a six-over-one double-hung simulated divided lite window. P. Dudek moved to grant a Certificate of Appropriateness for the project as submitted with a requirement for the new window on the left side. N. Grissom seconded the motion. The motion passed 5-0.

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**RECORD OF ACTION:**

**DATE:** May 15, 2024

**SUBJECT:** 32 HANCOCK ST - Certificate of Appropriateness

At a scheduled meeting and public hearing on May 14, 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 32 HANCOCK ST to expand the existing rear addition to extend the side of the house with the requirement that the new window on the left side will be a double-hung simulated divided lite window with a six-over-one grille pattern to match existing windows on the house.

Voting in the Affirmative:

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

Voting in the Negative:

Abstained:

Recused:

**Request for Certificate of Appropriateness to Remediate Violation at 305 Central Street**

Beck Hsui presented a plan to remediate the gravel parking area, granite block barrier, and granite posts installed without Commission approval. The gravel would be removed and replaced with grass. The granite posts would be removed. They requested to keep the granite blocks which continued the existing cement barrier.

Materials Reviewed:APPLICATION LINK: <https://newtonma.viewpointcloud.com/records/821867>

Pdf: Compiled 305 Central

Assessors database map

Aerial photo

Photos

Work estimate

Site plan

MHC Form B

Commissioners agreed that the proposed remediation plan was appropriate. P. Dudek moved to grant a Certificate of Appropriateness for the remediation plan as submitted. N. Grissom seconded the motion. The motion passed 5-0.

**RECORD OF ACTION:****DATE:** May 15, 2024**SUBJECT:** 305 CENTRAL ST - Certificate of Appropriateness

At a scheduled meeting and public hearing on May 14, 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 305 CENTRAL ST to remediate the gravel parking area, granite block barrier, and granite posts installed without Commission approval that were confirmed to be in violation of the Historic District ordinance. The gravel area will be removed and replaced with grass, and the granite posts will be removed. The granite blocks which extend the existing cement barrier will remain.

Voting in the Affirmative:

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

Voting in the Negative:Abstained:Recused:**228 Grove Street – Certificate of Appropriateness**

Jane Grover and David Nevins presented an application to add a second story to the right side bump out. The existing windows were grille-between-glass, but the addition would have the appropriate simulated divided lites. Trim, roofing, and siding would match the existing house.

Materials Reviewed:APPLICATION LINK: <https://newtonma.viewpointcloud.com/records/823084>

Pdf: Compiled 228 Grove addition

Assessors database map

Photos

Site plan

Existing elevations and roof plan

Proposed elevations and roof plan

Product and material information

MHC Form B

P. Dudek and J. Miller said that the design was very nice and fit in well with the style of the house. Neighbor Nancy Greenberg confirmed that the chimney would not be demolished; just encased by the new addition. N. Grissom 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:** May 15, 2024**SUBJECT:** 228 GROVE ST - Certificate of Appropriateness

At a scheduled meeting and public hearing on May 14, 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 228 GROVE ST to add a second story to the right side bump out.

**Voting in the Affirmative:**

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

**Voting in the Negative:****Abstained:****Recused:****Administrative discussion****Minutes:** The March 2024 meeting minutes were approved.

The meeting was adjourned at 8:10 p.m.

Recorded by Barbara Kurze, Senior Preservation Planner