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

**DATE:** June 11, 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.

**197 Grove Street – Certificates of Appropriateness**

David Boronkay presented the applications to demolish the garage and deck. The owners would come back with a future project.

**Materials Reviewed:**

APPLICATION LINK: <https://newtonma.viewpointcloud.com/locations/99914>

Pdf: Compiled 197 Grove

Assessors database map

Photos

Street views

Structural report

Proposed demolition – elevations, site plan, photo

MHC Form B

Commissioners agreed that the project was appropriate as that the garage was a more recent structure. N. Grissom moved to grant a Certificate of Appropriateness for the project as submitted. J. Shames seconded the motion. The motion passed 5-0.

**RECORD OF ACTION:****DATE:** June 12, 2024**SUBJECT:** 197 GROVE ST - Certificate of Appropriateness

At a scheduled meeting and public hearing on June 11, 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 197 GROVE ST to demolish the existing garage and remove the existing deck.

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:**56 Woodland Road – Certificate of Appropriateness**

Jason Gluskin presented an application to install dark solar panels on the front, some of the side roofs, and the flat roof area.

Materials Reviewed:APPLICATION LINK: <https://newtonma.viewpointcloud.com/records/828112>

Pdf: Compiled 56 Woodland

Assessors database map

Photos

Photos of proposed panel and array

Photos of installations in Newton

Aerial view with roof plan

Plan and photos for exterior equipment

Roof plan

Mounting details and photos

Product information

MHC Form B

Commissioners agreed that the project was appropriate and that the panels on the front did not detract from the house. J. Shames moved to grant a Certificate of Appropriateness for the project as submitted. P. Dudek seconded the motion. The motion passed 5-0.

**RECORD OF ACTION:****DATE:** June 12, 2024**SUBJECT:** 56 WOODLAND RD - Certificate of Appropriateness

At a scheduled meeting and public hearing on June 11, 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 56 WOODLAND RD to install solar panels on the front, some of the side roofs, and the flat roof area.

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:

**248 Grove Street – Certificate of Appropriateness**

Ewan Cameron and Justin Zeller presented an application to enclose the rear screen porch. The design used details from the existing house such as the water table, multi-lite windows, and window and door trim. The board and batten siding was intended to contrast and delineate the new addition from the historic house.

Materials Reviewed:

APPLICATION LINK: <https://newtonma.viewpointcloud.com/records/827213>

Pdf: Compiled 248 Grove

Assessors database map

Photos

Site plans – existing, proposed, proposed demolition

Proposed plans and elevations

Stair and railing details

Window, door, lights, and material information

MHC Form B

Commissioners agreed that the project was appropriate and appreciated the design details. N. Grissom confirmed that the walkway at the back was an existing walkway. N. Grissom moved to grant a Certificate of Appropriateness for the project as submitted. J. Miller seconded the motion. The motion passed 4-0 with one recusal. P. Dudek lost connection to the meeting and was recused.

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**RECORD OF ACTION:**

**DATE:** June 12, 2024

**SUBJECT:** 248 GROVE ST - Certificate of Appropriateness

At a scheduled meeting and public hearing on June 11, 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 248 GROVE ST to enclose the screened porch at the back of the house.

Voting in the Affirmative:

Voting in the Negative:

Abstained:

Recused:

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

### **136-144 Hancock Street, former Walker Center – Certificate of Appropriateness**

D. Capasso noted that the amended plans for the addition were submitted with the application, but the dormers were submitted later. He asked commissioners if they had enough time to review the dormer plans. David Olivieri and Andrew Consigli presented an application to amend the previously approved plans for the former Walker Center, the 1913 brick building on Hancock Street. The approved addition to the left side would be removed, the existing dormer facing Grove Street would be modified by expanding it and adding two windows, and a new dormer would be added to the opposite side, facing the courtyard. The drawings showed that new two balconies would be removed from the design, but the applicants wanted to keep those.

#### Materials Reviewed:

APPLICATION LINK: <https://newtonma.viewpointcloud.com/records/765162>

Pdf: Compiled Walker Center amendment

Photo

Site plan

Elevation

Plans

Assessors database information

There was discussion about the special permit process going forward. J. Miller commented that he was hesitant to vote on the dormers without doing a site visit to understand that element of the amendment. P. Dudek said he had reviewed the amendment for the addition and the dormers and he was satisfied that the changes were appropriate. Neighbor Nancy Greenberg asked whether the addition was all brick; D. Olivieri confirmed that it was not all brick. N. Grissom moved to grant a Certificate of Appropriateness for the project as presented. P. Dudek seconded the motion. The motion passed 5-0.

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

**DATE:** June 12, 2024

**SUBJECT:** 136-144 HANCOCK ST - Certificate of Appropriateness

At a scheduled meeting and public hearing on June 11, 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 136-144 HANCOCK ST to amend the previously approved plans for the former Walker Center, the 1913 brick building on Hancock Street, to remove the previously approved new addition on the left side facing the courtyard, to expand the existing dormer facing Grove Street and add two windows, add a new dormer on the opposite side, and keep the proposed balconies.

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 May 2024 meeting minutes were approved.

Commission elections in July: Staff explained the election process. D. Capasso said he would step down as chair, but continue serving on the commission.

The meeting was adjourned at 8:05 p.m.

Recorded by Barbara Kurze, Senior Preservation Planner