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

DATE: August 11, 2020

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

ATTENDING: Italo Visco, Chair
Melinda Broderick, Member
Dante Capasso, Member
Paul Dudek, Member
Barbara Kurze, Staff

ABSENT: Nancy Grissom, Member
David Kayserman, Member
Martin Smargiassi, Alternate
Richard Alfred, Alternate

The meeting was called to order at 7:00 p.m. with Italo Visco presiding as Chair. Voting permanent members were M. Broderick, D. Capasso, and P. Dudek. B. Kurze acted as recording secretary and the meeting was recorded on Zoom.

51 Hawthorne Avenue – Certificate of Appropriateness

The review of the final hardscaping plans was continued from previous meetings. Dan Arone presented an application to install an asphalt driveway with a cobblestone apron and cobblestone borders, two bluestone “stepper” walkways at the front, and two bluestone patios at the back. They also want to build three fieldstone retaining walls, one along the left side of the driveway, and one behind the left-side patio. The third retaining wall would extend from the right rear corner of the house and have bluestone steps.

Materials Reviewed:

Site plan
Photographs
Material information

I. Visco commented that the backyard and side yard grading, retaining wall and stairs were straightforward; he asked about fences for safety. D. Arone said if the safety code required anything, plantings would be used. P. Dudek asked for clarification on the design of the fieldstone wall; D. Arone said the stone and design were shown on the page of the stockade fence. I. Visco commented that the stepper stones leading to the front entry should be lined up to be more formal and the side path could be winding; one set or two sets of stone were fine. Commission members agreed that the proposed work was appropriate. D. Capasso moved to grant a Certificate of Appropriateness for the application as presented. P. Dudek seconded the motion. There was a roll call vote and the motion passed unanimously, 4-0.

RECORD OF ACTION:

DATE: August 12, 2020

SUBJECT: 51 Hawthorne Avenue - Certificate of Appropriateness

At a scheduled meeting and public hearing on August 11, 2020 the Auburndale Historic District Commission, by roll call vote of 4-0,

RESOLVED to grant a Certificate of Appropriateness for the project as submitted at 51 Hawthorne Avenue to install an asphalt driveway and two turnaround areas with a cobblestone apron and cobblestone borders, two bluestone “stepper” walkways at the front, two bluestone patios at the back, and three fieldstone retaining walls. One retaining wall will be along the left side of the driveway, one behind the left-side patio, and the third retaining wall will extend from the right rear corner of the house and have bluestone steps.

Voting in the Affirmative:

Italo Visco, Chair

Melinda Broderick, Member

Dante Capasso, Member

Paul Dudek, Member

27 Cheswick Road – Certificate of Appropriateness

Hal Abrams, Anya Thomas, and Corey Thomas presented an application to replace the vinyl basement windows on the left side of the house with vinyl egress windows; metal window wells would be installed. The three ganged wood windows on the right side of the house would be replaced with a bow window with three vinyl windows. The owners had already been approved to replace the rear bulkhead with a rear entry which would not be visible from a public way.

Materials Reviewed:

Assessor’s database map

MHC Form B

Product information

Photographs

Drawings

There was discussion about exactly what was the design of the three vinyl windows. Commission members agreed that the basement windows were minimally visible, and the project was appropriate. M. Broderick moved to grant a Certificate of Appropriateness for the application as presented. D. Capasso seconded the motion. There was a roll call vote and the motion passed unanimously, 4-0.

RECORD OF ACTION:

DATE: August 12, 2020

SUBJECT: 27 Cheswick Road - Certificate of Appropriateness

At a scheduled meeting and public hearing on August 11, 2020 the Auburndale Historic District Commission, by roll call vote of 4-0,

RESOLVED to **grant** a Certificate of Appropriateness for the project as submitted at 27 Cheswick Road to replace vinyl basement windows, to change the vinyl basement windows on the left side of the house to vinyl egress windows with metal window wells, replace the three ganged wood windows on the right side of the house with a bow window with vinyl windows, and replace the rear bulkhead with an entry.

Voting in the Affirmative:

Italo Visco, Chair Melinda Broderick, Member Dante Capasso, Member
Paul Dudek, Member

119 Windermere Road – Certificate of Appropriateness

Sam Rothhaar presented an application to install three condensers. One would be at the back and not visible from a public way. Two others would be on the left side of the house towards the front and screened with a lattice structure and plantings.

Materials Reviewed:

Assessor's database map
MHC Form B
Site plan sketch
Photographs
Product and material information

Commission members agreed that the two condensers with the screening would minimally visible and not obtrusive. M. Broderick moved to grant a Certificate of Appropriateness for the application as presented. D. Capasso seconded the motion. There was a roll call vote and the motion passed unanimously, 4-0.

RECORD OF ACTION:

DATE: August 12, 2020

SUBJECT: 119 Windermere Road - Certificate of Appropriateness

At a scheduled meeting and public hearing on August 11, 2020 the Auburndale Historic District Commission, by roll call vote of 4-0,

RESOLVED to **grant** a Certificate of Appropriateness for the project as submitted at 119 Windermere Road to install three condensers: one will at the back which is not visible from a public way, and two on the left side of the house towards the front which will be screened with a lattice structure and plantings.

Voting in the Affirmative:

Italo Visco, Chair Melinda Broderick, Member Dante Capasso, Member
Paul Dudek, Member

18 Myrtle Avenue – Certificate of Appropriateness

Molly Kellogg presented an application to replace the existing wood fences in-kind; that part of the project can be granted a Certificate of Non-Applicability. The owners also want to install closed board vinyl fences with lattice toppers along the property line along Lake Avenue behind 51 Hawthorne Avenue, and along the property line that intersects Lake Avenue at Unity Street.

Materials Reviewed:

Assessor's database map
MHC Form B

Fence plan sketches
Product information
Photographs

Commission members agreed that vinyl fences were not appropriate as they did not look like traditional wood fences; the finish was shiny and obviously plastic. D. Capasso noted they would be visible from a public way. P. Dudek thought plantings could work instead of fences. The replacement of the wood fences in-kind was appropriate and staff would issue the approval. M. Kellogg agreed in writing to continue the review of the vinyl fences.

Administrative Discussion

Minutes: The June meeting minutes were approved.

The meeting was adjourned at 8:30 p.m.

Recorded by Barbara Kurze, Senior Preservation Planner