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

**DATE:** April 13, 2021

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

**ATTENDING:** Italo Visco, Chair  
Dante Capasso, Member  
Paul Dudek, Member  
David Kayserman, Member  
Martin Smargiassi, Alternate  
Barbara Kurze, Staff

**ABSENT:** Nancy Grissom, Member  
Richard Alfred, Alternate

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

M. Smargiassi recused himself.

**19 Fern Street – Certificate of Appropriateness**

Anne Damiano presented an application to build a shed at the back of the property in the far-right corner.

**Materials Reviewed:**

Assessors database map  
Site plan  
Product information  
Photographs

Commission members agreed that the shed would be minimally visible and was appropriate. P. Dudek moved to grant a Certificate of Appropriateness for the application as submitted. D. Capasso seconded the motion. There was a roll call vote and the motion passed unanimously, 4-0, with one recusal.

**RECORD OF ACTION:**

**DATE:** April 14, 2021

**SUBJECT:** 19 Fern Street - Certificate of Appropriateness

At a scheduled meeting and public hearing on April 13, 2021 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 19 Fern Street to build a shed at the back of the property in the far-right corner.

**Voting in the Affirmative:**

Italo Visco, Chair

Dante Capasso, Member

Paul Dudek, Member

David Kayserman, Member

**Recused:**

Martin Smargiassi, Alternate

**41 Hancock Street – Certificate of Appropriateness**

Lizanne Moynihan presented an application to replace the bluestone paver front walkway with gray Yankee Cobble concrete pavers in pattern 21 with a darker concrete paver border. Three landscape lights would be installed on each side of the walkway (six total.) The existing closed board wood fence along the right property line and the rear property line would be replaced with fencing to match the fences recently approved for the neighboring properties at 33 and 37 Hancock Street. The height of the back fence would be increased from six feet to eight feet which was consistent with what was approved for the neighboring properties. A wood gate would also be replaced. A four-foot high and six-foot high fence section to the left of the back deck would also be replaced.

**Materials Reviewed:**

Project description

Assessors database map

Photographs

Product and material specifications

Commission members agreed that the project 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, 5-0.

**RECORD OF ACTION:**

**DATE:** April 14, 2021

**SUBJECT:** 41 Hancock Street - Certificate of Appropriateness

At a scheduled meeting and public hearing on April 13, 2021 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 41 Hancock Street to replace the bluestone paver front walkway with gray Yankee Cobble concrete pavers in Pattern 21 and a darker concrete paver border, and to install six landscape lights.

**Voting in the Affirmative:**

Italo Visco, Chair

Dante Capasso, Member

Paul Dudek, Member

David Kayserman, Member

Martin Smargiassi, Alternate

D. Kayserman left the meeting.

**324 Central Street – Certificate of Appropriateness**

Hossein Bayat presented an application to replace the aluminum siding with HardiePlank and requested feedback on the appropriate repair and replacement of the corner boards and other trim elements.

**Materials Reviewed:**

Assessors database map  
Photographs  
Product information

Commission members agreed that replacing the aluminum siding with smooth HardiePlank was appropriate; faux-grain looks were not appropriate. M. Smargiassi said that paintable PVC or composite flat stock was appropriate for the corner boards. The dimensions of the original cornerboards should be matched if those were discovered intact under the aluminum siding. Otherwise, they should be six to eight inches wide. I. Visco thought it would be appropriate for the owner to apply to remove the non-operable shutters and replace them with operable wood shutters. Commission members said the owner should come back to the Commission if questions or issues came up with the trim elements. M. Smargiassi moved to grant a Certificate of Appropriateness for the application as presented with conditions for the corner boards. P. Dudek seconded the motion. There was a roll call vote and the motion passed unanimously, 4-0.

**RECORD OF ACTION:**

**DATE:** April 14, 2021

**SUBJECT:** 324 Central Street - Certificate of Appropriateness

At a scheduled meeting and public hearing on April 13, 2021 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 324 Central Street to replace the siding with smooth HardiePlank with a five-inch exposure, to replace the corner boards with six- to eight-inch-wide paintable PVC or preprimed cedar, and to repair trim elements with paintable PVC. **The owner must contact Staff with any questions about other elements that are uncovered when the siding is removed, and submit applications for the shutters and changes to any other trim elements.**

**Voting in the Affirmative:**

Italo Visco, Chair	Dante Capasso, Member
Paul Dudek, Member	Martin Smargiassi, Alternate

**29 Lasell Street – Working Session**

Mark Lewis requested feedback on a project to add a new front entry and dormer, a first-floor addition, and a ground floor addition with a screened porch; and to enlarge an existing deck.

**Materials Reviewed:**

Assessors database map  
Site plan  
Plans  
Elevations  
Photographs  
Product and material information

Commission members agreed that the design concept was appropriate. I. Visco and P. Dudek said that the dormer side perspective and details about the articulation between the door transom and lites should be provided.

### **192 Grove Street – Certificate of Appropriateness**

Padraig Bradley presented an application to replace the existing fence. The fence sections facing Grove Street would be wood fencing painted white; 4.5 foot tall closed board fence with a 1.5 foot lattice topper. The sections between 192 and 204 Grove Street and at the back of the property would be replaced with a six-foot tall closed board vinyl fence. Several gates would be replaced.

#### **Materials Reviewed:**

Assessors database map with fence sketch  
Diagram from fence company  
Project description  
Photographs  
Product information

I. Visco said that the proposed vinyl fence section along the side property line would be visible; the shiny finish was not appropriate and vinyl did not age well. The back section would not be visible. M. Smargiassi said that the back fence could be solid. D. Capasso said the side fence could also be solid. D. Capasso moved to grant a Certificate of Appropriateness for the application as presented with conditions. P. Dudek seconded the motion. There was a roll call vote and the motion passed unanimously, 4-0.

### **RECORD OF ACTION:**

**DATE:** April 14, 2021

**SUBJECT:** 192 Grove Street - Certificate of Appropriateness

At a scheduled meeting and public hearing on April 13, 2021 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 192 Grove Street to replace the existing fence **with the requirement that all of the new fencing will be wood**. The fence sections and gates facing Grove Street will have 4.5 foot tall closed board fence with a 1.5 foot lattice topper. The owners have the option of using the fence with the lattice topper or a fence that is completely closed board for the sections between 192 and 204 Grove Street and at the back of the property.

#### **Voting in the Affirmative:**

Italo Visco, Chair	Dante Capasso, Member
Paul Dudek, Member	Martin Smargiassi, Alternate

### **Administrative Discussion**

**Minutes:** The March meeting minutes were approved.

The meeting was adjourned at 8:45 p.m.

Recorded by Barbara Kurze, Senior Preservation Planner