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

**DATE:** May 11, 2021

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

**ATTENDING:** Italo Visco, Chair  
Dante Capasso, Member  
Richard Alfred, Alternate  
Martin Smargiassi, Alternate  
Barbara Kurze, Staff

**ABSENT:** Paul Dudek, Member  
Nancy Grissom, Member  
David Kayserman, Member

The meeting was called to order at 7:00 p.m. with Italo Visco presiding as Chair. Voting permanent member was D. Capasso. Alternates R. Alfred and M. Smargiassi were appointed to vote. B. Kurze acted as recording secretary and the meeting was recorded on Zoom.

**176 Grove Street – Certificate of Appropriateness**

Marcel Valliere, Laura Holberger and Bob Winnicki presented an application to build a three-car garage accessed off the existing driveway and connected to the house and porch with a covered breezeway. The garage would accommodate one car on the main level and two on the below-grade level. Two stone-clad retaining walls would be built along the driveway access to the below-grade level.

**Materials Reviewed:**

Site plan  
Plans  
Elevations  
Renderings  
Product and material information  
Photographs  
MHC Form B

Commission members appreciated the details that made the garage fit in with the house. There was discussion about the cutout areas and contours. Commission members wanted this area to blend better and proposed plantings for screening; the owners could submit a planting plan for Staff review and approval. R. Alfred moved to grant a Certificate of Appropriateness for the application as submitted with requirements for the planting plan submission. D. Capasso seconded the motion. There was a roll call vote and the motion passed unanimously, 4-0.

**RECORD OF ACTION:**

**DATE:** May 12, 2021

**SUBJECT:** 176 Grove Street - Certificate of Appropriateness

At a scheduled meeting and public hearing on May 11, 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 176 Grove Street to build a three-car garage and retaining wall **with the requirement that the applicants will submit a planting plan to screen the view of the retaining wall from Grove Street to Staff for review and approval.**

**Voting in the Affirmative:**

Italo Visco, Chair                      Dante Capasso, Member  
Richard Alfred, Alternate      Martin Smargiassi, Alternate

**29 Lasell Street – Certificate of Appropriateness**

The review was continued from previous meetings. Mark Lewis presented a revised design and details for the application to raise the roof of the left side of the house to be the same height as the main house block, build a two-story rear addition and screened porch, and enlarge the existing rear deck. The front entry would be changed and have a dormer.

**Materials Reviewed:**

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

Commission members agreed that the revised design was appropriate. D. Capasso moved to grant a Certificate of Appropriateness for the application as presented. R. Alfred seconded the motion. There was a roll call vote and the motion passed unanimously, 4-0.

**RECORD OF ACTION:**

**DATE:** May 12, 2021

**SUBJECT:** 29 Lasell Street - Certificate of Appropriateness

At a scheduled meeting and public hearing on May 11, 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 29 Lasell Street 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.

**Voting in the Affirmative:**

Italo Visco, Chair                      Dante Capasso, Member  
 Richard Alfred, Alternate      Martin Smargiassi, Alternate

### **324 Central Street – Certificate of Appropriateness**

Hossein Bayat presented an application to replace the existing aluminum shutters with wood composite shutters, to extend the driveway with permeable cement pavers, and build a 19-foot by 19-foot garage. No significant grading changes were planned.

#### **Materials Reviewed:**

Assessors database map  
 Project description  
 Site plan  
 Plans  
 Elevations  
 Photographs  
 Product information  
 MHC Form B

Commission members agreed that the proposed driveway changes were straightforward and minimally visible from the public way and agreed that the proposed composite shutters were not appropriate. The owner needed to resubmit for wood shutters. The garage needed to have two separate doors. M. Smargiassi moved to grant a Certificate of Appropriateness for the application as presented for the driveway and garage with the requirement for two separate garage doors. P. Dudek seconded the motion. There was a roll call vote and the motion passed unanimously, 4-0.

### **RECORD OF ACTION:**

**DATE:** May 12, 2021

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

At a scheduled meeting and public hearing on May 11, 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 expand the driveway and build a new garage **with the requirement that the garage will have two separate doors.**

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

Italo Visco, Chair                      Dante Capasso, Member  
 Richard Alfred, Alternate      Martin Smargiassi, Alternate

### **46 Vista Avenue – Working Session**

Albert Costa and Erin Butterworth requested feedback on a project to replace the right-side sunroom.

#### **Materials Reviewed:**

Site plan  
 Renderings  
 Partial elevations  
 Detail drawings  
 Email listing required information for complete application  
 MHC Form B

I. Visco and R. Alfred said the proposed addition was too long; it should be shorter and could be deeper. A twenty-foot length could be appropriate. Casement windows and narrower panels could be used to maintain the symmetry and proportions. D. Capasso said that the details were good and that the owners needed a bigger footprint to make the addition usable. The Commission asked the owners to submit an agreement to continue in writing to Staff.

**Administrative Discussion**

Minutes: The April meeting minutes were approved.

The meeting was adjourned at 9:15 p.m.

Recorded by Barbara Kurze, Senior Preservation Planner