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

DATE: December 29, 2021

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

ATTENDING: Nancy Grissom, Acting Chair
Dante Capasso, Member
Paul Dudek, Member
Richard Alfred, Alternate
Barbara Kurze, Staff

ABSENT: David Kayserman, Member
Martin Smargiassi, Alternate

The meeting was called to order at 7:00 p.m. with Nancy Grissom presiding as Acting Chair. Voting permanent member were D. Capasso, and P. Dudek. R. Alfred was appointed to vote as full member. B. Kurze acted as recording secretary and the meeting was recorded on Zoom.

46 Central Street – Certificate of Appropriateness

Ana Calderon and Peter Sachs presented an application to demolish garage and one-story rear addition; and to build a two-story rear addition and a right-side carport. The proposed rear addition would present as subordinate to the historic house. The design and architectural details were appropriate and an improvement over the 1980s addition. The carport would allow parking to be moved farther back away from the front of the house.

Materials Reviewed:

Assessors database map
MHC Form B
Project description
Site plan
Photographs
Plans
Elevations
List of products and materials

Product information**Newton Historic Preservation Guidelines for Additions and New Construction**

D. Capasso confirmed with the applicants that the existing slate roof on the main house block would not be removed. R. Alfred appreciated the positive support from the neighbors but noted that the commission had to review the project based on how it affected the historic property and district. He wanted to better understand how the taller rear addition and carport would present from the street and whether they would in fact appear subordinate to, and not detract from, the historic house structure. He asked if 3-D modeling was possible to understand how the project would look.

A. Calderon and P. Sachs explained that the rear addition and carport were quite far from the street and the view from the street would be minimally changed. D. Capasso commented that the drawings clearly presented the proposed project, and he did not have concerns that the addition would have inappropriate scale and massing relative to the historic structure. P. Dudek did not have any issues; the rear addition appeared subordinate, and the historic details were very nicely carried over to the new addition. N. Grissom agreed. R. Alfred said he would defer to the commission architect and builder. 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: December 30, 2021

SUBJECT: 46 Central Street - Certificate of Appropriateness

At a scheduled meeting and public hearing on December 29, 2021, the Auburndale Historic District Commission, by roll call vote of 4-0,

RESOLVED to **grant** a Certificate of Appropriateness for the project as presented at 46 Central Street to demolish the garage and one-story rear addition; and to build a two-story rear addition and a right-side carport; and to install condensers.

Voting in the Affirmative:

Nancy Grissom, Acting Chair

Dante Capasso, Member Paul Dudek, Member

Richard Alfred, Alternate

Administrative Discussion:

Minutes: The November meeting minutes were approved.

Submission deadlines: Staff reviewed the change moving submission deadlines up a week. The intent was to allow a week before the agenda had to be published to confirm that application submissions were complete. This would also make the meetings more efficient.

The meeting was adjourned at 8:15 p.m.

Recorded by Barbara Kurze, Senior Preservation Planner