



Ruthanne Fuller  
Mayor

**City of Newton, Massachusetts**  
Department of Planning and Development  
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone  
(617) 796-1120  
Telefax  
(617) 796-1142  
TDD/TTY  
(617) 796-1089  
www.newtonma.gov

Barney S. Heath  
Director

---

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

**DATE:** April 12, 2022

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

**ATTENDING:** Nancy Grissom, Acting Chair  
Dante Capasso, Member  
Paul Dudek, Member  
David Kayserman, Member  
Richard Alfred, Alternate  
Josh Markette, Alternate  
Joel Shames, Alternate  
Barbara Kurze, Staff

**ABSENT:** 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, P. Dudek and D. Kayserman. R. Alfred, J. Markette, and J. Shames were appointed to vote as full members. B. Kurze acted as recording secretary and the meeting was recorded on Zoom.

**46 Vista Avenue – Certificate of Appropriateness**

Erin Butterworth and Albert Costa presented an application to amend the previously approved side addition to change the right-side and rear elevations. The length of the right-side would be extended seven-and-a-half feet farther to the back from 20 feet to 27.5 feet, and a molded panel would be added to either end of the right side. The back of the addition, which was not visible from a public way, would mirror the front elevation. The railing was dropped to a more appropriate scale. The previously approved front of the addition, products, and materials, including the Pella windows, would be used.

**Materials Reviewed:**

Plot plan  
Plans  
Rendering

Elevations  
 Window and panel details  
 Gutter and railing details  
 Plans approved in 2021

R. Alfred commented that the drawings should have clearly identified the areas that were changed by bubbling or highlighting them; it was difficult to immediately understand what the proposed changes were. Commission members agreed that the plans were appropriate. R. Alfred 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, 7-0.

**RECORD OF ACTION:**

**DATE:** April 13, 2022

**SUBJECT:** 46 Vista Avenue - Certificate of Appropriateness

At a scheduled meeting and public hearing on April 12, 2022, the Auburndale Historic District Commission, by roll call vote of 7-0,

**RESOLVED** to **grant** a Certificate of Appropriateness for the project as submitted at 46 Vista Avenue to amend the previously approved side addition to extend the right side to 27.5 feet and add a molded panel on either end, to change the back elevation to mirror the front elevation, and to modify the railing. The previously approved front of the addition, products, materials, and Pella windows will not be changed.

**Voting in the Affirmative:**

Nancy Grissom, Acting Chair	Dante Capasso, Member	Paul Dudek, Member
David Kayserman, Member	Richard Alfred, Alternate	Josh Markette, Alternate
Joel Shames, Alternate		

J. Shames recused himself.

**348 Central Street – Certificate of Appropriateness**

Alex Aguilar presented an application to replace the vinyl siding with HardiePlank, smooth side on the exterior. The cornerboards and trim would be replaced with AZEK flat stock, and the rafter tails and other moldings would be saved and re-used or repaired in-kind. They would try to match any historic elements that they found under the vinyl siding. They did not plan on replacing the shutters.

**Materials Reviewed:**

Photographs  
 Product information  
 MHC Form B

N. Grissom advised that the owners needed to submit an application if they wanted to replace the shutters and that new shutters needed to be operable; if there was surviving historic clapboard, the owners should try to match the dimensions and reveal. R. Alfred and P. Dudek said the HardiePlank clapboard was an appropriate product. P. Dudek moved to grant a Certificate of Appropriateness for the application as submitted. D. Kayserman seconded the motion. There was a roll call vote and the motion passed unanimously, 6-0, with one recusal.

**RECORD OF ACTION:**

**DATE:** April 13, 2022

**SUBJECT:** 348 Central Street - Certificate of Appropriateness

At a scheduled meeting and public hearing on April 12, 2022, the Auburndale Historic District Commission, by roll call vote of 6-0, with one recusal,

**RESOLVED** to **grant** a Certificate of Appropriateness for the project as submitted at 348 Central Street to replace the vinyl siding with HardiePlank **with the requirement that the smooth side will be on the exterior**, and to replace the cornerboards and trim with AZEK flat stock. The rafter tails and other moldings will be saved and re-used.

**Voting in the Affirmative:**

Nancy Grissom, Acting Chair	Dante Capasso, Member	Paul Dudek, Member
D. Kayserman, Member	Richard Alfred, Alternate	Josh Markette, Alternate

**Recused:**

Joel Shames, Alternate

**34 Groveland Street – Certificate of Appropriateness**

Kate Haworth presented an application to repave the existing driveway and install a cobblestone band and granite paver area next to the garage entrance. The paver area would prevent the asphalt from getting indented by the basket ball hoop.

**Materials Reviewed:**

Photographs  
Photographs with sketches of proposed work area  
Material information  
MHC Form B

Commission members said the project was appropriate. D. Kayserman 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, 7-0.

**RECORD OF ACTION:**

**DATE:** April 13, 2022

**SUBJECT:** 34 Groveland Street - Certificate of Appropriateness

At a scheduled meeting and public hearing on April 12, 2022, the Auburndale Historic District Commission, by roll call vote of 7-0,

**RESOLVED** to **grant** a Certificate of Appropriateness for the project as submitted at 34 Groveland Street to repave the existing driveway and install a cobblestone band and granite paver area in front of the garage.

**Voting in the Affirmative:**

Nancy Grissom, Acting Chair	Dante Capasso, Member	Paul Dudek, Member
David Kayserman, Member	Richard Alfred, Alternate	Josh Markette, Alternate
Joel Shames, Alternate		

**347 Central Street – Certificate of Appropriateness**

Jeff Pike presented an application to install three exterior lights on the garage that would match the front entry lights.

Materials Reviewed:

Elevation

Product specification

Commission members said the project was appropriate. D. Kayserman moved to grant a Certificate of Appropriateness for the application as presented. J. Shames seconded the motion. There was a roll call vote and the motion passed unanimously, 7-0.

**RECORD OF ACTION:****DATE:** April 13, 2022**SUBJECT:** 347 Central Street - Certificate of Appropriateness

At a scheduled meeting and public hearing on April 12, 2022, the Auburndale Historic District Commission, by roll call vote of 7-0,

**RESOLVED** to **grant** a Certificate of Appropriateness for the project as submitted at 347 Central Street to install three exterior lights on the garage.

Voting in the Affirmative:

Nancy Grissom, Acting Chair

Dante Capasso, Member Paul Dudek, Member

David Kayserman, Member

Richard Alfred, Alternate Josh Markette, Alternate

Joel Shames, Alternate

**118 Windermere Road – Certificate of Appropriateness**

John Arone presented an application to replace the windows on the enclosed left-side porch with windows that are consistent with other windows on the house. The windows on the front and side would be visible. The proposed work at the back – building a shed dormer, expanding the mudroom, and changing the windows and door on the enclosed porch - would not be visible from a public way and would be administratively approved.

Materials Reviewed:

Photos

Plans

Elevations

Material list

Product information

Window and door quotes

N. Grissom confirmed that the new windows on the enclosed porch would fit in the existing rough openings. There was discussion about the left-side egress windows, window wells and railings which were shown on the plans but not identified in the scope of work. J. Markette noted that there were also foundation changes not listed in the scope of work and there was nothing about work on the right side of the house. Commission members said that any exterior changes not included in this scope of work needed to be submitted for commission review and approval. J. Arone agreed to submit updated drawings and to submit an application for the left-side egress windows, window wells and railings. R. Alfred said given the long lead times for the windows that the commission could approve the proposed Pella windows. But no work could be done on the egress windows.

D. Capasso moved to grant a Certificate of Appropriateness for the application scope of work as submitted except for the window wells and railings and any other work that was not called out in the scope of work. P. Dudek seconded the motion. There was a roll call vote and the motion passed unanimously, 7-0.

**RECORD OF ACTION:****DATE:** April 13, 2022**SUBJECT:** 118 Windermere Road - Certificate of Appropriateness

At a scheduled meeting and public hearing on April 12, 2022, the Auburndale Historic District Commission, by roll call vote of 7-0,

**RESOLVED to grant** a Certificate of Appropriateness for the project as submitted at 118 Windermere Road to replace the windows on the enclosed left-side porch with windows that are consistent with other windows on the house and to purchase the windows for the left side egress windows. **The egress window wells, railings, installation of the egress windows, changes to the visible foundation areas, and any other changes not included in the application scope of work are NOT approved. The applicant is required to submit an application for commission review and approval for any new exterior work that was not included in the application scope of work.**

**Voting in the Affirmative:**

Nancy Grissom, Acting Chair	Dante Capasso, Member	Paul Dudek, Member
David Kayserman, Member	Richard Alfred, Alternate	Josh Markette, Alternate
Joel Shames, Alternate		

**51 Hawthorne Avenue – Certificate of Appropriateness**

Joanna McCoy presented an application to replace the granite markers with masonry piers and lantern lights, replace the front entry steppingstone path with a solid masonry path, install a gate at the breezeway opening, install metal and AZEK fencing and gates, and install a masonry patio area at the back. The fencing would be five feet high in most locations. She confirmed that landscape lighting was not part of the application.

**Materials Reviewed:**

Site plans  
 Photos  
 Assessors database map  
 Product and material information  
 Additional project information

Staff stated that Unity Street and Lake Avenue were private ways, so the commission only had jurisdiction over exterior work that would be visible from Hawthorne Avenue. P. Dudek noted that the black metal fence would not be obtrusive. Commission members agreed the proposed project was appropriate. D. Kayserman moved to grant a Certificate of Appropriateness for the project as presented. P. Dudek seconded the motion. There was a roll call vote and the motion passed unanimously, 7-0.

**RECORD OF ACTION:****DATE:** April 13, 2022**SUBJECT:** 51 Hawthorne Avenue - Certificate of Appropriateness

At a scheduled meeting and public hearing on April 12, 2022, the Auburndale Historic District Commission, by roll call vote of 7-0,

**RESOLVED to grant** a Certificate of Appropriateness for the project as submitted at 51 Hawthorne Avenue to replace the granite markers with masonry piers and lights, replace the front entry steppingstone path with a solid masonry path, install a gate at the breezeway opening, install metal and AZEK fencing and gates, and install a masonry patio area at the back.

**Voting in the Affirmative:**

Nancy Grissom, Acting Chair      Dante Capasso, Member      Paul Dudek, Member  
 David Kayserman, Member      Richard Alfred, Alternate      Josh Markette, Alternate  
 Joel Shames, Alternate

### **21 Lasell Street – Certificate of Appropriateness**

Regilo Souza presented an application to replace the siding and trim and to add decorative scalloped shingles as shown in the rendering. The brick foundation at the back and right side would be replaced with a cement foundation with a brick veneer which would match the foundation work that was approved for the front and left side. A stone window well would be installed. Stone-wrapped posts would be used to support the back deck. The front entry posts would be replaced with wider mahogany posts with a similar design to the existing and they would re-use the existing railing system.

#### **Materials Reviewed:**

Photographs  
 Product information  
 Additional project information

Staff noted that the tower shown in the rendering had not come in for a full review and the owners would not start the work until they had commission approval. The proposed work on the foundation and the posts at the back of the house would not be visible from a public way. Commission members agreed the proposed project was appropriate. D. Capasso moved to grant a Certificate of Appropriateness for the project as presented. P. Dudek seconded the motion. There was a roll call vote and the motion passed unanimously, 7-0.

### **RECORD OF ACTION:**

**DATE:** April 13, 2022

**SUBJECT:** 21 Lasell Street - Certificate of Appropriateness

At a scheduled meeting and public hearing on April 12, 2022, the Auburndale Historic District Commission, by roll call vote of 7-0,

**RESOLVED** to grant a Certificate of Appropriateness for the project as submitted at 21 Lasell Street to replace siding and trim and add decorative scalloped shingles, replace the brick foundation at the back and right side with a cement foundation with a brick veneer, build a stone window well, build stone-wrapped posts to support the back deck, replace the front entry posts with wider posts that have a similar design to the existing, and re-use the existing railing system.

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

Nancy Grissom, Acting Chair      Dante Capasso, Member      Paul Dudek, Member  
 David Kayserman, Member      Richard Alfred, Alternate      Josh Markette, Alternate  
 Joel Shames, Alternate

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

Terry Morris and Charles Calhoun presented an application to move the existing Second Empire house, change the driveway configuration, and build an addition that included an attached garage. The house would keep the same orientation but would be accessed from back of the house. The owners wanted to build a new house with an attached garage on the back lot; this property would be accessed from Lasell Street. The work would include regrading and building retaining walls. The new house was oriented to provide privacy.

#### **Materials Reviewed:**

Assessors database map

Site plans  
Photographs of neighboring properties  
MHC Form B  
Elevations  
Roof plans  
Renderings  
Product and material information  
Newton GIS aerial and topo views

R. Alfred thought that it would have been more appropriate to start with a working session; the commission was unlikely to approve such a large project in one meeting. N. Grissom stated that windows needed to be simulated divided lites with factory-attached interior and exterior grilles and dark spacer bars; grille between glass windows would not be approved. Commission members agreed that moving the existing house closer to the street was appropriate and the addition appeared fine. N. Grissom said the original front entry should be celebrated with a walkway. P. Dudek liked that the garage doors were not facing the street. N. Grissom asked how the new foundation for the historic house would be treated and what would happen with the chimneys. C. Calhoun explained that the new foundation would be concrete faced with stone to match the existing rubble foundation and the chimneys would be replaced with wood boxes with brick veneer. R. Alfred said there was a precedent for these treatments. B. Kurze noted that the commission would have to review the construction details; a thin veneer would not look appropriate.

N. Grissom and P. Dudek said that the design of the new house was not appropriate; it was a mix of different styles and different roof styles and was not consistent. P. Dudek said the roof slopes were not steep enough to be mansard roofs and there were gable roofs mixed in. N. Grissom noted that there were many Victorian and Second Empire properties in the district; the applicants should pick a style and treat the new design consistently. Mary Lee Belleville commented that the attached garage was out of place on a historic Second Empire home; she thought there was a good example of a Second Empire house with a two-car garage at 19 Paul Street. The owners of 21 Lasell Street noted that there was a drop between the two properties and they wanted to understand how the new house would be sited and what was the height relative to their house.

Commission members said that the application submission needed to be a complete submission and provide details for all the elements: products, materials, and design and construction details. It would also be important to document existing elements on the historic house. Materials needed to be accurate and consistent. The application packet included a required submissions checklist. Some of the materials requested by the Commission were: existing and proposed plot plans with grades and contours; detailed elevations with material call outs; soffits, trim, gutters, and downspouts; detailed product specifications for windows and doors; site plans showing walkways, retaining walls, driveways and any other hardscaping with materials and dimensions; egress wells; fencing; mechanical equipment; vents; etc.

Staff recommended that the owners stake out the footprints for the two proposed structures so that commission members could go to the site and get a better sense of the project. T. Morris said he would communicate with Staff on setting it up.

Staff stated that the applicants needed to send an email confirming that they agreed to continue the application review to a future regularly scheduled meeting.

**Administrative Discussion:**

Update on remote meetings: Staff advised that the City was working on a process for hybrid meetings, but fully remote meetings would continue for at least a couple more months.

The meeting was adjourned at 10:30 p.m.

Recorded by Barbara Kurze, Senior Preservation Planner