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Barney S. Heath
Director

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

DATE: June 14, 2022

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

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

ABSENT: David Kayserman, Member
Richard Alfred, Alternate
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. 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.

113 Grove Street – Certificate of Appropriateness

This review was continued from previous meetings. Charles Calhoun and Terry Morris presented an application to move the existing house, change the driveway configuration, and build an addition with an attached garage. They would build a new house with an attached garage on the back lot which would be accessed from Lasell Street. The work included regrading and building retaining walls and adding fencing. The chimneys on the existing house would remain and would not need to be rebuilt. The existing gutters were aluminum.

Materials Reviewed:

Assessors database map
Site and landscape plans
Photographs
Elevations
Roof plans

Renderings
 Perspective drawings
 Product and material information
 MHC Form B

P. Dudek commented that the submission appeared complete. Commission members advised that any changes or new items such as condensers or window wells needed to be submitted for commission review. Commissioners agreed that the proposed plans were appropriate. D. Capasso moved to grant a Certificate of Appropriateness for the application as submitted. J. Shames seconded the motion. There was a roll call vote and the motion passed unanimously, 5-0.

RECORD OF ACTION:

DATE: June 15, 2022

SUBJECT: 113 GROVE ST - Certificate of Appropriateness

At a scheduled meeting and public hearing on June 14, 2022 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 113 GROVE ST to to move the existing house, change the driveway configuration, and build an addition with an attached garage, and to build a new house with an attached garage and driveway on the back lot with access from Lasell Street. The work will include fencing, hardscaping, regrading, and building retaining walls.

Voting in the Affirmative: Voting in the Negative: Abstained: Recused:

- Nancy Grissom,
Acting Chair
- Dante Capasso,
Member
- Paul Dudek,
Member
- Joel Shames,
Alternate
- Josh Markette,
Alternate

118 Windermere Road – Certificate of Appropriateness

J. Arone presented an application to install window wells with railings and gates on the left side of the house, and to remove the lattice sections on the left side enclosed porch foundation and backfill those areas with stone to match the existing foundation. They would use stone removed from the existing rear foundation area.

Materials Reviewed:

Photos

Plans
Elevations

Commission members agreed that the project 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, 5-0.

RECORD OF ACTION:

DATE: June 15, 2022

SUBJECT: 118 WINDERMERE RD - Certificate of Appropriateness

At a scheduled meeting and public hearing on June 14, 2022 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 118 WINDERMERE RD to install window wells with railings and gates on the left side of the house and to remove the lattice sections and backfill with stone to match the existing foundation stone.

Voting in the Affirmative: Voting in the Negative: Abstained: Recused:

- Nancy Grissom,
Acting Chair
- Dante Capasso,
Member
- Paul Dudek,
Member
- Joel Shames,
Alternate
- Josh Markette,
Alternate

P. Dudek recused himself.

147 Hancock Street – Certificate of Appropriateness

Larry Schwirian and Michael Musen presented an application to build a new garage at the end of the existing driveway. They noted that the location was set back and at a lower grade than the house.

Materials Reviewed:

Assessors database map
Existing site plan
Plan marked to show driveway location
Photos
Project and material description
Drawings
Plan
Product information

MHC Form B

Commission members agreed that the project and design were appropriate. J. Shames moved to grant a Certificate of Appropriateness for the project as submitted. D. Capasso seconded the motion. There was a roll call vote and the motion passed, 4-0 with one recusal.

RECORD OF ACTION:

DATE: June 15, 2022

SUBJECT: 147 HANCOCK ST - Certificate of Appropriateness

At a scheduled meeting and public hearing on June 14, 2022 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 147 HANCOCK ST to build a new garage at the end of the existing driveway.

Voting in the Affirmative: Voting in the Negative: Abstained: Recused:

- Nancy Grissom,
Acting Chair
 - Dante Capasso,
Member
 - Joel Shames,
Alternate
 - Josh Markette,
Alternate
- Paul Dudek,
Member

P. Dudek recused himself.

64 Hancock Street – Certificate of Appropriateness

Rich Frantz presented an application to install two condensers by the stairs that lead from the Hancock Street parking lot into the building.

Materials Reviewed:

Assessors database map

Photographs

Site plans

Elevation photo marked to show condensers and conduits

Product information

MHC Form B

Commission members agreed that the condensers would be minimally visible. J. Shames moved to grant a Certificate of Appropriateness for the project as submitted. J. Markette seconded the motion. There was a roll call vote and the motion passed, 4-0 with one recusal.

RECORD OF ACTION:**DATE:** June 15, 2022**SUBJECT:** 64 HANCOCK ST - Certificate of Appropriateness

At a scheduled meeting and public hearing on June 14, 2022 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 64 HANCOCK ST to install two condensers near the stairs leading from the Hancock Street parking lot into the building.

Voting in the Affirmative: Voting in the Negative: Abstained: Recused:

- Nancy Grissom,
Acting Chair
 - Dante Capasso,
Member
 - Joel Shames,
Alternate
 - Josh Markette,
Alternate
- Paul Dudek,
Member

29 Hawthorne Avenue – Certificate of Appropriateness

Federico Arellano presented an application to demolish the existing garage and build a new garage. The commission approved the renovation and expansion of the existing garage, but the garage was structurally unsound, and it made more sense to build new. The garage would have the same footprint and height, the main change was to the roof shape which was simplified to be a hip roof.

Materials Reviewed:

Assessors database map
Project description
Photographs of existing garage
Existing and proposed site plans
Previously approved design versus proposed
Products and materials
MHC Form B

Commission members agreed that the project was appropriate. P. Dudek moved to grant a Certificate of Appropriateness for the application as submitted. J. Shames seconded the motion. There was a roll call vote and the motion passed unanimously, 5-0.

RECORD OF ACTION:**DATE:** June 15, 2022**SUBJECT:** 29 HAWTHORNE AVE - Certificate of Appropriateness

At a scheduled meeting and public hearing on June 14, 2022 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 29 HAWTHORNE AVE to demolish the existing garage and build a new garage.

Voting in the Affirmative: Voting in the Negative: Abstained: Recused:

- Nancy Grissom,
Acting Chair
- Dante Capasso,
Member
- Paul Dudek,
Member
- Joel Shames,
Alternate
- Josh Markette,
Alternate

24 Hancock Street – Certificate of Appropriateness

Dave Levy presented an application to remove the existing non-operable shutters and change the trim color palette.

Materials Reviewed:

Assessors database map

Photographs

Photo of house with proposed window trim

Commission members agreed that the project was appropriate. P. Dudek moved to grant a Certificate of Appropriateness for the application as submitted. J. Shames seconded the motion. There was a roll call vote and the motion passed unanimously, 5-0.

RECORD OF ACTION:

DATE: June 15, 2022

SUBJECT: 24 HANCOCK ST - Certificate of Appropriateness

At a scheduled meeting and public hearing on June 14, 2022 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 24 HANCOCK ST to remove the shutters, which are non-operable and damaged, and change the window trim color palette.

Voting in the Affirmative: Voting in the Negative: Abstained: Recused:

- Nancy Grissom,
Acting Chair
- Dante Capasso,
Member
- Paul Dudek,
Member
- Joel Shames,
Alternate
- Josh Markette,
Alternate

324 Central Street – Certificate of Appropriateness

Nayantara Kothari presented an application to install fences and gates. They proposed an open picket chestnut hill style fence and gates, and the material would be AZEK or vinyl depending on the location. A four-foot-tall AZEK section with a gate would connect from the left side of the house to the front property line. And a six-foot-tall vinyl fence would run along the left and right property lines with a four-foot-tall vinyl fence and gate between the rear deck and garage. There would be a gradual transition between the four-foot-tall sections and the six-foot-tall sections.

Materials Reviewed:

Assessors database map

Photos

Project description

Fence plan

Azek fence information

P. Dudek was concerned about the transition at the left front corner between the AZEK and vinyl fence sections. He thought the corner should be consistent and proposed an eight-foot return along the left property line. Commission members agreed that would be appropriate. P. Dudek moved to grant a Certificate of Appropriateness for the application as submitted with the requirement that there be an eight-foot-long return of the AZEK fence before the vinyl fence section started. D. Capasso seconded the motion. There was a roll call vote and the motion passed unanimously, 5-0.

RECORD OF ACTION:

DATE: June 15, 2022

SUBJECT: 324 CENTRAL ST - Certificate of Appropriateness

At a scheduled meeting and public hearing on June 14, 2022 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 324 CENTRAL ST to install an open picket chestnut hill style fence and gates. A four-foot-tall AZEK fence section with a gate will connect from the left side of the house to the left property line with an eight-foot return along the left property line towards the back. The four-foot AZEK fence will transition to a six-foot-tall vinyl fence that will run to the back property line. A four-foot-tall vinyl

fence and gate will run between the rear deck and garage and a six-foot-tall vinyl fence will run from the back right side of the garage along right property line toward the back property line. The vinyl fence sections will not be visible from a public way.

Voting in the Affirmative: Voting in the Negative: Abstained: Recused:

- Nancy Grissom,
Acting Chair
- Dante Capasso,
Member
- Paul Dudek,
Member
- Joel Shames,
Alternate
- Josh Markette,
Alternate

24 Groveland Street – Certificate of Appropriateness

The owner was administratively granted a Certificate of Appropriateness for an insubstantial change to replace the existing fence with a similar fence in the same location.

51 Hancock Street – Certificate of Appropriateness

John and Sarah Zakrzewski presented an application to replace the two-story porch at the back of the house with a mudroom with a second story porch with a railing system, and to build a new deck at the back with a railing system and stairs leading to the back yard.

Materials Reviewed:

Assessors database map

Project description with product and material information

Existing and proposed drawings

Commission members agreed that the project was appropriate. P. Dudek moved to grant a Certificate of Appropriateness for the application as submitted. J. Shames seconded the motion. There was a roll call vote and the motion passed unanimously, 5-0.

RECORD OF ACTION:

DATE: June 15, 2022

SUBJECT: 51 HANCOCK ST - Certificate of Appropriateness

At a scheduled meeting and public hearing on June 14, 2022 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 51 HANCOCK ST to replace the two-story porch at the back of the house with a mudroom and a

second story porch with a railing system, and to build a new deck at the back with a railing system and stairs leading to the back yard. The railing systems will be a similar design to the ones at the front of the house.

Voting in the Affirmative: Voting in the Negative: Abstained: Recused:

- Nancy Grissom,
Acting Chair
- Dante Capasso,
Member
- Paul Dudek,
Member
- Joel Shames,
Alternate
- Josh Markette,
Alternate

Administrative Discussion:

Minutes: The May minutes were approved.

Commission process: Commission members were asked to forward questions to Staff. The commission could also decide to schedule a separate meeting to discuss the commission process.

The meeting was adjourned at 9:40 p.m.

Recorded by Barbara Kurze, Senior Preservation Planner