



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: September 13, 2022

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

ATTENDING: Dante Capasso, Chair
Paul Dudek, Member
Nancy Grissom, 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 Dante Capasso presiding as Chair. Voting permanent member were P. Dudek and N. Grissom. 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.

21 Vista Avenue – Certificate of Appropriateness

Ryan Powers presented an application to replace the windows on the front and sides with new construction windows. The proposed windows were NewPro EcoMax simulated divided composite windows with grilles to match the existing window muntin patterns. The exterior material had a matte finish.

Materials Reviewed:

Assessors database map
Photographs
Window information
MHC Form B

Commission members agreed that the window was appropriate and that the exterior was required to have the Victorian grid. P. Dudek moved to grant a Certificate of Appropriateness for the application as submitted with

the condition for the Victorian Grid. N. Grissom seconded the motion. There was a roll call vote and the motion passed unanimously, 5-0.

RECORD OF ACTION:

DATE: September 14, 2022

SUBJECT: 21 VISTA AVE - Certificate of Appropriateness

At a scheduled meeting and public hearing on September 13, 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 21 VISTA AVE to replace the windows on the front and sides with new construction NewPro EcoMax simulated divided composite windows with grille patterns to match the existing window muntin patterns with the requirement that the exterior muntins will be the Victorian Grid option.

Voting in the Affirmative:

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

Voting in the Negative:

Abstained:

Recused:

6 Hawthorne Avenue – Certificate of Appropriateness

Grant Viklund presented an application to replace all the windows with new window inserts, keeping the exterior trim. The proposed inserts were Andersen 400 Series Woodwright with the Fibrex exterior.

Materials Reviewed:

Assessors database map
Project description
Photos
Window information
MHC Form B

Commission members noted that the same window was approved for other projects and 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: September 14, 2022

SUBJECT: 6 HAWTHORNE AVE - Certificate of Appropriateness

At a scheduled meeting and public hearing on September 13, 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 6 HAWTHORNE AVE to replace all the windows with new window Andersen 400 Series Woodwright inserts with Fibrex exteriors.

Voting in the Affirmative:

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

Voting in the Negative:

Abstained:

Recused:

169 Grove Street and Walker Center – Certificate of Appropriateness

Andrew Consigli, David Oliveri and Laura Knosp gave a presentation documenting the latest plans and designs and how they had changed from the design concept that the commission approved. They noted that the application was not ready for a full review; they wanted to treat the review as a working session and to get feedback that they could present to the Land Use Commission. The major changes were:

- Site plan: added two parking spaces at the back of the town houses, an accessible courtyard off Hancock Street, and green space between the town houses.
- Barton House: added private patios, window wells for basement bedrooms, and roof decks modeled on historic photos.
- Town houses: location of balcony switched on one of the town houses because of a setback issue.
- Walker Center: added balconies modeled on historic photos and modified the addition.

Materials Reviewed:

Assessors database map

Decision approving design concept

Description of changes

Renderings

Photos

Site plans

Elevations

Plans

Product and material information

Approved design concept submission

MHC Form B

P. Dudek noted that some of the hardscaping was redundant; he asked if there was a reason that there was a walkway along Grove Street that paralleled the sidewalk. L. Knosp said the applicants would consider removing

that. Commission members agreed that the changes appeared reasonable and appropriate, and they looked forward to seeing the detailed plans at a future meeting.

Amy Sangiolo and Tom Gagen were concerned that the property was not being maintained and that there appeared to be at least one dead tree that could pose a safety issue. Abutters Iraida and Steve Weiss commented that the presentation of the changes was difficult to follow.

The applicants agreed in writing to continue the review to a future meeting.

24 Robin Dell, Lasell Village – Working Session

Michael Alexander, Anne Doyle, Steve Buchbinder, Katherine Adams, and Phillippe Saad presented an update on the proposed project to demolish 24 Robin Dell and build a new building with approximately 42 independent living units. The applicants advised that the cost of moving 24 Robin Dell and renovating it would be approximately \$2.5 million and asked if commissioners would consider demolition because the project to expand would allow Lasell Village to serve more people and achieve economies of scale.

Materials Reviewed:

Assessors database map

Project description

Photographs

Renderings

MHC Form B

2006 decision to deny demolition

P. Dudek asked if there was a report from a structural engineer; S. Buchbinder said that the building was not in good shape but there were no structural issues. J. Shames noted that the previous owners were denied demolition and commented that Lasell had owned the property for a while and could have renovated the building in that time. Commissioners appreciated the applicants' time in meeting with them but did not consider demolition appropriate and recommended the applicants explore incorporating 24 Robin Dell in their design or moving the building.

The applicants owned 216 and 222 Grove Street and could move 24 Robin Dell to be closer to those properties and to Grove Street which would provide additional space for the Lasell Village expansion. The orientation of the house would be changed. P. Saad presented a proposed site plan and rendering. He noted that the siting could be challenging as the site was hilly; they might need to change grading and contours to make it work. Commissioners agreed that moving and restoring the house would be appropriate and the house would provide usable space. The applicants proposed a site visit so that commissioners could see the existing conditions of the building and the site. They planned to come back with renderings for a working session.

Marylee Belleville asked if the City had any restrictions on demolition by neglect and what steps would be taken to ensure that the building was not damaged during the move. S. Buchbinder said that a moving company would provide an independent evaluation; D. Capasso noted that a structural engineer would need to be involved. Ewen Cameron confirmed that the commission would also review the larger development. Abutters Iraida and Steve Weiss commented that 24 Robin Dell was salvageable and were concerned that Lasell had not been responsive to issues on the property, such as dumping dirt. Lasell University President Michael Alexander said they would respond to the neighbors' feedback.

Administrative Discussion:

Minutes: The July minutes were approved.

The meeting was adjourned at 9:00 p.m.

Recorded by Barbara Kurze, Senior Preservation Planner