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Barney S. Heath
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**MINUTES OF PUBLIC MEETING AND PUBLIC HEARINGS
AUBURNDALE HISTORIC DISTRICT COMMISSION**

DATE: December 13, 2022

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

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

ABSENT: David Kayserman, Member
Fred Brustman, 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. 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.

197 Grove Street – Certificate of Appropriateness

Trevor Mack presented an application to replace the existing front entry porch decking with AZEK Timber Tech composite decking. The owners were already approved to repair and replace the front entry porch, columns, railings, stairs, and lattice.

Materials Reviewed:

Assessors database map
Photographs
Product and material information
MHC Form B

Commission members agreed that the proposed Legacy Collection product in the Espresso color and the Vintage Collection product in the Dark Hickory color were appropriate. P. Dudek said that he looked at the

product at a hardware store and it looked appropriate. R. Alfred and P. Dudek commented that a three-and-a-half-inch width was appropriate for the age and style of the house, but they could accept the five-inch width if there were cost or supply issues with the three-and-a-half-inch width product. R. Alfred moved to grant a Certificate of Appropriateness for the application as submitted with the conditions. N. Grissom seconded the motion. There was a roll call vote and the motion passed unanimously, 6-0.

RECORD OF ACTION:

DATE: December 14, 2022

SUBJECT: 197 GROVE ST - Certificate of Appropriateness

At a scheduled meeting and public hearing on December 13, 2022 the Auburndale Historic District Commission, by roll call vote of 6-0,

RESOLVED to **grant** a Certificate of Appropriateness for the project as submitted at 197 GROVE ST to replace the front entry porch decking and stair treads with AZEK Timber Tech Legacy Collection product in the Espresso color or Vintage Collection product in the Dark Hickory color decking with the requirement that the three-and-a-half-inch width product be used. If there are cost or supply issues with the three-and-a-half-inch width product, the owners must apply to Staff and the Chair for approval of the five-inch-wide product.

Voting in the Affirmative:

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

Voting in the Negative:

Abstained:

Recused:

36 Grove Street – Certificate of Appropriateness

Mary Torchia presented an application to replace the brick front entry landing and stairs and add stair railings. The landing and treads would be AZEK Timber Tech and the railings would be cedar.

Materials Reviewed:

Assessors database map
 Project description
 Photographs
 Sketches
 MHC Form B

R. Alfred said that the railing system design needed to be revised so that the railing died into a newel post with a cap. Commissioners said the rest of the proposed design was appropriate. N. Grissom recommended putting a copper cap on the newel post. N. Grissom moved to grant a Certificate of Appropriateness for the application as submitted with the conditions. P. Dudek seconded the motion. There was a roll call vote and the motion passed unanimously, 6-0.

RECORD OF ACTION:**DATE:** December 14, 2022**SUBJECT:** 36 GROVE ST - Certificate of Appropriateness

At a scheduled meeting and public hearing on December 13, 2022 the Auburndale Historic District Commission, by roll call vote of 6-0,

RESOLVED to grant a Certificate of Appropriateness for the project as submitted at 36 GROVE ST to to replace the existing front entry brick landing and stairs with AZEK Timber Tech decking and treads, AZEK risers and trim, and to install a cedar railing system with the requirement that the owner will submit a revised design for the railing system for review and approval by Staff and the commission chair or architect. The railing design must have the railings dying into newel end posts with caps. The owner has the option of proposing a copper cap.

Voting in the Affirmative:

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

Voting in the Negative:**Abstained:****Recused:****Administrative discussion**

Administrative approval of composite decking: The commission discussed whether Staff could administratively approve composite decking. B. Kurze noted that there was a wide range in product appropriateness; some products looked like traditional wood decking and others looked like plastic. R. Alfred asked if there was an industry standard that the commission could require applicants to follow; there were no standards that would guarantee a product that looked like wood. Commissioners said that administrative approval had to be conditioned on applicants providing product samples or a place to go look at the product, and review with the chair and commission architect who might decide to require full commission review if there were concerns about the appropriateness. Three-and-a-half-inch width would be required for earlier houses, but a wider product could be used for post-war and contemporary structures. N. Grissom moved to allow administrative approval of composite decking with conditions. R. Alfred seconded the motion. There was a roll call vote and the motion passed unanimously, 6-0.

Minutes: the September and November meeting minutes were approved.

Meeting materials process: Staff advised that the process to access the meeting materials would change starting in January 2023. Commissioners and the public would be given the links to the individual applications in the online permitting system. Most likely there would be a consolidated pdf file attached to each application because that would be more efficient for reviews with the chair and at the meetings.

RECORD OF ACTION:**DATE:** December 14, 2022

SUBJECT: Auburndale Local Historic District – Administrative Approval of Composite Decking Projects

At a scheduled meeting and public hearing on December 13, 2022, the Auburndale Historic District Commission, by vote of 6-0:

RESOLVED to allow administrative approval of composite decking and stair treads with the following requirements:

1. Applicants must provide a product sample or a place where the product can be looked at
2. The chair and commission architect must review the product
3. If there are any concerns about the appropriateness of the product, the chair and commission architect may require the application to go to a meeting for full commission review
4. Three-and-a-half-inch width is required for earlier houses, but a wider product may be approved for post-war and contemporary structures

Voting in the Affirmative:

Dante Capasso, Chair

Paul Dudek, Member

Nancy Grissom, Member

Richard Alfred, Alternate

Josh Markette, Alternate

Joel Shames, Alternate

The meeting was adjourned at 8:00 p.m.

Recorded by Barbara Kurze, Senior Preservation Planner