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

DATE: January 10, 2023

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.

16 Hawthorne Avenue – Certificate of Appropriateness

Joe Lamacchia, Chris Donlan, and Matt McGuire presented an application to expand the existing driveway on the right side and increase the curb cut to 22' wide. The new driveway would be about 21' wide close to the street. The intent was to make it safer to pull in and out of the driveway. The existing retaining wall would be removed from the area that was being widened and would be rebuilt next to the expanded driveway.

Materials Reviewed:

APPLICATION LINK: [Record HDC-22-324 - ViewPoint Cloud](#)

PDF File: [Compiled Materials 16 Hawthorne](#)

Assessors database map

Project description

Photographs

Site plan
MHC Form B

N. Grissom and R. Alfred confirmed that the new retaining wall section would be rebuilt using the existing stone and would match the existing style and construction. P. Dudek said it made sense to match the width of the driveway at the garage. R. Alfred moved to grant a Certificate of Appropriateness for the application as submitted with conditions. N. Grissom seconded the motion. There was a roll call vote and the motion passed unanimously, 6-0.

RECORD OF ACTION:

DATE: January 11, 2023

SUBJECT: 16 HAWTHORNE AVE - Certificate of Appropriateness

At a scheduled meeting and public hearing on January 10, 2023 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 16 HAWTHORNE AVE to expand the right side of the driveway, increase the curb cut to 22' wide, remove the section of retaining wall along the driveway and rebuild it along the expanded with the requirement that the stones, design, and construction will match the existing wall.

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:

169 Grove Street and 136-144 Hancock Street, Walker – Certificate of Appropriateness

The application was withdrawn and would be submitted for a future regularly scheduled meeting.

24 Robin Dell and 120 Seminary Avenue, Lasell Village – Certificate of Appropriateness

This review was continued from previous meetings. Steve Buchbinder, Katherine Adams, Michael Alexander, Philippe Saad, and Ben Bailey presented an application to relocate 24 Robin Dell and construct a new building with approximately 42 independent living units which would be connected to existing Town Hall building. S. Buchbinder noted that they had meetings with abutters at 210 and 228 Grove Street to discuss options for landscaping and retaining walls to screen the project from those properties.

P. Saad presented revised drawings which showed a different proposed location for 24 Robin Dell from what was staked out for the site visits. The house would be located closer to, and connected with, the building with the new units. He provided details on proposed changes to 24 Robin Dell: the front vestibule would be removed and replaced with an entry hood and the front stairs would be rebuilt and the door would be re-used;

the deck would be replaced with a smaller, less obtrusive deck; the later addition would be removed; the bay window would be removed for the new connector; windows would be replaced with two-over-two and six-over-six windows; and siding and trim would be repaired and replaced. A parking pad would be built at the front of the relocated building to allow vehicles to turnaround. M. Alexander said the intent was parking at the front would be for short-term use as underground parking would be provided at Lasell Village. The new building design would reference New England vernacular architecture.

Materials Reviewed:

APPLICATION LINK: [Record HDC-22-327 - ViewPoint Cloud](#)

PDF File: Compiled Materials 24 Robin Dell 120 Seminary

Assessors database map

Narrative

24 Robin Dell perspectives

24 Robin Dell photographs

Existing survey

Existing and proposed site plan

Proposed landscape plan

24 Robin Dell existing elevations and roof plan

24 Robin Dell proposed elevations

24 Robin Dell window details

Building sections

New building renderings

New building drawings and materials

Proposed roof plan

MHC Form B

There was discussion about the revised location, the parking pad, and changes to the site grading and contours. Commissioners were concerned that they did not have enough information about the site changes and wanted to have the opportunity to see the new site staked out. Commissioners also wanted more details about how the new proposal would look from Grove Street; they asked for more to-scale perspective views from different angles with and without landscaping details, and details to understand the scale, height, form, and massing of the new building behind 24 Robin Dell. A full review of the new building would also require details of the proposed products and materials and more detailed drawings.

Ewen Cameron (248 Grove Street), did not support the proposed project. He was concerned that the new construction was too massive and that the project compromised the character of the district. He noted that the owners had let the historic house deteriorate and were responsible for its current condition. Trevor Mack (197 Grove Street) was concerned that the neighbors did not get a chance to see the revised proposal staked out and that the renderings did not clearly show what the new building would look like behind 24 Robin Dell. He thought the project would be disruptive to the character of the historic district. Alike Collins (215 Grove Street) did not want to see parking in front of the relocated house and was concerned about increased traffic and safety issues with cars coming in and out of Robin Dell. Dave Nevins (228 Grove Street) did not think there was any benefit to moving 24 Robin Dell except to make room for the expanded Lasell Village campus. The commission should uphold the historic residential character of the district. He was concerned that there was more scrutiny of private homeowners than there was for the Lasell Village project. Steve Weiss (210 Grove Street) wanted to see additional views and perspectives from Grove Street; he was concerned more buildings would be added to the Robin Dell site in the future. Iraidia Alvarez (210 Grove Street) said there was no

compelling reason to move 24 Robin Dell and that the review of the project was too rushed, especially when no one had had time to review the revised plans. She also thought that private homeowners were being asked to provide more detail for their applications than was being asked for the Lasell Village project. M. Alexander asked neighbors and abutters to send their comments and questions to Ben Bailey so that they could try to address them.

P. Dudek commented that Lasell Village was built in the 1990s and was incorporated in the Auburndale Historic District when it was established in 2005, and that new construction was allowed in historic districts. N. Grissom noted that Lasell University had a long history in the district and owned a substantial number of properties, including historic residential and converted residential buildings. Commissioners requested the opportunity for a site visit to see the area staked out for the revised plans. They needed to see to-scale perspectives and views from different angles from Grove Street and drawings to clearly show the scale, height, form, and massing of the project. More materials, details, and complete drawings were required for the review of the new building and connector. R. Alfred and P. Dudek said that a 3-D model would be very helpful. The applicants agreed to provide the additional materials and agreed in writing to continue the review to a future regularly scheduled meeting.

Administrative discussion

Minutes: the December meeting minutes were approved.

Scheduling additional meetings: Commissioners agreed that it would be challenging to effectively review multiple large projects on the same night (such as Lasell Village and the Walker Center). They requested that Staff try to schedule an additional meeting if several large projects applied for review at the same meeting.

The meeting was adjourned at 9:15 p.m.

Recorded by Barbara Kurze, Senior Preservation Planner