MINUTES OF PUBLIC MEETING AND PUBLIC HEARINGS
AUBURNDALE HISTORIC DISTRICT COMMISSION

DATE: January 10, 2017
PLACE/TIME: City Hall, Room 205
7:00 p.m.
ATTENDING: Italo Visco, Chair
Mark Armstrong, Member
Patricia Baker, Member
Patricia Bottomley, Member
Nancy Grissom, Member
Barbara Kurze, Commission Staff

ABSENT: Richard Alfred, Member

The meeting was called to order at 7:00 p.m. with Italo Visco presiding as Chair. Voting permanent members were M. Armstrong, P. Baker, P. Bottomley and N. Grissom. B. Kurze acted as recording secretary and the meeting was digitally recorded on an H2 Zoom recording device.

61 Central Street – Certificate of Appropriateness
Owner David Gormley and architect Adrienne Weir presented an application to make a number of changes to the exterior. They noted that the house had seen a lot of changes and they were trying to bring the style of the house back to its previous Queen Anne style. They recently added a new front porch and two-over-two front windows; the next step would be to bring the front entrance back by removing the front entry bump out. The inside front doors would be refurbished and the glass would be replaced with double pan glazing; if the doors could not be salvaged, they would be replaced with a door that was compatible with the house style. The door opening by the bay would be filled in with siding to match existing and the new side entrance would have bluestone steps. The picture window in the middle of the bay would be replaced with French patio doors. On the opposite elevation, the picture window would be replaced with two double hung windows to align with the windows above; the side entrance door would be centered and the window removed. The rear addition casement windows would be replaced with wider casements more in keeping with the style of the home and there would be patio doors out the back. A. Weir noted that the owners wanted to use Andersen Woodwright double hung windows instead of the Pella Architectural windows submitted with the application. She passed out copies of the product specifications and noted that the Andersen Woodwright windows had a wood interior and Fibrex (composite) exterior and would match the other replacement windows which had been installed. Andersen Architecture series windows were proposed for the new casement windows. The smaller
chimney at the rear addition would be removed to make the interior kitchen program work; the two chimneys in the main block would remain.

Materials Reviewed:
Assessor’s database map
Historic photo
MHC Form B
Plans
Elevations
Photographs
Product specifications

Commission members said that Staff should review and approve the new front door if the existing could not be refurbished. N. Grissom said that Andersen Woodwright windows had been approved at other properties and looked good; I. Visco thought that it was important to have the windows be consistent and agreed that removing the door by the bay and replacing the picture windows worked well and improved the composition. He did not think that the rear chimney added to the style of the house. M. Armstrong agreed. P. Baker motioned to approve the plans as presented but if the door had to be replaced, the product specifications would be sent to Staff for review and approval. N. Grissom seconded the motion. The motion was passed unanimously, 5-0.

RECORD OF ACTION:
DATE: January 11, 2017
SUBJECT: 61 Central Street – Certificate of Appropriateness

At a scheduled meeting and public hearing on January 10, 2017 the Auburndale Historic District Commission, by vote of 5-0:

RESOLVED to issue a Certificate of Appropriateness for the application as presented at 61 Central Street to remove the front entry, demolish the rear chimney, change side entrances, refurbish existing front inside doors, replace one picture window with double hung windows and one picture window with French doors, and remove and add windows with the requirement that if the front inside doors need to be replaced then the design and specifications for the proposed replacement doors will be sent to Staff for final review and approval.

Voting in the Affirmative:
Italo Visco, Chair, Mark Armstrong, Member, Patricia Baker, Member
Patricia Bottomley, Member, Nancy Grissom, Member

81 Woodland Road – Certificate of Appropriateness
Owner Paul Giragos and architect Adrienne Weir presented an application to remove a stone patio and install a raised AZEK deck and railing system in the rear. The owners had a new dog and wanted to replace the existing chain link fence in-kind and install new fence sections and gates. The new fence sections would be AZEK and would be tooled by Walpole Fencing the same way wood fences would be tooled; the new fence and gates would be painted to match the existing house trim. The ten-foot gate in the middle would like the fence and
the two pedestrian gates would have a slight scallop. The owner also wanted to install a minimal four-by-six bump-out for a direct vent fireplace which would blend in with the house; it would have shingles to match the house and a flat copper roof. They planned for a maximum depth of 24 inches in case the final fireplace insert required it. P. Giragos noted that the Commission approved moving the existing garage in 2016, but he decided to get administrative approval to repair it in-kind.

**Materials Reviewed:**
- Assessor’s database map
- Site plan
- Elevations
- Product specifications
- Photographs
- MHC Form B
- Sample fence section, post, cap and railing

I. Visco said that the direct vent fireplace bump-out would be judged based on the scope of the project and how visible it was. Commission members agreed that it would barely be visible and had a minimal impact. I. Visco commented that the Walpole Fence system was high quality and matched the style of the house. The deck would be minimally visible. M. Armstrong motioned to approve the application as presented. P. Baker seconded the motion. The motion was passed unanimously, 5-0.

**RECORD OF ACTION:**

**DATE:** January 11, 2017

**SUBJECT:** 81 Woodland Road – Certificate of Appropriateness

At a scheduled meeting and public hearing on January 10, 2017 the Auburndale Historic District Commission, by vote of 5-0:

**RESOLVED** to issue a Certificate of Appropriateness for the application as presented at 81 Woodland Road to remove a stone patio and install a deck and railing, install a new fence and gates, install a direct vent fireplace and replace an existing chain link fence.

**Voting in the Affirmative:**
- Italo Visco, Chair
- Mark Armstrong, Member
- Patricia Baker, Member
- Patricia Bottomley, Member
- Nancy Grissom, Member

**49 Grove Street, Unit 3 – Certificate of Appropriateness**

Condo trustee Peter Spiak presented the application for the left rear porch decking, railing system and trim which were in violation as the work was done without Commission approval. He noted that the porch was in disrepair and that the owners did get a building permit for the work. The height of the railings was increased to meet code and for the disabled residents. The railing system was cedar and the decking was AZEK.

**Materials Reviewed:**
- Photographs
B. Kurze explained that work was approved for Unit 1 and the Inspectional Services Department issued the permit for Unit 1. The permit was transferred to Unit 3 after the mistake was realized; however, Commission approval was still required for Unit 3. I. Visco did not want to undo the work if it was reasonably sturdy and appropriate but he did not like the area where there was a noticeable difference between the two railing heights; he wondered whether there was a way to transition that area. He commented that there could have been a better result if the project had come in front of the Commission. N. Grissom noted that the spacing and details were different from the original. M. Armstrong proposed adding a layer to the top rail to give it a more substantial quality and adding a detail such as a scallop with a quarter round for the transition area. If the community railing needed to be replaced, perhaps that could be the same height as the new railing. M. Armstrong thought the rear area was not highly visible. P. Spiak agreed to come back to the Commission with an application, photos of the top rail and capital, and options for the top rail and transition area.

**Administrative Discussion:**

a) Minutes
The December minutes were approved.

b) Project updates
280 Central Street (subdivided from 33 Woodland Road): The window program on the right side elevation did not match the approved plans and would be addressed. The owner was working with the Tree Warden on a plan to replace trees which had not been approved for removal. There was also an issue with the utilities not being placed underground.

The meeting was adjourned at 8:15 p.m.

Recorded by Barbara Kurze, Senior Preservation Planner.