The meeting was called to order at 7:00 p.m. with Italo Visco presiding as Chair. Voting permanent member was N. Grissom. B. Kurze acted as recording secretary and the meeting was digitally recorded on an H2 Zoom recording device. I. Visco said that because the Commission did not have a quorum, the members would hear requests and provide feedback but could not vote on the applications. Except for the projects that were in violation, the applications would receive Certificates of Hardship. The violations would have to be resolved at a future meeting.

**204-220 Woodland Road (216 Woodland Road), Lasell College – Certificate of Appropriateness**

Diane Parker and Tom O’Neil presented the application to change the previously approved aluminum railing to a matte gray powder-coated steel railing. D. Parker said that they were trying to ensure that the materials like the stone and metal railings for the project matched or fit in with materials used for other projects. The railings used for earlier projects had some variation but the proposed steel railing would fit in better than the shiny aluminum.

**Materials Reviewed:**
Photographs
Product samples

I. Visco noted that the project used the natural colors of the materials and aluminum was a natural color. However, the matte gray fit in better and matched the window framing better. N. Grissom also preferred the matte gray powder-coated steel railing. Commission members thought either could be used. The application was eligible for a Certificate of Hardship.
RECORD OF ACTION:

DATE: April 12, 2017

SUBJECT: 204-220 Woodland Road (216 Woodland Road), Lasell College - Certificate of Hardship

RESOLVED to issue a Certificate of Hardship for the matte gray powder-coated steel railing at 204-220 Woodland Road (216 Woodland Road), Lasell College. The Certificate of Hardship is being issued because the 45-day review period has expired without a hearing as there was no voting quorum.

239 Woodland Road, Lasell College – Certificate of Appropriateness
Wayne Lamareux presented the application to replace five windows on the first story of the front and left side with the same Marvin Next Generation Ultimate double-hung windows which were approved for the attic in 2015. The windows would be vinyl clad wood and the mullion and lite pattern would match the other two-over-two windows.

Materials Reviewed:
Project description
Photographs
Product specifications
MHC Form B

Commission members said that it was appropriate to be consistent with the previously approved windows. They appreciated the commitment that Lasell College had to maintaining and restoring the historic buildings. The application was eligible for a Certificate of Hardship.

RECORD OF ACTION:

DATE: April 12, 2017

SUBJECT: 239 Woodland Road, Lasell College - Certificate of Hardship

RESOLVED to issue a Certificate of Hardship for the five Marvin Next Generation Ultimate two-over-two double-hung replacement windows at 239 Woodland Road, Lasell College. Windows will match previously approved windows. The Certificate of Hardship is being issued because the 45-day review period has expired without a hearing as there was no voting quorum.

49 Grove Street, Unit 1 – Certificate of Appropriateness
Owner Melissa Gallagher presented the work that was done on the side porch which was not done in-kind per what was approved. She noted that she used mahogany wood and that the work was done by hand. She asked what would need to be changed to be in compliance.

Materials Reviewed:
Photographs
I. Visco commented that while the materials were appropriate and the look was not necessarily bad, he was concerned that the replacement was not consistent with the character of the building. The original top rail had a three-dimensional look and the original balusters looked square and more robust. He wanted to look at it again to confirm that there was nothing glaringly wrong; if not, his inclination was to let it go. He requested better photographs. Because this was in violation, the Commission would need to vote on it.

49 Grove Street, Unit 3 – Certificate of Appropriateness
This review of the side porch work which was in violation was continued from the January meeting. Condo trustee Peter Spiak agreed that the one capital was not consistent and that they would have one made to match the others. The installed top rail was rounded which would make it difficult to add something on top to give it a more three-dimensional look.

Materials Reviewed:
Photographs

I. Visco said that the applicants should put in a small piece of decorative trim to make the transition from the new higher rail to the existing lower rail seem continuous and intentional. P. Spiak said he would come back with a sketch of the new design for the transition area. Because this was in violation, the Commission would need to vote on it.

30 Groveland Street – Certificate of Appropriateness
Owner Bruce Richard presented the application for the side window which was installed without approval as part of a bathroom renovation project.

Materials Reviewed:
Photographs
MHC Form B

I. Visco said the replacement window stood out because it did not have the same proportions, the trim was bigger and the mullions were a different color. N. Grissom said it look like the muntin was between the panes of glass. Commission members thought that a simulated divided lite window with a color that matched the others would be appropriate. N. Grissom proposed an insert so there would not be as much fill. I. Visco thought the trim was less of an issue because the window was on the side; he thought a compromise could work if the window had the right pattern and color. The owner said he would try to get another window inset. Because this was in violation, the Commission would need to vote on it.

81 Woodland Road – Certificate of Appropriateness
Owner Susan Snyder wanted to amend the previously approved project for a new fence, deck railing and garage doors. The deck railing would be changed from AZEK to mahogany so that it could be painted to match the trim. The approved white picket fence would stay at the front of the property but the fence sections along the side would be black steel which would disappear because they would have plantings. She noted that the neighbors were fine with the proposed fence. The garage doors would be replaced in-kind with a tri-fold door.

Materials Reviewed:
Photographs
Product specifications
Previously approved applications

Commission members were fine with the proposed railing and fence changes. Commission members proposed going back to a basic garage door design that was wood and glass; they preferred the door that was in the package but a more generic design would be fine. The application was eligible for a Certificate of Hardship which would be issued once the 45 days had expired.

1830 Commonwealth Avenue – Certificate of Appropriateness
Owner Winston Chiong presented an application to replace the wood garage door with a metal Clopay door. A wood door would be more expensive.

Materials Reviewed:
Photographs
Product specifications

Commission members said that wood was considered appropriate but the application was eligible for a Certificate of Hardship which would be issued once the 45 days had expired.

41 Hancock Street – Certificate of Appropriateness
Michael Moynihan presented an application to replace and add windows, add a rear deck railing, replace the roof and gutters in-kind, install a fence gate and condensers, and remove a secondary chimney. The main chimney would be repaired using historic bricks. The basement windows would be replaced and there would be a kitchen window at the back.

Materials Reviewed:
Project descriptions with product and material information
Photographs
Product and material specifications
MHC Form B

Commission members commented that the package was very thorough. N. Grissom said that the door was very nice and they should consider making it inoperable or using it in another location. N. Grissom recommended two-over-two windows as these would be more in keeping with the historic house. I. Visco thought matching nearby windows was probably fine but that two-over-two windows were preferable. Commission members did not think that the secondary chimney added to the building composition and architecture and that it was fine for it to be removed. They appreciated that historic brick would be used to repair the main chimney. The replacement basement windows should have the same number of lites and configuration as the existing so that the proportions and basic look were the same; composite material would be acceptable. I. Visco thought that the kitchen window at the back should mimic the other windows on that elevation and that a double window might be better than a bigger window. N. Grissom noted that casement windows did not work that well. Commission members said that the condensers should be screened with shadow box fence or bushes to make them less prominent. The application was eligible for a Certificate of Hardship which would be issued once the 45 days had expired.

6 Graydale Circle – Certificate of Appropriateness
Staff explained that the owner could not be at the meeting but had requested Commission feedback on the proposed replacement fence.

Materials Reviewed:
Photographs
Product specifications
Fence plan

I. Visco said that the lattice at the top should be a traditional square pattern and not a diamond pattern. The Commission would not consider lattice-only sections appropriate for a fence; this would be typical for a porch skirt. Vinyl was not an appropriate material but the Commission would consider other composite materials that looked like wood and could be painted. The fence should also have a transition from the tall section to the shorter section, possible a scallop.

 Administrative Discussion:
The January meeting minutes would be reviewed in the May meeting.

The meeting was adjourned at 9:30 p.m.

Recorded by Barbara Kurze, Senior Preservation Planner.