MINUTES OF PUBLIC MEETING AND PUBLIC HEARINGS
AUBURNDALE HISTORIC DISTRICT COMMISSION

DATE: May 9, 2017

PLACE/TIME: City Hall, Room 205
7:00 p.m.

ATTENDING: Italo Visco, Chair
Patricia Baker, Member
Patricia Bottomley, Member
Nancy Grissom, Member
Barbara Kurze, Commission Staff

ABSENT: Richard Alfred, Member
Mark Armstrong, Member

The meeting was called to order at 7:00 p.m. with Italo Visco presiding as Chair. Voting permanent members were 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. I. Visco asked if the other applicants if 39 Hawthorne Avenue could go first as the applicants also had to be in the Land Use meeting.

39 Hawthorne Avenue – Certificate of Appropriateness
Dan Arone presented an application to install a 16-foot by 14-foot cedar pergola and bluestone patio. He noted that the application would require a special permit because of setback issues.

Materials Reviewed:
Drawings
Photographs

I. Visco commented that the pergola seemed cohesive with the left side of the house and that the details fit in. He thought that it should be weathered either with stain or naturally over time. N. Grissom motioned to approve the design as presented. P. Baker seconded the motion. The motion was passed unanimously, 4-0.
RECORD OF ACTION:
DATE: May 10, 2017
SUBJECT: 39 Hawthorne Avenue - Certificate of Appropriateness

At a scheduled meeting and public hearing on May 9, 2017 the Auburndale Historic District Commission, by vote of 4-0,

RESOLVED to issue a Certificate of Appropriateness for the application as presented at 39 Hawthorne Avenue to install a cedar pergola and bluestone patio on the left side of the house.

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

49 Grove Street, Unit 1 – Certificate of Appropriateness
This review was continued from the April meeting. Owner Melissa Gallagher presented the work that was done on the side porch which was not done in-kind per what was approved. She showed a sample of the top rail that was used.

Materials Reviewed:
Photographs
Sample rail

I. Visco noted that he did a site visit to take another look at the railing system and while it was not perfect, he did not think the work should be redone. The house had great details and the railing system was somewhat inconsistent with those details. N. Grissom proposed that the Commission require that if the railing system ever had to be redone that it would be brought back closer to the original; she thought the inconsistent spacing of the balusters and lattice was very noticeable. I. Visco thought that there were original sections on the house and that they be photographed. M. Gallagher said that the condominium association had good records of the property, including photographs. I. Visco advised that AZEK decking was a practical replacement that did not detract and that the Commission had allowed elsewhere. N. Grissom motioned to approve the work that was done with conditions. P. Baker seconded the motion. The motion was passed unanimously, 4-0. B. Kurze advised the owner to check with ISD to confirm that the permits were in order.

RECORD OF ACTION:
DATE: May 10, 2017
SUBJECT: 49 Grove Street, Unit 1 - Certificate of Appropriateness

At a scheduled meeting and public hearing on May 9, 2017 the Auburndale Historic District Commission, by vote of 4-0,

RESOLVED to issue a Certificate of Appropriateness for the work that was done on the side porch at 49 Grove Street, Unit 1 to replace the railing system and lattice with the condition that any future replacement of the railing system or lattice will go back to a design that is closer to the original. The Commission believes that there are some original sections and the photographs that the condominium association has probably show the original fabric.
Voting in the Affirmative:
Italo Visco, Chair Patricia Baker, Member Patricia Bottomley, Member
Nancy Grissom, Member

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 proposed using the profile of the capital and column to cover up the transition area from the higher new railing to the lower existing railing. It would be wrapped around the column at the top and at the bottom of the rail for both the new and old railings so that there would be two termination points. He would come back with a sketch of the new design for the transition area. I. Visco said the Commission would need to vote on it because it was in violation. N. Grissom motioned to approve the plan to fabricate the capital and double wrap. P. Baker seconded the motion. The motion was passed unanimously, 4-0.

RECORD OF ACTION:
DATE: May 10, 2017
SUBJECT: 49 Grove Street, Unit 3 - Certificate of Appropriateness

At a scheduled meeting and public hearing on May 9, 2017 the Auburndale Historic District Commission, by vote of 4-0,

RESOLVED to issue a Certificate of Appropriateness for the plans at 49 Grove Street, Unit 3 to fabricate a capital to replace the inappropriate one that was installed and to fabricate a double wrap around for the area where the railings with two different heights meet.

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

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. He was looking into the option of changing the grille color and whether the manufacturer might be able to change the grilles.

Materials Reviewed:
N. Grissom said that the manufacturer would need to provide a simulated divided lite replacement with interior and exterior grilles and spacer bars. Commission members thought that the owner could submit a proposal to Staff for review and final approval. N. Grissom motioned to approve a replacement simulated divided lite window with conditions. P. Bottomley seconded the motion. The motion was passed unanimously, 4-0. The owner confirmed that he would submit new materials before purchasing a new window.

**RECORD OF ACTION:**
**DATE:** May 10, 2017  
**SUBJECT:** 30 Groveland Street - Certificate of Appropriateness

At a scheduled meeting and public hearing on May 9, 2017 the Auburndale Historic District Commission, by vote of 4-0, RESOLVED to issue a Certificate of Appropriateness for a simulated divided lite window to replace the window that was installed on the right side at 30 Groveland Street with the condition that the window will match other windows and that the window specifications will be submitted to Staff for final review and approval.

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

**6 Graydale Circle – Certificate of Appropriateness**
Owner John Kogan presented an application to replace the existing fence; the existing fence did not conform to the Newton Fence Ordinance. The new fence plan showed a conforming red cedar fence. The fence would be painted to match the house.

**Materials Reviewed:**  
Photographs  
Fence plan  
Project description

I. Visco said that the proposed plan and fence were fine; red cedar posts would be water resistant and should hold up. Painted pressure treated posts could also work. P. Baker motioned to approve the application. N. Grissom seconded the motion. The motion was passed unanimously, 4-0.

**RECORD OF ACTION:**
**DATE:** May 10, 2017  
**SUBJECT:** 6 Graydale Circle - Certificate of Appropriateness

At a scheduled meeting and public hearing on May 9, 2017 the Auburndale Historic District Commission, by vote of 4-0,
RESOLVED to issue a Certificate of Appropriateness for the red cedar fence as presented at 6 Graydale Circle.

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

41 Woodland Road – Certificate of Appropriateness  
Owner Brad Resnick and Gregg Johnson presented an application to replace windows with an Andersen wood window with an exterior perma-shield. The side entry would be removed and a new entry built at the right side of the front elevation. They would replace an existing condenser and add a new condenser; the condenser locations would be screened.

Materials Reviewed:  
Drawings  
Photographs  
Product specifications  
MHC Form B

Commission members thought that the changes were appropriate and most of the changes were at the side and back. The fiberglass doors were fine. N. Grissom motioned to approve the application. P. Bottomley seconded the motion. The motion was passed unanimously, 4-0.

RECORD OF ACTION:  
DATE: May 10, 2017  
SUBJECT: 41 Woodland Road - Certificate of Appropriateness  

At a scheduled meeting and public hearing on May 9, 2017 the Auburndale Historic District Commission, by vote of 4-0,  
RESOLVED to issue a Certificate of Appropriateness for the project as presented at 41 Woodland Road to move the entry on the right side to the right of the front elevation, to replace windows and a condenser, and to install a second condenser.

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

Administrative Discussion:  
The January and April meeting minutes were approved.

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

Recorded by Barbara Kurze, Senior Preservation Planner.