MINUTES OF PUBLIC MEETING AND PUBLIC HEARINGS
AUBURNDALE HISTORIC DISTRICT COMMISSION

DATE: June 13, 2017
PLACE/TIME: City Hall, Room 205
7:00 p.m.
ATTENDING: Italo Visco, Chair
Richard Alfred, Member
Patricia Baker, Member
Patricia Bottomley, Member
Nancy Grissom, Member
Martin Smargiassi, Member
Barbara Kurze, Commission Staff

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

119 Windermere Road – Certificate of Appropriateness
Owner Isaiah Wyner presented an application to install a painted wood fence on the left side of the driveway.

Materials Reviewed:
Assessor’s database map
Photographs
Fence plan
Product information
MHC Form B

Commission members said the fence was appropriate and that vertical or horizontal lattice could be used. N. Grissom motioned to approve the application. R. Alfred seconded the motion. The motion was passed unanimously, 6-0.
RECORD OF ACTION:
DATE: June 14, 2017
SUBJECT: 119 Windermere Road - Certificate of Appropriateness

At a scheduled meeting and public hearing on June 13, 2017 the Auburndale Historic District Commission, by vote of 6-0,

RESOLVED to issue a Certificate of Appropriateness for the project as presented at 119 Windermere Road to install a wood fence along the driveway with the option to use either a vertical or horizontal lattice at the top.

Voting in the Affirmative:
Italo Visco, Chair Richard Alfred, Member Patricia Baker, Member
Patricia Bottomley, Member Nancy Grissom, Member Martin Smargiassi, Member

41 Hancock Street – Certificate of Appropriateness
Owner Lizanne Moynihan presented an application to replace the bulkhead on the left side of the house with a Bilco steel bulkhead. The basement windows would be replaced with aluminum clad Andersen window with the same lite pattern as the existing.

Materials Reviewed:
Project descriptions Photographs Product information

I. Visco noted that the bulkhead design was a standard design; he commented that the owners should try to match the basement windows to the trim color above. N. Grissom motioned to approve the application. P. Baker seconded the motion. The motion was passed unanimously, 6-0.

RECORD OF ACTION:
DATE: June 14, 2017
SUBJECT: 41 Hancock Street - Certificate of Appropriateness

At a scheduled meeting and public hearing on June 13, 2017 the Auburndale Historic District Commission, by vote of 6-0,

RESOLVED to issue a Certificate of Appropriateness for the project as presented at 41 Hancock Street to replace the basement windows with Andersen aluminum clad windows with a lite pattern to match the existing and to install a steel bulkhead.

Voting in the Affirmative:
Italo Visco, Chair Richard Alfred, Member Patricia Baker, Member
33 Hancock Street – Certificate of Appropriateness

Owner David Geffen presented an application to renovate the house. The windows would be replaced with Jeld-Wen wood aluminum-clad simulated divided lites with a five-eighths-inch muntin and spacer bars. The arched and round windows over the front door would be duplicated. He said that the previously approved aluminum-clad Marvin sash replacements did not function as well. The rear house roof and the garage roof would be replaced with architectural asphalt shingle and the gutters would be replaced. Historic photos showed the downspouts in a different location to avoid the original corner boards. The slate roof on the front of the house would remain. The front railing system would not be removed although historic photos showed the entry portico without the railing. The following changes would be made to the rear: the dormer would be expanded, the entry area would be changed and the patio replaced. D. Geffen presented revised rear elevation drawings that showed one window over the bulkhead removed and a patio door.

Materials Reviewed:
Project description
Drawings
Photographs
Fence plan
Letter advising change from Marvin wood sashes to Jeld-Wen aluminum clad windows
MHC Form B
Revised rear elevation drawings were presented at the meeting

I. Visco stated that the original siding needed to be restored or replicated. He proposed a slate-look roof shingle; M. Smargiassi commented that Slateline was one possible product and thought that a copper ridge cap would hide the transition from the rear asphalt roof to the front slate roof. Commission members said that the gutters needed to have a historic profile; M. Smargiassi said he could look at sample painted aluminum round downspouts if the owner wanted to propose those. M. Smargiassi confirmed that the windows over the front door would have the same muntin pattern and have the same functional construction. Commission members also wanted the window color to make sense with the rest of the house. D. Geffen asked whether he could change the basement windows and the bulkhead. As these items were not on the application, he was asked to submit an application for review at a future meeting. N. Grissom motioned to approve the application. P. Baker seconded the motion. The motion was passed unanimously, 6-0.

RECORD OF ACTION:
DATE: June 14, 2017
SUBJECT: 33 Hancock Street - Certificate of Appropriateness

At a scheduled meeting and public hearing on June 13, 2017 the Auburndale Historic District Commission, by vote of 6-0,

RESOLVED to issue a Certificate of Appropriateness for the project as presented at 33 Hancock Street to renovate the existing house and garage, make changes to the rear elevation and install a new fence. The project work approved includes: 1) replacing the existing windows with Jeld-Wen aluminum-clad wood simulated divided lite windows with interior and exterior muntins and spacer bars with the condition that the existing lite patterns will be matched, the muntins have a width as close as possible to the original width.
which appears to be five-eighths of an inch and have the appropriate profile; 2) removing the aluminum siding and restoring the original siding or replicating the original siding with HardiePlank; 3) cleaning the granite foundation; 4) installing a metal fence along the left property line that will match the existing fence; 5) repaving the asphalt driveway; 6) replacing the garage roof and the rear house roof with architectural or slate-look asphalt shingles; 7) replacing rear patio with bluestone patio; 8) altering the rear elevation per the plans submitted at the meeting; 8) installing Jeld-Wen rear patio doors or more traditional doors with a muntin pattern; and 9) replacing aluminum gutters and downspouts with round copper gutters and round copper downspouts or painted round downspouts with the condition that specifications for the profile and gauge of the gutters and downspouts will be submitted to Staff for final review and approval.

Applications for the proposed changes to the front elevation and the basement windows need to be submitted for Commission review and approval.

Voting in the Affirmative:
Italo Visco, Chair
Richard Alfred, Member
Patricia Bottomley, Member
Nancy Grissom, Member
Martin Smargiassi, Member

74 Grove Street, Lasell College – Certificate of Appropriateness
I. Visco and R. Alfred recused themselves as abutters. N. Grissom was the Acting Chair for the review. Diane Parker of Lasell College, architect Paul McNeilly and landscape architect Stephanie Hubbard presented the application for approval of the front retaining wall and hardscaping elements which were in violation as they were built without Commission review and approval. D. Parker and P. McNeilly apologized that the college went forward with the terrace without getting the necessary approvals from the Commission. D. Parker said that this was her oversight and she was very sorry about the situation. P. McNeilly said that the project was running behind schedule because of challenges with the house; they were moving quickly and fell behind in the approval process. S. Hubbard reviewed the changes. The front wall was rebuilt in-kind and the short right wall section was extended to the neighbors’ property to replace their deteriorated wall. The auto court was smaller and the unit pavers were extended around the auto court, a 24-inch-high veneer retaining wall was built across the front of the property to create a terrace, and bluestone paving stones crossed the front walkway at the terrace. The front terrace would be planted and was not intended to be an area for people to congregate. The front walkway had fewer stairs and the material was changed from brick to bluestone. The rear patio was changed to a smaller bluestone patio and garden stair and a path with a low wall were installed. The applicants said that a Lasell College sign was proposed for the front of the property.

Materials Reviewed:
Photographs
Drawings
Conceptual drawings
Approved drawing
Letter agreeing to abide by Commission decision re completed work

Councilor Amy Sangiolo commented that Lasell College needed to get changes vetted because they had not gone through the required approval process. R. Alfred and I. Visco commented as members of the public. R. Alfred said that he had issues with the way Lasell College handled these situations; he had lived in the
neighborhood many years and thought that the college had a long history of ignoring concerns of the residents and being very confrontational. He appreciated that the applicants apologized but was very disappointed in the response from the college; the message was that Lasell did not care about the neighbors. I. Visco thought that communication between the college and the neighbors had gotten better and that the college had worked well with the Commission in recent years, so he was shocked that the process did not work here. He was very surprised to see the terrace built at the front and noted that there were also significant grade changes at the rear of the property which changed the relationship between his property and 74 Grove Street. D. Parker and P. McNeilly said that they were very sorry about the situation but also noted that the property had been incredibly improved. I. Visco said he was very pleased with the final look of the building and that the front wall was appropriate; he had been concerned that it would present as too formal, would take away from the house, and that it would become an area of activity. It did not detract from the house and he did not want to see it taken apart. R. Alfred thought the wall was beautiful but that it was a little overdone; however, he was not asking for it to be removed. Councilor Sangiolo commented that the hardscaping was not appropriate and thought the house should sit on the hill.

R. Alfred did not want a sign installed on Grove Street which was a residential street and not part of the college campus. He wanted a commitment from Lasell College in writing that this would not happen. N. Grissom proposed that a sign be installed at the back of the property since visitors would be coming from the parking lot at the rear. R. Alfred did not want the sign to be visible from Grove Street. P. Baker agreed that the sign should not be at the front but it could be at the rear. D. Parker could not make the commitment personally but would communicate back to the college. R. Alfred was concerned about the revised lighting plan for the front of the property which could make the building look commercial; he did not want to see the tall path lights. P. Baker thought the taller lights could be moved to the back of the property; lights at the front should be at a minimum since there were streetlights.

P. Baker motioned to approve the landscaping plan with changes and conditions. P. Bottomley seconded the motion. The motion was passed unanimously, 4-0.

RECORD OF ACTION (REVISED TO CORRECT REQUIREMENTS):
DATE: June 21, 2017
SUBJECT: 74 Grove Street, Lasell College - Certificate of Appropriateness

At a scheduled meeting and public hearing on June 13, 2017 the Auburndale Historic District Commission, by vote of 4-0,

RESOLVED to issue a Certificate of Appropriateness for the hardscaping that was installed and for the lighting and site plan at 74 Grove Street with the following changes and requirements: 1) the tall 18-inch lights at the front of the property will be removed; 2) no sign will be installed at the front of the property ever but the signage can be installed in the back; 3) Lasell College will confirm that the sign will not ever be installed at the front of the property; and 4) Lasell College will re-commit to better communication with the neighbors and the community and to continue to work with the Commission.

Voting in the Affirmative:
Nancy Grissom, Acting Chair Patricia Baker, Member
Patricia Bottomley, Member Martin Smargiassi, Member
Administrative Discussion:

- The May meeting minutes were approved.
- Staff proposed allowing administrative approval of aluminum clad replacement basement windows with the same muntin pattern as existing and standard steel replacement bulkheads where appropriate. N. Grissom motioned to allow administrative approval of aluminum clad replacement basement windows that had the same muntin pattern as the existing windows and to allow administrative approval of standard steel replacement bulkheads similar to the Bilco Classic bulkhead. P. Bottomley seconded the motion. The motion was passed unanimously, 6-0.

Record of Action:

DATE: June 21, 2017
SUBJECT: Auburndale Local Historic District – Administrative Approval of Basement Window and Bulkhead Replacement Projects

At a scheduled meeting and public hearing on June 13, 2017 the Auburndale Historic District Commission, by vote of 6-0:

RESOLVED to allow Staff to administratively approve aluminum clad replacement basement windows that have the same muntin pattern as the existing windows and to allow Staff to administratively approve standard steel replacement bulkhead similar to the Bilco Classic bulkhead.

Voting in the Affirmative:

- Italo Visco, Chair
- Richard Alfred, Member
- Patricia Baker, Member
- Patricia Bottomley, Member
- Nancy Grissom, Member
- Martin Smargiassi, Member

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

Recorded by Barbara Kurze, Senior Preservation Planner.