MINUTES OF PUBLIC MEETING AND PUBLIC HEARINGS
AUBURNDALE HISTORIC DISTRICT COMMISSION

DATE: July 11, 2017

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

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

ABSENT: Richard Alfred, Member
Patricia Bottomley, Member

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

304 Central Street – Certificate of Appropriateness
Owner Jim Plummer wanted to correct issues with water leaks and to address the deteriorated condition of the porch. He presented an application to replace the fascia boards with paintable PVC board and to repair the soffits. The existing aluminum gutters would be re-installed. None of the architectural elements under the soffit, such as the dentils and brackets, would be changed. Roof heating coils would also be installed. The front porch railing system would be replaced with Fypon products painted to match the existing trim. The “Ashley” baluster was the closest match to the existing baluster. J. Plummer noted that the railing height would be taller to meet code. The porch decking would be replaced with dark grey Trex decking, and the column bases and the diagonal lattice would be replaced with paintable PVC board. The columns and portico roof would stay. The metal stair railing would be replaced with the same Fypon railing system that was proposed for the porch and the front steps would be repaired.

Materials Reviewed:
Project description
Photographs
Product and material specifications
Email requesting additional information and product details
Email explaining status of fence mitigation landscaping

Preserving the Past Planning for the Future
MHC Form B
Samples of proposed PVC materials

I. Visco commented that the roof heating coils and aluminum brackets would be somewhat noticeable but they were not a permanent change. M. Smargiassi proposed using a color that was close to the roof color. I. Visco thought that the curved top railing section by the columns was a nice feature and asked whether it could be replicated. M. Smargiassi said it might be possible to replicate the curved sections in fiberglass. N. Grissom motioned to approve the project as presented. M. Smargiassi seconded the motion. The motion was passed unanimously, 4-0. N. Grissom confirmed that the new balusters would have the same spacing as the existing.

RECORD OF ACTION:
DATE: July 12, 2017
SUBJECT: 304 Central Street - Certificate of Appropriateness

At a scheduled meeting and public hearing on July 11, 2017 the Auburndale Historic District Commission, by vote of 4-0,

RESOLVED to issue a Certificate of Appropriateness for the project as presented at 304 Central Street to replace the front porch railing system, decking, lattice, column bases and fascia board; to repair the soffits and front steps; and to install roof heating coils. The spacing of the balusters will be the same as existing. The Commission recommended that the owners research the possibility of replicating the curved sections of the porch top rail.

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

Administrative Discussion:
• The June meeting minutes were approved.
• Commission members and abutter Lynn Goldsmith reviewed the letter from Lasell College stating that the sign for 74 Grove Street would never be installed at the front of the property.

The meeting was adjourned at 8:00 p.m.

Recorded by Barbara Kurze, Senior Preservation Planner.