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.

**140 Windermere Road – Working Session**

Owner George Norton and applicants Dan and John Arone requested Commission feedback on options to redevelop the property.

**Materials Reviewed:**
Photographs
MHC Form B
Report from the architect

I. Visco said that he had visited the building and noted that there were issues with deferred maintenance and damage to the roofing and the interior plaster; however, he did not see any of these issues contributing to structural damage. The report from the architect stressed mold issues in the basement but the foundation appeared sound. He thought the building had life in it and said the Commission would not easily agree to taking down the building. P. Baker agreed that there was some deferred maintenance but also did not see any structural issues. I. Visco did not think that the house was in such a state that it could not be repaired.

I. Visco said that working on the 1988 addition was possible and even though the garage was built the same time as the main house, it did not have the same character and probably could be worked on as well. The
modifications needed to be compatible and stay within scale. The Commission would need the massing and scale to fit in with the historic house and with the neighboring properties; materials would also need to be appropriate. Neighbors and abutters were concerned about the size and scale of the proposed project. Owner G. Norton agreed that demolition was not appropriate and might set a bad precedent for the district; he apologized for the deferred maintenance and said it was not intentional to get demolition. He noted that the house was missing pilasters and posts; he had the original elements, so they could be replicated. D. Arone thought that the project would probably take about seven months. G. Norton said he had a lot of information that focused on the history of the historic Auburndale Congregational Church (United Parish of Auburndale, 64 Hancock Street) and the development of Auburndale; he provided a thumb drive with some of the historical information which Staff would add to the district files. Commission members thought that Historic Newton and the library would be interested in that information.

**Administrative Discussion:**
The August, September and October meeting minutes were approved.

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

Recorded by Barbara Kurze, Senior Preservation Planner.