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STAFF MEMORANDUM

Meeting Date: December 12, 2023
DATE: December 4, 2023
TO: Auburndale Historic District Commission
FROM: Barbara Kurze, Senior Preservation Planner
SUBJECT: **Additional Review Information**

The purpose of this memorandum is to provide the members of the Auburndale Historic District Commission (Auburndale HDC) with information about the significance of the properties being reviewed and the application process, which may be useful in the review and decision-making process of the Auburndale HDC. Additional information may be presented at the meeting that the Auburndale HDC can take into consideration when discussing a Local Historic District Review application.

Dear Auburndale HDC Members,

The following is additional information for the Local Historic District Review applications that you should have received in your meeting packet.

Applications

113 Grove Street – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The circa 1865 Second Empire house was first owned by Charles Maynard, a commission merchant at India Wharf in Boston.

APPLICATION PROCESS: The owners want to amend the previously approved plans for the historic house that was moved closer to Grove Street. Proposed changes are as follows:

“Front” elevation (new north side-right side) – change door to window, add a single lite basement window, and install a combo unit of an aluminum window well and polycarbonate window well cover. The commission approved drawing A-7 on page 16; the proposed changes are on drawing A-7a on page 17. The basement windows and combo window well and well cover information is on pages 26-27.

“Left” elevation (new east side-facing Grove Street) – expand the granite stepping stone at the door. The landing will now be off-center from the door. Approved drawing A-7 is on page 16 and proposed drawing A-7a is on page 17.

“Rear” elevation (new south side-left side) - add a single lite basement window and install a combo unit of an aluminum window well and polycarbonate window well cover. Approved drawing A-8 is on page 18 and proposed drawing A-8a is on page 19. The basement windows and combo window well and well cover information is on pages 26-27.

“Right” elevation (new west side-back) – shift location of bulkhead, add single lite basement windows, and install combo units of aluminum window wells and polycarbonate window well covers, and replace window with door. Approved drawing A-8 is on page 18 and proposed drawing A-8a is on page 19. The basement windows and combo window well and well cover information is on pages 26-27.

Notes:

The elevation drawing labels are somewhat confusing. Here are the elevation labels relative to Grove Street: “Left” faces Grove Street, “Front” is on the right side, “Right” is at the back, and “Rear” is on the left.

The proposed basement windows are single lite. Typically, when fixed basement windows would be visible, the historic district commissions have required them to have two to three lites.

Commissioners should confirm how the window wells will be constructed and understand how visible (or not) the window wells and covers will be. Typically, when the window well areas are visible, the commissions have required less obtrusive well covers such as below-grade metal grilles. And the borders are required to be masonry.

MATERIALS PROVIDED:

APPLICATION LINK: <https://newtonma.viewpointcloud.com/records/808829>

Assessors database map

Photos

Original plans and elevations

Approved plans and elevations

Proposed plans and elevations

Product information

MHC Form B

37 Hancock Street – Working Session

HISTORIC SIGNIFICANCE: The circa 1925 Colonial Revival house was first owned by Mr. and Mrs. Miles P. Barrows and Eva A. Barrows. The lot was part of the estate owned by Dr. Edward E. Strong from the 1870s into the 19-teens; the estate was subdivided in 1917 by Lillian H. Floyd.

APPLICATION PROCESS: The owners want feedback on their project before they provide a submission for full review. The proposed project is to build a covered entry on the left side and an addition at the back, and to replace the existing one-over-one windows with more appropriate two-over-two windows.

MATERIALS PROVIDED:

APPLICATION LINK: <https://newtonma.viewpointcloud.com/records/810679>

Assessors database map

Photos

Site plan

Existing and proposed elevations and roof plan

Demo plans

Detail drawings

Photos of existing window details

Window product information
Moulding information
MHC Form B

Violation of the Historic District Ordinance at 239 Woodland Road, Lasell University

Request for Certificate of Appropriateness to Remediate Violation at 239 Woodland Road, Lasell University

HISTORIC SIGNIFICANCE: The circa 1884 Queen Anne house was first owned by Boston salesman Benjamin Hackett. It was built in the Bellevue subdivision which was laid out in 1868 and incorporated the area between Woodland Road, Aspen Avenue, Washington Street and Vista Avenue. Hackett was listed in the 1900 U.S. Federal Census as living in the house with his wife Alice, son Leon and servant Marie Petersen. His occupation was listed as wool dealer.

APPLICATION PROCESS: The owners did work on the front entry stairs and stair railing system that was not reviewed or approved by the commission. The commission must first vote to confirm that this is a violation of the Historic District Ordinance and can then review the request for a Certificate of Appropriateness.

The deteriorated steps and stair railings were replaced. The stairs were rebuilt using 1x4 fir decking and PVC flatstock for the risers and side trim. The commission has approved the use of PVC for risers, trim, etc. The stair railing system design was changed to match the existing railings along the front entry porch. The previous railings were not original and had simple rectangular balusters.

Notes:

1. Violation of Historic District Ordinance

- The commission must discuss the changes and then vote to confirm that there is a violation.
- If the commission votes to confirm that there is a violation, the commission can then review and discuss the request for a Certificate of Appropriateness to remediate the violation.
- Staff will file the vote with ISD.

2. Request for Certificate of Appropriateness to Remediate Violation

- The commission can review and discuss the request for a Certificate of Appropriateness for the work that was done.
- If there is enough information to understand the work that was done, the commission should put forward a motion to approve the request for a Certificate of Appropriateness; the motion should state that the violation is remediated.
- If the motion is approved (at least four votes to approve), then the violation is considered remediated and the Stop Work Order will be lifted.
- If the motion is denied (less than four vote to approve), commissioners must provide clear direction on what the applicants need to address to submit a new request for a Certificate of Appropriateness to remediate the violation.
- If there is not enough information to understand the work that was done, commissioners need to provide direction on what gaps need to be addressed and the applicants need to agree in writing to continue the review. The applicants would need to provide the required information and come to a commission meeting.
- Staff will file votes related to the remediation plan with ISD.

MATERIALS PROVIDED:

APPLICATION LINK: <https://newtonma.viewpointcloud.com/records/810931>

Assessors database map

Photos

Sketch of as-built railing system

Material receipts

MHC Form B

Violation of the Historic District Ordinance at 305 Central Street

HISTORIC SIGNIFICANCE: Widow Mary L. Parker appears to have been the first resident in the circa 1898 Colonial Revival/Queen Anne style house. It was one of several constructed in the late 1890s on this part of Central Street near the intersection with Fern Street.

APPLICATION PROCESS: The owners installed a gravel parking area with a masonry block border that was not reviewed or approved by the commission. The commission must vote to confirm that this is a violation of the Historic District Ordinance. The owners have not submitted an application so the commission cannot make a decision on a remediation plan.

MATERIALS PROVIDED:

Photos of parking area

Notes:

1. Violation of Historic District Ordinance

- **The commission must discuss the changes and then vote to confirm that there is a violation.**
- **If the commission votes to confirm that there is a violation, the commission can then review and discuss the request for a Certificate of Appropriateness to remediate the violation.**
- **Staff will file the vote with ISD.**

Administrative discussion

Minutes: Review October 2023 minutes