



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
(617) 796-1120
Telefax
(617) 796-1142
TDD/TTY
(617) 796-1089
www.newtonma.gov

Barney Heath
Director

STAFF MEMORANDUM

Meeting Date: February 13, 2024
DATE: February 6, 2024
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 design by: 1) adding a new dormer to the north (right) side above the small window that was approved at the last meeting (Drawing A-7a); 2) remove a previously approved new dormer on the east side (facing Grove Street; Drawing A-7a); and 3) keeping an existing dormer on the south (left) side that was previously approved to be removed (Drawing A-8).

MATERIALS PROVIDED:

APPLICATION LINK: <https://newtonma.viewpointcloud.com/records/814863>

Pdf: Compiled 113 Grove amendment

Assessors database map

Photos

Plan

Elevations
Previously approved plans
MHC Form B

141 Grove Street, Williams Elementary School – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The 1950 Moderne-style school was designed by Shepard and Stearns.

APPLICATION PROCESS: The applicants want to install rooftop solar panels. The meters and switch boxes would be located on the left side of the building (facing the building from Grove Street) and there would be a run of conduit from the boxes to the roof.

Note: there was a discrepancy in the submitted drawings as to where the PV Utility Disconnect Switch and PV Smart Meter are located on the left wall of the school. The applicants intend to install the meter and switch boxes and conduit closer to the left wall corner by the rear parking area as shown in PV-Misc, Photos. Plan view PV-1 shows the location at the corner of the left wall closest to Grove Street. The applicants are updating PV-1 to show the location closer to the left wall corner by the rear parking area and should have this ready before the meeting.

MATERIALS PROVIDED:

APPLICATION LINK: <https://newtonma.viewpointcloud.com/records/814686>

Pdf: Compiled 141 Grove solar

Assessors database map

Historic photo

Staff street views

Roof photos

Solar array roof plan

Letter of Intent

MHC Form B

37 Hancock Street – Certificate of Appropriateness

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: This full review is continued from a working session. The owners want to expand the existing rear breakfast nook and add a second story. An egress window would be added to the basement. They also want to relocate the left side entrance and add stairs and a portico with a roof. The driveway would be modified to accommodate the new side entrance. All the double-hung one-over-one windows would be replaced with new, upgraded windows with a more appropriate two-over-two grille pattern.

MATERIALS PROVIDED:

APPLICATION LINK: <https://newtonma.portal.opengov.com/records/816030>

Pdf file: Compiled 37 Hancock addition entry

Assessors database map

Photos

Survey

Site plan

Existing elevations

Demolition plans

Renderings

Proposed elevations

Existing and proposed roof plans

Detail drawings
Photos of existing window details
Product and material information
MHC Form B

Violation of the Historic District Ordinance at 114 Windermere Road

Request for Certificate of Appropriateness to Remediate Violation at 114 Windermere Road

APPLICATION PROCESS: The owners installed mini-splits and conduits on both sides of the house; this project was not reviewed or approved by the commission.

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/816216>

PDF file: Compiled 114 Windermere heat pumps

Assessors database map

Photos

MHC Form B

Administrative discussion

Minutes: There are no draft minutes ready for review.