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STAFF MEMORANDUM

Meeting Date: June 11, 2024
DATE: June 4, 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 review of the Local Historic District Review applications.

Applications

197 Grove Street – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The circa 1870 Italianate house was first owned by stair builder Henry Snow who had the house built on a tract of land purchased from Auburndale realtor William E. Tyler in 1869. Henry lived in the house with his wife, their children John, Mary, and Grace, and the Maine-born carpenter George C. Johnson and his wife and son. By December 1874 Snow and his family moved to Hancock Street (and by 1905 to Cambridge), and he sold the property to Mercy Cobb, the wife of master mariner William B. Cobb, who was then living in San Francisco.

APPLICATION PROCESS: The owners want to demolish the existing garage and remove the existing deck.

Notes: there is no information provided as to when the garage was built, but it appears to be a relatively recent structure.

MATERIALS PROVIDED:

APPLICATION LINK: <https://newtonma.viewpointcloud.com/locations/99914>

Pdf: Compiled 197 Grove
Assessors database map
Photos
Street views
Structural report
Proposed demolition – elevations, site plan, photo
MHC Form B

56 Woodland Road – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: Circa 1937 Garrison Colonial house was designed by architect D.E. Anderson of Roslindale and was one of five in a development built by James A. Carrig of Belmont. The first owner and resident was Ralph E. Richman.

APPLICATION PROCESS: The owners want to install solar panels on the front, some of the side roofs, and the flat roof area.

Notes:

The applicants provided photos of installations in Newton at 725 Chestnut Street, Waban; 493 Crafts Street, West Newton; and 465 Parker Street, Newton Center.

The commission has approved installations on front facing roofs and visible roof faces with the requirement that the installation not detract from the architecture and character of the house.

Addresses where the commission has approved visible panels are: 348 Central St (front) and 84 Grove St (side). The installation at 348 Central St was required to be symmetrical so as not to detract from the symmetrical architecture of the house.

MATERIALS PROVIDED:

APPLICATION LINK: <https://newtonma.viewpointcloud.com/records/828112>

Pdf: Compiled 56 Woodland
Assessors database map
Photos
Photos of proposed panel and array
Photos of installations in Newton
Aerial view with roof plan
Plan and photos for exterior equipment
Roof plan
Mounting details and photos
Product information
MHC Form B

248 Grove Street – Certificate of Appropriateness

Seminary Avenue is a private way and the commission does not have jurisdiction over project elements that are only visible from Seminary Avenue. The right side of the house is visible from Grove Street and the right side of the property would be visible if the fence and vegetation are removed.

HISTORIC SIGNIFICANCE: The circa 1895 Queen Anne house was built on speculation after Seminary Avenue was extended to Grove Street and the land formerly owned by J. W. Keys was subdivided by Norman S. Wood. The house was vacant for some time until widow Lydia E. Hutchings purchased the property and took up residence. It was the only house in the subdivision until the 1920s.

APPLICATION PROCESS: The owners want to enclose the screened porch.

MATERIALS PROVIDED:

APPLICATION LINK: <https://newtonma.viewpointcloud.com/records/827213>

Pdf: Compiled 248 Grove

Assessors database map

Photos

Site plans – existing, proposed, proposed demolition

Proposed plans and elevations

Stair and railing details

Window, door, lights, and material information

MHC Form B

136-144 Hancock Street, former Walker Center – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The brick 1913 Colonial Revival house at 144 Hancock Street was designed by local architects Coolidge and Carlson and built to replace an earlier building destroyed by fire in 1912. It was the main building for the Walker Missionary Home, Inc.

APPLICATION PROCESS: The owners want to amend the previously approved design for the left side of the former Walker Center (brick building on Hancock Street.)

Notes: Staff asked the applicant to consider replacing the single lite windows with a multi-lite window proportionate to the openings (perhaps 1 over 1 or 4 over 4 with 8 over 8 lites in the middle.)

MATERIALS PROVIDED:

APPLICATION LINK: <https://newtonma.viewpointcloud.com/records/765162>

Pdf: Compiled Walker Center amendment

Photo

Site plan

Elevation

Plans

Assessors database information

Administrative Discussion

Minutes: Review May 2024 minutes

Commission elections in July: Review election process.