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STAFF MEMORANDUM

Meeting Date: April 21, 2020
DATE: April 10, 2020
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

315 Central Street – Certificate of Appropriateness/Hardship (Violation)

HISTORIC SIGNIFICANCE: The house was built circa 1952 for Melvin H. Molzen and the architect and builder was Everett Fay Bishop of Waltham. Molzen was an accountant and lived in the house with his wife Geneva Woodman Molzen.

APPLICATION PROCESS: The owners would like to modify the previously approved landscaping/screening plan that was a condition of the Certificate of Hardship for the vinyl fence that was in violation. Instead of screening the right-side fence by planting nine hemlocks per the approved mitigation plan, the owners want to drape a green tarp over the fence, similar to the tarp that the City of Newton has on the chain link fence across from 270, 280 and 290 Central Street. **The fence with the green tarp is not in the Auburndale district and so would not have been reviewed by the Commission.** The Commission has only ever approved temporary tarps and screens like the ones used to screen the fences around the temporary classrooms at Lasell University.

To change the Certificate of Hardship and the mitigation plan for the vinyl fence, the Commission must decide separately on each option - the tarp and planting five hemlocks instead nine. And the Commission must make three findings regarding the case for hardship. The findings are: 1) that the previously approved mitigation to plant nine hemlocks involves a substantial hardship, financial or otherwise; **and** 2) that the proposed change is without substantial detriment to the public welfare; **and** 3) that the proposed change is without substantial derogation from the intent and purposes of this section which is to preserve and protect the distinctive characteristics of the historic district. The Commission members must give the rationale of why they do or do not agree with the case that the owner is making. (See City of Newton ordinance 22-40 (f) (10).)

MATERIALS PROVIDED:

Photographs

Previously approved mitigation plan

Owner to provide estimates for tarp, 5 hemlocks and 9 hemlocks

338 Central Street – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The 1912 Colonial Revival house was first owned by Mr. and Mrs. Frederick A. Foss.

APPLICATION PROCESS: The owners want to do exterior renovations. The existing double-hung wood windows will be replaced with Anderson 400 Series double-hung aluminum-clad windows with grille patterns to match the existing six-over-one and four-over-one grilles and seven-eighth-inch wide muntins. Wood gutters will be replaced with fiberglass gutters with the historic profile, downspouts will be replaced, and a rear rubber roof will be replaced in-kind. The owners also want to add one new window on the right and left sides, and to remove one window on the left side. The rear entry door and a rear window will be removed, and French doors will be installed on the rear addition.

MATERIALS PROVIDED:

Assessor's database map

MHC Form B

Project description

Plans

Photographs

Product specifications

107-109 Grove Street – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The circa 1926 Colonial Revival/Craftsman double-house appears to have first been occupied by Mr. and Mrs. Harry L. Burnham and Mr. and Mrs. William Danaway in 1927.

APPLICATION PROCESS: The owners want to renovate the existing house and to demolish the secondary chimney and rear addition. They plan to build a new rear addition, reconfigure the existing asphalt driveway to reduce the paved area, and build a brick path to connect the driveway to the back of the house.

MATERIALS PROVIDED:

Assessor's database map

MHC Form B

Project description

Plans

Elevations

Photographs

Product specifications

Administrative Discussion

Minutes: Draft minutes for the January and February meetings have been included for your review.

Raised garden boxes: Some homeowners have contacted staff about putting in raised garden boxes in their front and side yards where they would be visible from the public way. The Commission should consider whether raised garden box projects can be administratively approved in the future. The Commission can vote to allow these types of projects to be administratively approved or to be administratively approved with specific conditions.