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## STAFF MEMORANDUM

Meeting Date: August 11, 2020  
DATE: July 31, 2020  
TO: Auburndale Historic District Commission  
FROM: Barbara Kurze, Senior Preservation Planner  
SUBJECT: **Additional Review Information**

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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.

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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

#### ***51 Hawthorne Avenue – Certificate of Appropriateness***

***Note: Unity Street and Lake Avenue are private ways; applicants are entitled to a Certificate of Non-Applicability for architectural features that are not visible from Hawthorne Avenue.***

HISTORIC SIGNIFICANCE: Abijah Johnson was an important figure in the mid-nineteenth century development of Auburndale. He owned significant tracts of land on which he built speculative houses. Johnson was also instrumental in the formation of the Auburndale Education Society in 1849 (precursor of the Lasell Female Seminary) and the Auburndale Congregational Society in 1850. He laid out Hawthorne Avenue, Lake and Myrtle Avenues, and Grove, Hancock, and Maple Streets, and built over twenty houses in the immediate neighborhood. Some of his surviving buildings are 39, 51 and 63 Hawthorne Avenue; 74 Grove Street; and 120 and 188 Woodland Road. Johnson built the house at 51 Hawthorne Avenue circa 1858 as his own residence; the original appearance was probably like the Italianate house at 63 Hawthorne Avenue. The original appearance of the house changed when hipped

roofs were added in 1915 and metal siding was added later; however, the original form and massing have remained.

**APPLICATION PROCESS:** The owners are coming back to the Commission with the final hardscaping plans. They want to install an asphalt driveway with a cobblestone apron and cobblestone borders, two bluestone “stepper” walkways at the front, and two bluestone patios at the back. They also want to build three fieldstone retaining walls, one along the left side of the driveway, and one behind the left-side patio. The third retaining wall would extend from the right rear corner of the house and have bluestone steps.

**MATERIALS PROVIDED:**

Site plan

Photographs

Material information

***27 Cheswick Road – Certificate of Appropriateness***

**HISTORIC SIGNIFICANCE:** The circa 1901 Shingle style house was first owned by Arthur B. Sederquist who worked as a banker at 53 State Street in Boston.

**APPLICATION PROCESS:** The owners want to replace the vinyl basement windows on the left side of the house with vinyl egress windows; metal window wells will be installed. The three ganged wood windows on the right side of the house will be replaced with a bow window with three vinyl windows. The owners were approved to replace the rear bulkhead with a rear entry which will not be visible from a public way.

**MATERIALS PROVIDED:**

Assessor’s database map

MHC Form B

Product information

Photographs

Drawings

***119 Windermere Road – Certificate of Appropriateness***

**HISTORIC SIGNIFICANCE:** The circa 1899 Colonial Revival house was built shortly after Windermere Road was laid out. William W. Heckman, a leather salesman in Boston, was the first owner and lived in the house with his wife Cornelia. He had previously boarded with his parents at Floral Place in Newton Highlands.

**APPLICATION PROCESS:** The owners want to install three condensers. One will be at the back and not visible from a public way. Two will be on the left side of the house towards the front. The plan is to screen them with a lattice structure and plantings.

**MATERIALS PROVIDED:**

Assessor’s database map

MHC Form B

Site plan sketch  
Photographs  
Product and material information

***18 Myrtle Avenue – Certificate of Appropriateness***

***Note: Myrtle, Aspen, Lake and Seminary Avenues, and Unity Street are private streets. The Commission only has jurisdiction over projects that are visible from Hawthorne Avenue.***

HISTORIC SIGNIFICANCE: The circa 1876 Italianate house was built for Moses S. Tower who worked in Boston as a bookkeeper. He is listed in the 1880 U.S. Federal Census as living in the house with his wife Alma W., sons Moses B. and Walter R., and daughters Bessie P. and Alma L.

APPLICATION PROCESS: The owners want to replace the existing wood fences in-kind; that part of the project can be granted a Certificate of Non-Applicability. The owners also want to install closed board vinyl fences with lattice toppers along the property line along Lake Avenue behind 51 Hawthorne Avenue, and along the property line that intersects Lake Avenue at Unity Street. Vinyl fences are not appropriate in the historic districts and these fences could be visible from Hawthorne Avenue when the leaves are down, or if vegetation is removed when the fences are installed.

MATERIALS PROVIDED:

Assessor's database map  
MHC Form B  
Fence plan sketches  
Product information  
Photographs

**Administrative Discussion**

Minutes: Review the draft minutes for the June meeting.