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STAFF MEMORANDUM

Meeting Date: October 13, 2020
DATE: October 1, 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

115 Windermere Road – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: Windermere Road was laid out in 1897 between Woodland Road (dating from the colonial era) and the new boulevard Commonwealth Avenue. The circa 1898 Colonial Revival house was one of the first homes built on Windermere Road and was owned by Albert H. Beck. The 1900 U.S. Federal Census lists Beck's occupation as a clerk in a banking office. He lived at 115 Windermere Road with his wife Mabel E. and a servant Jennie Sullivan.

APPLICATION PROCESS: The owners had come to a working session in 2019 to get feedback on how to appropriately renovate the front entry porch. The owners want to renovate the front entry porch, expand the entry roof, and replace the brick piers, railing system and lattice. The new entry roof, gutters and downspouts will match what is on the house and the decking will be mahogany.

MATERIALS PROVIDED:

Plans
Elevations
Views
Photographs
Product and material information
MHC Form B

29 Fern Street – Working Session

HISTORIC SIGNIFICANCE: The circa 1894 Colonial Revival house was built as a two-family. The first owner was William B. Herrick worked at 4 Ashburton Place in Boston. The 1900 U.S. Federal Census shows that he lived in the house with his wife Lucy, sons Olin and William, and daughters Marion and Florence. His occupation is listed as Teachers Agency Assistant Manager.

APPLICATION PROCESS: The owner was approved to install a metal access ramp at the back of the house. He would like a less obtrusive ramp and wants feedback from the Commission on building a ramp on the left side of the house. The project would include replacing a window on the left side of the house with a door and a landing.

MATERIALS PROVIDED:

Previous application forms
Assessor's database map
Photographs
Previously approved ramp plan

305 Central Street – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The circa 1898 Colonial Revival/Queen Anne house is one of several built on this part of Central Street at the end of the 19th century. The first resident appears to have been widow Mary L. Park.

APPLICATION PROCESS: The owners want to repave the existing driveway area in front of the garage and expand the paved area to run along the existing driveway to the back of the house. An area of approximately 45 feet by 45 feet would be paved behind the house.

MATERIALS PROVIDED:

Site plan marked up to show paving plan
Assessor's database map
Photographs
MHC Form B

248 Grove Street – Certificate of Appropriateness (Violation)

Note: Seminary Avenue is a private way and the Commission does not have jurisdiction over elements that are only visible from Seminary Avenue.

HISTORIC SIGNIFICANCE: The Queen Anne house was built circa 1895. The first resident and possible owner was widow Lydia E. Hutchings.

APPLICATION PROCESS: The owners installed two condensers on the left side of the house behind the left rear entry porch. The front elevation faces Seminary Avenue. The condensers are visible from Grove Street.

MATERIALS PROVIDED:

Assessor's database map with sketch

Product information

Photographs

MHC Form B

270 Central Street – Working Session

HISTORIC SIGNIFICANCE: The house was built in 2016 on land that was subdivided from the property at 33 Woodland Road.

APPLICATION PROCESS: The owners want to enclose the front entry porch in double-layer clear glass and to put down waterproof plastic decking. The intent is to minimize traffic noise from the Massachusetts Turnpike. There was not enough detail to put this application on the agenda for full review, but the Commission can give feedback on whether this is an appropriate project and what might be appropriate alternatives.

MATERIALS PROVIDED:

Assessor's database map

Project description

Drawings

Original plans

As-built site plan

Administrative Discussion

Minutes: Review the draft minutes for the July and August meetings.