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STAFF MEMORANDUM

Meeting Date: June 8, 2021
DATE: June 1, 2021
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

337 Central Street – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The 1880 Queen Anne was first owned by the Reverend Elnathan Ellsworth Strong, a prominent member of Auburndale's extensive clerical community. He was a Congregationalist clergyman and editor of the "Missionary Herald", published in downtown Boston. He and his wife took in female boarders during their years of residence at 337 Central Street.

APPLICATION PROCESS: The owners want to replace the slate roof sections and the asphalt shingle roof sections with architectural shingles. The slate sections are next to the driveway, the turret, and the area next to the turret. The rest of the roof is asphalt shingle. The estimate is 65% slate and 35% asphalt.

Staff advised that slate roofs are typically considered character-defining features and the commission may determine that it is not appropriate to replace those roof sections with standard asphalt or architectural shingles. The commission will need to understand the reasons for the replacement of the slate sections and see detailed information that shows the sections cannot be repaired. If the sections cannot be repaired, the commission has approved the GAF Slateline product which has

the look of slate. They would also consider other products that have the look of a slate roof. If the information about the slate roof section conditions and the option for Slateline or a similar product is received in time, it will be included in the meeting packet. Otherwise, the applicant will present additional information at the meeting.

The owners also want to replace the front gutter (which appears to be aluminum) and replace it with an aluminum gutter, repoint the chimney, repair the lead flashing on the chimney and roof ridge vents, and repair the trim.

MATERIALS PROVIDED:

Assessors database map

Photographs

Product information

MHC Form B

46 Vista Avenue – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The circa 1917 Colonial Revival was built Jeremia and Alice Hennessey. The 1920 U.S. Federal Census shows them living in the house with daughters Alice, Mary and Elizabeth, son Joseph, and servant Clementina B. Walker.

APPLICATION PROCESS: The review is continued from the May meeting. The owners want to replace the right-side sunroom. They have submitted revised drawings to address commission members' concerns about the length of the front elevation of the new addition; the length was reduced from 25 feet to 20 feet.

The owners were asked to provide completed application forms with this latest submission date, product cut sheets for the windows, doors, gutters and downspouts, and photos showing what the aluminum gutters look like when installed.

Because the products used on the addition should reflect the quality of the products on the existing house, they were also asked to provide material information on the windows, gutters, and downspouts on the house.

The proposed windows are identified as Andersen 400 Vinyl clad windows. Vinyl clad windows with a shiny, "plastic" finish would not be appropriate. The owners were asked if they could provide a sample or a cross-section sample for the chair to review before the meeting to help determine if this is an appropriate window.

The first-floor plan shows a low stone wall and patio which are not shown on the elevations. If this is a new wall and a new patio, materials and design need to be submitted for review and approval.

MATERIALS PROVIDED:

Photographs

Site plan

Renderings

Detail drawings

MHC Form B

21 Lasell Street – Working Session

HISTORIC SIGNIFICANCE: The Queen Anne house was built circa 1884. The first resident and possible owner was Mrs. Marion L. Morris. The 1880 U.S. Federal Census shows Marion L. Morris lived in the Vine Hotel in Boston with her husband William F. Morris, son William L., daughter Madeline P., and mother-in-law Mary. William's occupation was listed as bank clerk.

APPLICATION PROCESS: The owners want feedback on a proposed project to build a two-story turret and dormer at the front of the house, a dormer and second-story porch at the back, to replace windows, add new windows, and add architectural detailing. The owners were previously approved to build a deck and stairs at the back of the house.

MATERIALS PROVIDED:

Assessors database map
MHC Form B
Photographs
Elevations
Plans
Renderings
Window information

324 Central Street – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The circa 1870 Italianate style house was built for Baptist clergyman John Jennings. In 1870, he was living in the house with his wife Susan and daughter Alice.

APPLICATION PROCESS: The owners want to replace the existing aluminum shutters with operable wood shutters.

MATERIALS PROVIDED:

Assessors database map
Project description
Site plan
Photographs
Product information

30 Williston Road – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The Colonial Revival style house was built circa 1906. In 1907, Mr. and Mrs. John F. Dunton and three boarders were living in the house.

APPLICATION PROCESS: The owners want to replace the second-story porch sliding windows with double-hung windows.

MATERIALS PROVIDED:

Project description
Assessors database map
Photographs
Elevations
Product information

Administrative Discussion

Minutes: Review the May meeting draft minutes.