



**City of Newton, Massachusetts**  
Department of Planning and Development  
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone  
(617) 796-1120  
Telefax  
(617) 796-1142  
TDD/TTY  
(617) 796-1089  
www.newtonma.gov

Ruthanne Fuller  
Mayor

Barney S. Heath  
Director

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## STAFF MEMORANDUM

Meeting Date: February 8, 2022  
DATE: January 28, 2022  
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

#### ***61 Central Street – Certificate of Appropriateness***

**HISTORIC SIGNIFICANCE:** The original circa 1870 building was either altered or replaced with the Queen Anne style house circa 1890. The lot was part of a tract owned by Nathan Crafts and his heirs until 1868. Nathan Crafts was a stone mason who worked on many of the bridges spanning the Charles River, including Cook's Bridge (Elliot Street Bridge) in Newton Upper Falls. William E. Tyler purchased twelve and a half acres from the Crafts, built his house on Hancock Street and then subdivided the land. Frank Cordingley, who ran a "wool waste" firm with his brother William, purchased the lot from Tyler and was listed as living in Auburndale with his wife, children, and sister in 1870.

**APPLICATION PROCESS:** The owners want to replace the multi-lite true divided lite windows on the left side (facing Maple Street) and right-side bays. The bay windows do not appear to be the original ones and were probably installed in the late twentieth century. The owners propose either four-lite or six-lite picture windows flanked by two-over-two double-hung windows. The proposed replacement windows are Andersen 400 series simulated divided lites with interior and exterior grilles and three-quarter-inch wide exterior muntins. The owners were approved to use Andersen 400 series as replacement windows in 2017.

**Note: The house has undergone major changes since it was first built (see historic photo included in the packet.) Based on a late 19<sup>th</sup>-century photo, the right-side bay was originally only one-story and the flanking windows appear to have been one-over-one and not multi-pane windows. The MHC Form B notes that the bay windows were replaced in the late 20<sup>th</sup> century.**

**MATERIALS PROVIDED:**

Assessors database map  
Window quote  
Project description  
Photographs  
Plans  
Elevations  
Window construction details  
Option for six-lite picture windows  
Previously approved windows  
MHC Form B

***41 Hancock Street – Certificate of Appropriateness***

**HISTORIC SIGNIFICANCE:** The circa 1885 Colonial Revival/Shingle style house is distinguished by its intersecting wings – front gable roof and side gambrel roofs. Lewis M. Norton owned the house and was a Chemistry professor at the Massachusetts Institute of Technology in Boston where he founded the first course in chemical engineering. Norton died in 1893 but his wife and five children continued to live in the house until at least 1900.

**APPLICATION PROCESS:** The owners want to replace three windows on the left side of the house and one window on the right side with Jeld Wen Auralast wood simulated divided lite double-hung six-over-six windows. The left side windows consist of one two-over-two double hung window and two one-over-one double-hung windows; the right-side window is a one-over-one double hung window. The window opening dimensions would stay the same.

The owners were granted a Certificate of Hardship to install a Jeld Wen Auralast casement window at the back of the house in 2017 because the commission was unable to get a quorum to review the application. The owners are proposing the same window but as a double-hung window, and will use the same sill and header details.

**MATERIALS PROVIDED:**

MHC Form B  
Assessors database map  
Project description with photographs  
Window specifications  
Window specifications for casement window approved in 2017  
Elevation photographs

***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 were approved to build an entry hood with small columns at the existing front right entrance. The as built does not have the columns. After review with the previous chair, the change was noticed as an insubstantial change. A neighbor submitted a formal appeal to require the change to come to a public hearing for review.

**MATERIALS PROVIDED:**

Notice of Waiver of Public Hearing

Photographs of as-built and previously existing

***136-144 Hancock Street and 169 Grove Street, Walker Center – Working Session***

HISTORIC SIGNIFICANCE: The 1860 Colonial Revival house at 138 Hancock Street was built in 1860 by Congregationalist minister Sewall Harding and sold in October 1861 to master mariner Charles T. Haskell of Boston. The Haskells left Auburndale in 1893, at which time Walker Home founder Eliza Harding Walker began raising funds to purchase the property to create an annex to her parents' home at 144 Hancock Street. She bought the property to house the growing number of missionary children that she cared for and named it Walker Cottage. The building has gone through a series of alterations over the years. The building was converted to dormitories and the front façade was redesigned to conform to the Colonial Revival taste in 1911. A two-story brick annex was added in the back in 1933. Shed dormers, sun porches and vinyl siding were also added.

The 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.

The 1955 Cape House at 169 Grove Street was designed by Albert W. Kreider for the Walker Missionary Home as an accessible house for Mrs. Masters and her son, who contracted polio while serving as missionaries in Southern Rhodesia. APPLICATION PROCESS: The owners want feedback on a project to renovate 136-144 Hancock Street, to build a connector addition between the wood building (138 Hancock Street) and the brick building (144 Hancock Street), to demolish the 1955 Cape house (169 Grove Street) and build five townhouses along Grove Street.

The proposed location of the connector addition between 138 and 144 Hancock Street is shown on the proposed site plan. **Note: No elevations or drawings were provided, so the commission only really provide high-level feedback.**

**Per The Secretary of the Interior's Standards for Rehabilitation, and Newton's Historic Preservation Design Guidelines, an addition to a historic building should be subordinate to the historic building and read clearly as an addition. There is no development as of right in the local historic districts; scale, form, and massing must be appropriate for the historic building. The City of Newton Historic Preservation Guidelines for Additions and New Construction are included for reference.**

The applicants propose demolishing the Cape House at 169 Grove Street and building five townhouses along Grove Street. Examples of townhouse design concepts are provided with the materials. The Cape House was built as part of the Walker Center complex to provide accessible housing for two missionaries, Mrs. Masters and one of her sons, both of whom contracted polio in Southern Rhodesia and were wheelchair users.

**Note: Examples of townhouse design concepts are provided with the materials.**

**Per The Secretary of the Interior's Standards for Rehabilitation, and Newton's Historic Preservation Design Guidelines, the demolition of all or portions of resources on properties or within a historic area is considered a drastic action since it alters the character of the streetscape, surrounding buildings and the demolition site. Demolition of significant buildings within a historic area is rarely considered to be an appropriate option.**

**Per The Secretary of the Interior’s Standards for Rehabilitation, and Newton’s Historic Preservation Design Guidelines, new construction must be well-designed and sympathetic to its distinctive surroundings. Proposals for new construction must take into account how the design and materials will appear within the streetscape and surrounding neighborhood context.**

**The HDCs encourage:**

- Preservation of the cohesive ambiance of historic properties and neighborhoods with compatible and sympathetic contemporary construction that is not visually overwhelming
- Matching setbacks (distances to property lines) of adjacent buildings on a streetscape
- Compatible siting, proportion, scale, form, materials, fenestration, roof configuration, details and finishes to adjacent and nearby properties
- Reference to the related Guidelines to better understand the historic context and appropriate design and materials within a historic context

**The City of Newton Historic Preservation Guidelines for Additions and New Construction are included for reference.**

MATERIALS PROVIDED:

Photographs

Site plans

Examples of town house designs

MHC Form B for 138 and 144 Hancock Street, and 169 Grove Street

Newton Historic Preservation Guidelines for Additions and New Construction

### ***Administrative Discussion***

Minutes: Review the draft September 2021 and January 2022 meeting minutes.