



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

STAFF MEMORANDUM

Meeting Date: April 12, 2022

DATE: April 5, 2022

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

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 owners want to amend the previously approved side addition to change the right-side and rear elevations. The length of the right-side would be extended seven-and-a-half feet farther to the back from 20 feet to 27.5 feet, and a molded panel would be added to either end of the right side. The back of the addition, which is not visible from a public way, would mirror the front elevation. The previously approved front of the addition, products and materials will not be changed. The Pella windows shown in the packet are the previously approved windows.

MATERIALS PROVIDED:

Plot plan
Plans
Rendering

Elevations
Window and panel details
Gutter and railing details
Plans approved in 2021

348 Central Street – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: : The 1912 Craftsman house was first occupied by James Strong. The lot was originally part of a larger estate, the Hardy Estate, which was subdivided prior to World War I.

APPLICATION PROCESS: The owners want to replace the vinyl siding with HardiePlank, smooth side on the exterior. The cornerboards and trim will be replaced with AZEK flat stock. The rafter tails and other moldings will be saved and re-used. The applicant successfully completed a similar project at 366 Central Street.

MATERIALS PROVIDED:
Photographs
Product information
MHC Form B

34 Groveland Street – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The circa 1902 Colonial Revival house was first owned by George G. Brown, a salesman in Boston.

APPLICATION PROCESS: The owners want to repave the existing driveway, install a cobblestone band and granite paver area. Repaving the existing driveway in-kind and installing the cobblestone band could be administratively approved; however, the commission must review and approve the granite paver area.

MATERIALS PROVIDED:
Photographs
Photographs with sketches of proposed work area
Material information
MHC Form B

347 Central Street – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: Owner Malcom V. Beard applied for a building permit in 1946 to build the single-family Colonial Revival Cape house with the attached garage. The architect is listed as A.M. Kreider and the builder as R.C. Whynot. Malcom and wife Alice L. are listed at this address in the 1948 City Directory; his occupation is listed as Assistant Manager at the Mayflower Wayside Furniture Company, Inc. A permit was issued for the rear deck in 2004 and the front and rear dormers were approved in 2010.

APPLICATION PROCESS: The owners want to install exterior lights on the garage.

Note: the condensers and meter will not be visible from a public way and will be administratively approved.

MATERIALS PROVIDED:
Elevation
Product specification

118 Windermere Road – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The circa 1901 Colonial Revival house was built for publisher Albert M. Hunt.

APPLICATION PROCESS: The owners want to replace the windows on the enclosed left-side porch with windows that are consistent with other windows on the house. The windows on the front and side will be visible.

Notes: the applicant was asked to provide existing and proposed side elevations and to update the scope of work on the application to clearly identify the work proposed for the enclosed porch.

The work at the back – building a shed dormer, expanding the mudroom, and changing the windows and door on the enclosed porch - will not be visible from a public way and will be administratively approved.

MATERIALS PROVIDED:

- Photos
- Plans
- Elevations
- Material list
- Product information
- Window and door quotes

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MATERIALS PROVIDED:

- Photos
- Plans
- Elevations
- Material list
- Product information
- Window and door quotes

51 Hawthorne Avenue – Certificate of Appropriateness

Note: Unity Street and Lake Avenue are private ways; the 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 very similar to 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. The MHC Form B has a detailed architectural description and history.

APPLICATION PROCESS: The owners want to replace the granite markers with masonry piers and lights, replace the front entry steppingstone path with a solid masonry path, install a gate at the breezeway opening, install metal and AZEK fencing and gates, and install a masonry patio area at the back.

Note: When the commission approved the project to build the new side addition and three-car garage, the breezeway opening was a required design element to break up the massing to the left of the historic house block.

MATERIALS PROVIDED:

Site plans

Photos

Assessors database map

Product and material information

Additional project information

21 Lasell Street – Certificate of Appropriateness

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 to replace siding and trim and to add decorative scalloped shingles. The brick foundation at the back and right side would be replaced with a cement foundation with a brick veneer; this would match the foundation work that was approved for the front and right side. A stone window well would be installed. Stone-wrapped posts would be used to support the back deck. And the front entry posts would be replaced with wider posts that have a similar design to the existing. The existing railing system would be re-used.

Notes: the owners are not starting work on the tower shown in the rendering; the concept was reviewed by the commission but has not come in for a full review.

The proposed work on the foundation and the posts at the back of the house will not be visible from a public way.

MATERIALS PROVIDED:

Photographs

Product information

Additional project information

113 Grove Street – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The circa 1865 Second Empire house was first owned by Charles Maynard, a commission merchant at India Wharf in Boston.

APPLICATION PROCESS: The owners want to move and reorient the existing house, change the driveway configuration, and build an addition. They want to build a new house with an attached garage on the back lot; this property would be accessed from Lasell Street. The work would include regrading and building retaining walls.

MATERIALS PROVIDED:

Assessors database map

Site plans

Photographs of neighboring properties

MHC Form B

Elevations

Roof plans

Renderings

Product and material information

Newton GIS aerial and topo views

Administrative discussion

Minutes: March minutes are not ready and will be available for review at a future meeting

Update on remote meetings

Update on Design Guidelines and Rules & Regulations