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## STAFF MEMORANDUM

Meeting Date: May 10, 2022  
DATE: May 3, 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

#### ***19 Fern Street – Certificate of Appropriateness***

**HISTORIC SIGNIFICANCE:** The 1920 Colonial Revival house was designed by J. B. Parkhurst at 19 Congress Street in Boston and built by H. B. Brown at 87 Gordon Street in Somerville. The owner was Helen Cook. In 1923, Henry G. Haynes were listed as living in the house. He is listed in the 1930 U.S. Federal Census as an office manager for a machinery company and living in the house with his wife Hannah and son Henry G. Haynes, Jr.

**APPLICATION PROCESS:** The owners want to install polycomposite railings along the front entry steps. The design would be consistent with the existing railings along the landing.

**MATERIALS PROVIDED:**  
Assessors database map  
Plot plan  
Photographs  
Sketches  
Product information

### ***33 Hancock Street – Certificate of Appropriateness***

HISTORIC SIGNIFICANCE: The distinctive Italianate house was built circa 1856 by physician Edward Strong. The house is relatively intact.

APPLICATION PROCESS: The owners want to extend the existing back patio area. They also want to build an outdoor kitchen with a stone veneer finish and install a metal pergola at the back of the house. The pergola will have a black finish; the color will match the existing window muntins. If the fence and vegetation were not in place, the edge of the pergola and part of the outdoor kitchen structures would be somewhat visible at the back of the right side of the house.

MATERIALS PROVIDED:

Project description

Photographs

Site plan

Plan

Elevation renderings

Product and material 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: This review is continued from a previous meeting. The owners want to move the existing house and put it on a new foundation. They would build a garage addition, renovate the house, and change the driveway configuration. 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.

**Notes: The latest application submission appears to be missing a lot of the detail requested by the commission in the last meeting. This is a significant project, so if there is not enough detail to approve the project, the commission has the following options: 1) require the applicants to come to a future regularly scheduled meeting with the requirement that they provide the requested details; or 2) deny the application because there is insufficient information to make a decision. This would allow the applicants to re-submit without waiting a year.**

Here is a summary of the Commission feedback from the April meeting:

- **New house design was an inappropriate mix of styles and roof styles; applicants should pick one style and treat the new design consistently. (There are minor changes in the new set of drawings; some roof lines and pitches were changed, and a dormer was added to the garage roof.)**
- **Submission materials were not complete and did not have the required level of detail. The application needed to be complete and provide details for all the elements: products, materials, and design and construction details. The applicants were directed to review the submission requirements checklist which is part of the application packet. (Most of the requested detail was not provided.)**
- **This is not a complete list, but some of the materials specifically requested were:**
  - **existing and proposed plot plans with grades and contours**
  - **detailed elevations with material call outs**
  - **plans and elevations to include vents, egress wells, fencing, mechanical equipment**
  - **details for soffits, trim, gutters, and downspouts**
  - **details for foundations, especially the new foundation for the existing house**
  - **detailed product specifications for windows and doors**

- **site plans showing walkways, retaining walls, driveways and any other hardscaping with materials and dimensions**

**MATERIALS PROVIDED:**

Assessors database map  
 Site plans  
 Photographs of neighboring properties  
 MHC Form B  
 Elevations  
 Roof plans  
 Renderings  
 Product and material information

***32 Woodland Road – Certificate of Appropriateness (Violation)***

**HISTORIC SIGNIFICANCE:** The earlier 1870 house was either significantly remodeled in the Queen Anne style or rebuilt around 1885. J. Walker Davis, who worked as a music teacher in Boston, owned the property at that time.

**APPLICATION PROCESS:** The new owners made changes to the driveway area by removing the planted area to the right of the driveway and replacing it with gravel. They also made extended the planting bed retaining wall. These changes were not reviewed by the Commission.

**Notes:**

**Staff reviewed aerial views and photographs from the recent property listing and determined that the previous owners re-paved the driveway. It does not appear that they expanded the area of asphalt paving.**

**Violation Process Notes:**

**For work that was done without applying to the Commission:**

- **Commission reviews the application submitted for the work that was done.**
- **Commission may grant a Certificate of Appropriateness, Hardship or Non-Applicability.**
- **If the Commission denies a Certificate of Appropriateness and a Certificate of Hardship, the Commission must make a formal determination of violation and give direction on an appropriate plan for remediation.**
- **The property is put on hold (no building permits may be issued) until the owner gets an approved remediation plan and the approved remediation plan is acted on.**

**MATERIALS PROVIDED:**

Aerial views 2000 – 2021  
 Site plans  
 Photographs  
 Material information  
 MHC Form B

***24 Robin Dell and Lasell Village – Working Session***

**HISTORIC SIGNIFICANCE:** The circa 1860 Italianate style house appears to have first been owned by farmer Nelson Clark. In the 1874 City Atlas, Mary F. Clark is shown as the owner. The house is an example of properties that were built during the period that Auburndale was transitioning from a rural agricultural community to a suburban streetcar suburb. **24 Robin Dell**

**is listed as a contributing property to the National Register district and the local historic district under its earlier address of 113 Seminary Avenue.**

APPLICATION PROCESS: The applicants request feedback on a proposed project to demolish 24 Robin Dell and build a new building with approximately 42 independent living units.

**Notes:**

**24 Robin Dell is listed as a contributing property to the National Register district and the local historic district under its earlier address of 113 Seminary Avenue.**

**The previous owners applied to demolish 24 Robin Dell and were denied by the Commission in 2006 because the applicants had exhausted all other options for reusing or selling the property; shown the house was not historically significant; or proven that the house was verifiably beyond rehabilitation. The 2006 decision is included in the packet.**

MATERIALS PROVIDED:

- Assessors database map
- Project description
- Photographs
- Renderings
- MHC Form B
- 2006 decision to deny demolition

**Administrative discussion**

Minutes: The April draft minutes are included for review and approval.

Update on Design Guidelines and Rules & Regulations: Start the discussion on updating these documents for Auburndale. The draft 2005 Auburndale Rules and Regulations and Design Guidelines are included in the packet. Also included is the draft of the Chestnut Hill Historic District Commission Rules and Regulations.

Commission process: Start the discussion about what process information would be helpful, especially for newer members.