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STAFF MEMORANDUM

Meeting Date: June 14, 2022
DATE: June 7, 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

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

Notes: The applicants are in the process of providing additional information requested after Staff, the chair and architect reviewed the submission materials. If we receive them in time, they will be included in the meeting materials. Here are the questions and feedback from the review:

- What material and design are the existing gutters; if they are wood, then fiberglass with a historic profile can be approved
- What material and design are the downspouts

- Provide proposed gutter size and profile
- Provide design of proposed downspouts
- Check that all product and material specs were submitted. Anything that does not have a product spec (doors, railing systems, posts, etc.) cannot be approved and specs will have to be submitted for review and approval
- Provide detail drawings for the new porch that show to scale posts, trim, roof details, etc.
- Perspective on page 2 of the perspective drawings needs to include the new house and the other house on Lasell (#29?); whatever is in that viewshed
- Perspectives should accurately match the new house architectural elevations; for example, the left bump out
- Provide dimension from the existing house in the new location to: a) closest wall on the right side to the adjacent house wall (107-109 Grove); and b) closest wall on the left side to the adjacent school building wall. Perspective drawing suggests that the existing house at the new location will be very close to the school and that there is a much larger gap between the house and 107-109 Grove.

MATERIALS PROVIDED:

Assessors database map
 Site and landscape plans
 Photographs
 Elevations
 Roof plans
 Renderings
 Perspective drawings
 Product and material information
 MHC Form B

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 install window wells with railings and gates on the left side of the house, and to remove the lattice sections on the left side enclosed porch foundation and backfill those areas with stone to match the existing foundation. The owners were previously approved to replace the windows on the enclosed porch and to install basement windows, as well as to do work on the back of the house.

Notes:

- Applicants stated that they would match the existing foundation stone but do not have photos or samples of the proposed stone. Commission can require samples for review prior to work starting or can require work to be re-done if stone infill does not match existing.
- The documents submitted for photographs included elevations that do not show the windows approved by the commission in April. Applicants were advised that if they want to change what was approved, they will need to submit a new application for commission review and approval.

MATERIALS PROVIDED:

Photos
 Plans
 Elevations
 Photos

147 Hancock Street – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The Italianate house was built circa 1874.

APPLICATION PROCESS: The owners want to build a new two-car garage at the end of the existing driveway.

Note: Existing house has a slate roof. Proposed garage roof is an asphalt shingle roof in a similar color.

MATERIALS PROVIDED:

Assessors database map

Existing site plan

Plan marked to show driveway location

Photos

Project and material description

Drawings

Plan

Product information

MHC Form B

64 Hancock Street – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The 1857 Romanesque Revival church was designed by Boston architect, Charles Edward Parker. Parker also designed Williston and Barrett Halls at Amherst College in 1850, the town halls in Easthampton and Chicopee, Massachusetts in 1871, and the Shawmut Congregational Church in Boston in 1864. Parker married Isabel Jennings in 1857 and the couple lived at 7 Williston Road. The Auburndale Evangelical Congregational Society was founded in 1850. Among the founding members, was a group of men primarily responsible for the transformation of South Auburndale from a rural farming village into a prestigious commuter railroad suburb of Boston. The neighborhood came to be known as "Saints' Rest" because of the many ministers who became involved in real estate speculation after retiring from the ministry. Several of the founding members of the church also played an important role in the organization of the Lasell Female Seminary (later Lasell Junior College, and now Lasell University) in 1851 and the Walker Missionary Home in 1868.

APPLICATION PROCESS: The applicants want to install two condensers by the stairs that lead from the Hancock Street parking lot into the building.

Notes:

- **The area where the steps are is somewhat visible from Hancock Street, although it is relatively far back.**
- **Conduits will run up the side of the one-story bump out. Applicant did not provide information about the conduits, but they should match the siding or be paintable and painted to match the siding.**
- **Two condensers at the back of the church were administratively approved as they will not be visible from any public way.**

MATERIALS PROVIDED:

Assessors database map

Photographs

Site plans

Elevation photo marked to show condensers and conduits

Product information

MHC Form B

29 Hawthorne Avenue – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The circa 1909 Colonial Revival/Craftsman house was first owned by Mr. and Mrs. Henry Goodman.

APPLICATION PROCESS: The owners want to demolish the existing garage and build a new garage. The commission approved the renovation and expansion of the existing garage, but the existing structure is very deteriorated and the owners want to build new.

Note: the new garage is the same design, location, and size as what the commission approved except that instead of an added roof face to accommodate the expansion, the roof has been changed to a simple hip roof.

MATERIALS PROVIDED:

Assessors database map
 Project description
 Photographs of existing garage
 Existing and proposed site plans
 Previously approved design versus proposed
 Products and materials
 MHC Form B

24 Hancock Street – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The Colonial Revival house was built in 1929 for Wendell B. Ford of 80 Federal Street in Boston. The March 19, 1929 building permit lists F. Leslie Ford of 21 Camden Road, Auburndale as the architect and Henry C. Bourne of 259 Auburn Street, Auburndale as the builder. Wendell B. Ford applied to build a two-car garage on May 7, 1934.

APPLICATION PROCESS: The owners want to remove the existing shutters and change the color palette for the window trim.

MATERIALS PROVIDED:

Assessors database map
 Photographs
 Photo of house with proposed window trim

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 install fences and gates. They are proposing an open picket chestnut hill style fence and gates; the material would be AZEK or vinyl depending on the location. They want to put in a four-foot-tall AZEK section with a gate that would connect from the left side of the house to the front property line. They want to install a six-foot-tall vinyl fence along the left and right property lines, and a four-foot-tall vinyl fence and gate between the rear deck and garage.

Notes: Visible vinyl fences are not appropriate because of the shiny, plastic-like finish. There are several on Central Street that were installed without the owners coming to the commission, but this does not make them appropriate.

MATERIALS PROVIDED:

Assessors database map
Photos
Project description
Fence plan
Azek fence information

24 Groveland Street – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The circa 1920 Colonial Revival house was built on land of the former Harry W. Mason estate.

APPLICATION PROCESS: The owners want to replace the existing cedar board fence and gates with a similar design cedar fence and gates in the same location.

Notes: The application was noticed out as an insubstantial change to the abutters. If there is a formal appeal by June 8th, the application will stay on the agenda for review. If there is no appeal, the owner will be granted a Certificate of Appropriateness for an insubstantial change and the application will not be reviewed in the meeting.

MATERIALS PROVIDED:

Assessors database map with sketch of fence plan
Project description
Detailed fence plan and quote
Photographs

51 Hancock Street – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The 1914 Craftsman house was built for Albion L. Cummings and his wife Mabel as a two-family. The architect was James Murry at 101 Tremont Street in Boston and the builder was Frank E. Jones at 52 Hillside Avenue in Needham Heights. The garage was built in 1917. Cummings' occupation is listed as Engineer in the 1920 U.S. Federal Census.

APPLICATION PROCESS: The owners want to replace the two-story porch at the back of the house with a mudroom with a second story porch with a railing system, and to build a new deck at the back with a railing system and stairs leading to the back yard.

Notes: The back right side of the house is visible from Hancock Street. The left side may be somewhat visible.

MATERIALS PROVIDED:

Assessors database map
Project description with product and material information
Existing and proposed drawings

Administrative discussion

Minutes: Review May minutes
Update on remote meetings
Update on Rules & Regulations and Design Guidelines
Update on Commission process review