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STAFF MEMORANDUM

Meeting Date: January 10, 2023
DATE: January 3, 2023
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

16 Hawthorne Avenue – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The 1937 Colonial Revival (Garrison Colonial) style home is listed as 18 Hawthorne in the MACRIS database and was built on land that was originally part of the Dr. J. E. Lattimer estate. Around this time, several similar style homes were built on Hawthorne Avenue: Numbers 6, 47, 73, 98 and 111.

APPLICATION PROCESS: The owners want to expand the existing driveway on the right side and increase the curb cut. The new driveway will be about 21' wide close to the street and the new curb cut will be 22' wide.

Notes: The application does not call this out, but the plans suggest that the existing retaining wall along the driveway will be moved and rebuilt. The commission should confirm that it will be rebuilt to match the existing wall.

The applicant was asked to get dimensions for the current driveway width in case that question came up in the meeting.

MATERIALS PROVIDED:

APPLICATION LINK: [Record HDC-22-324 - ViewPoint Cloud](#)

PDF File: Compiled Materials 16 Hawthorne

Assessors database map
Project description
Photographs
Site plan
MHC Form B

24 Robin Del and 120 Seminary Avenue, Lasell Village – Certificate of Appropriateness

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: This is a continuation from previous meetings. The applicants want to relocate 24 Robin Dell and construct a new building with approximately 42 independent living units which would be connected to existing Town Hall building.

Notes: The application to relocate and renovate 24 Robin Dell has enough information and detail for a full review.

There are not sufficient details for a full review of the new building, but commissioners may have additional feedback now that the location and orientation of 24 Robin Dell are being presented.

MATERIALS PROVIDED:

APPLICATION LINK: [Record HDC-22-327 - ViewPoint Cloud](#)
PDF File: Compiled Materials 24 Robin Dell 120 Seminary

Assessors database map
Narrative
24 Robin Dell perspectives
24 Robin Dell photographs
Existing survey
Existing and proposed site plan
Proposed landscape plan
24 Robin Dell existing elevations and roof plan
24 Robin Dell proposed elevations
24 Robin Dell window details
Building sections
New building renderings
New building drawings and materials
Proposed roof plan
MHC Form B

Administrative discussion

Minutes: Review December minutes

New meeting material process: Discuss the new process