



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 14, 2023  
DATE: February 6, 2023  
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

#### ***120 Seminary Avenue and 24 Robin Dell, 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 connect the historic structure to the new building. The new building will have approximately 42 independent living units which would be connected to existing Town Hall building.

**Notes:** At the last meeting, commissioners required to-scale perspectives and views from different angles from Grove Street and drawings to clearly show the scale, height, form, and massing of the project. They also required more materials, details, and complete drawings for the review of the new building and connector. A 3-D model was requested to help better understand the project.

MATERIALS PROVIDED:

**APPLICATION LINK:** <https://newtonma.viewpointcloud.com/records/779651>

**PDF Files:**

**20230124 AHDC Submission\_reduced.pdf (file was compressed as the original file was too big to upload)**

**20230203 AHDC additional material\_reduced.pdf (file was compressed as the original file was too big to upload)**

**20230124 AHDC Submission\_reduced.pdf:**

Assessors database map

Site plans

Survey

24 Robin Dell photographs

24 Robin Dell existing elevations and roof plan

Aerial view

Existing views from Grove Street

Renderings

24 Robin Dell proposed elevations and roof plan

24 Robin Dell architectural detail photos

24 Robin Dell window detail drawings

24 Robin Dell window product information

Proposed landscape plans

Landscape precedent images

Gabion wall detail

Existing and proposed building sections

Context analysis – building form and surrounding buildings

New building existing conditions

New building rendering

New building elevations

24 Robin Dell proposed materials

New building proposed materials

Proposed roof plan

**20230203 AHDC additional material\_reduced.pdf**

3D renderings and perspectives with and without vegetation

Close up rendering of new building

**Administrative discussion**

Minutes: Review January 2023 minutes

Remote meeting update