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## STAFF MEMORANDUM

Meeting Date: March 14, 2023  
DATE: March 7, 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 and there would also be a connector to 24 Robin Dell. The applicants have submitted additional materials showing the district boundaries, relatively recent construction in the district, section drawings and 3D renderings and street views. Staff asked the applicants to submit a complete set of materials – the additional materials and previously submitted materials that are pertinent to the application. There are 3 pdf files for review; file names are listed in the next section: “Materials Provided”.

MATERIALS PROVIDED:

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

**3 PDF Files:**

**Part 1 of 3.7.23 Submission**

**Part 2 of 3.7.23 Submission**

**Part 3 of 3.7.23 Submission**

**Part 1 of 3.7.23 Submission.pdf:**

Aerial view with district boundaries, proposed project, and other contemporary buildings

Photos of contemporary buildings in the district

Comparison of footprint of first proposal and current proposal

Existing and proposed site plan

Existing and proposed site sections looking North

Proposed landscape plan

Landscape precedent images

Landscape precedent images

Gabion wall detail

Square footage calculations before and after lowering the roof design

**Part 2 of 3.7.23 Submission.pdf:**

3D renderings and perspectives

Proposed 24 Robin Dell south elevation with height dimensions

West elevation (looking from Grove Street) showing Dec 15 building roofline, roof height, and height differential from 24 Robin Dell

West elevation (looking from Grove Street) showing Feb 14 lower building roofline, roof height, and height differential from 24 Robin Dell and Dec 15 roofline, roof height, and height differential from 24 Robin Dell

West elevation (looking through the 24 Robin Dell connector) showing Feb 14 lower building roofline, roof height, and height differential from 24 Robin Dell and Dec 15 roofline, roof height, and height differential from 24 Robin Dell

East elevation showing Feb 14 lower building roofline, roof height, and height differential from 24 Robin Dell and Dec 15 roofline, roof height, and height differential from 24 Robin Dell

North elevation showing Feb 14 lower building roofline, roof height, and height differential from 24 Robin Dell and Dec 15 roofline, roof height, and height differential from 24 Robin Dell

South elevation showing Feb 14 lower building roofline, roof height, and height differential from 24 Robin Dell and Dec 15 roofline, roof height, and height differential from 24 Robin Dell

New building proposed materials

Renderings

**Part 3 of 3.7.23 Submission.pdf (Appendix of previously submitted materials):**

Survey

24 Robin Dell photographs

24 Robin Dell existing elevations and roof plan with proposed changes called out

Aerial view

Existing views from Grove Street

24 Robin Dell proposed elevations and roof plan

24 Robin Dell photographs

24 Robin Dell window detail drawings

Proposed site section looking south

Context analysis – building form

Context analysis – surrounding buildings

**Administrative discussion**

Minutes: Review February 2023 minutes

Remote meeting update