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## STAFF MEMORANDUM

Meeting Date: April 11, 2023  
DATE: March 22, 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

#### ***348 Central Street – Certificate of Appropriateness***

**HISTORIC SIGNIFICANCE:** The 1912 Craftsman house was first occupied by James Strong. The lot was originally part of a larger estate, the Hardy Estate, which was subdivided prior to World War I.

**APPLICATION PROCESS:** The owner wants to install a heat pump and conduits on the right side of the house, towards the back.

**Notes:** The conduit housing could be painted to match the siding or trim if that is recommended by the commission.

MATERIALS PROVIDED:

**APPLICATION LINK:** <https://newtonma.viewpointcloud.com/records/784543>

**PDF File:** Compiled materials\_348 Central heat pump.pdf

Assessors database map

Aerial view

Views from Central Street

Photo with sketch showing condenser and conduit locations  
Product specs  
MHC Form B

### ***348 Central Street – Certificate of Appropriateness***

**HISTORIC SIGNIFICANCE:** The 1912 Craftsman house was first occupied by James Strong. The lot was originally part of a larger estate, the Hardy Estate, which was subdivided prior to World War I.

**APPLICATION PROCESS:** The owner wants to install roof vents.

**Notes: The owner is verifying if the vents can be on the back roof and if they can be painted. If both those conditions can be met, the application will be administratively approved and does not need to be reviewed at the meeting.**

**MATERIALS PROVIDED:**

**APPLICATION LINK:** <https://newtonma.viewpointcloud.com/records/786394>

Assessors database map

Photos

Product information

MHC Form B

### ***136-144 Hancock Street and 169 Grove Street, Walker Center – Certificate of Appropriateness***

**HISTORIC SIGNIFICANCE:** The 1860 Colonial Revival house at 138 Hancock Street was built in 1860 by Congregationalist minister Sewall Harding and sold in October 1861 to master mariner Charles T. Haskell of Boston. The Haskells left Auburndale in 1893, at which time Walker Home founder Eliza Harding Walker began raising funds to purchase the property to create an annex to her parents' home at 144 Hancock Street. She bought the property to house the growing number of missionary children that she cared for and named it Walker Cottage. The building has gone through a series of alterations over the years. The building was converted to dormitories and the front façade was redesigned to conform to the Colonial Revival taste in 1911. A two-story brick annex was added in the back in 1933. Shed dormers, sun porches and vinyl siding were also added.

The 1913 Colonial Revival house at 144 Hancock Street was designed by local architects Coolidge and Carlson and built to replace an earlier building destroyed by fire in 1912. It was the main building for the Walker Missionary Home, Inc..

**APPLICATION PROCESS:** This review is continued from previous meetings. The applicants were asked to come back with a full submission and detailed information, particularly for the products and materials that are proposed. They plan to renovate the two existing structures, build an addition, build two new duplex townhouses, and make site and hardscaping changes. The demolition of 169 Grove Street was approved in a previous meeting.

**Notes: Staff reviewed the submissions for the renovation of Barton House and Walker House, and those appear complete. The submission for the new town homes and site/hardscaping work were missing the following. The applicants were given additional time to get those materials and submit a document with the materials for the town homes and site/hardscaping work. Staff will send that document out as soon as it is available.**

**Missing information required for review:**

- 1. Detailed specifications and product cut sheets for the doors and windows with dimensions, materials, window construction, photos of the proposed products, etc. Similar to what was submitted for the renovations.**

2. Detailed specifications and product cut sheets for the metal balcony and the stair railing systems with dimensions, materials, color, finish, photos of the proposed products, etc.
3. Detailed specifications and product cut sheets for the bike racks with dimensions, materials, finish, photos of the proposed products, etc.
4. Detailed specifications and product cut sheets for the exterior lighting, including the free standing light poles with dimensions, materials, color, finish, photos of the proposed products, etc.
5. Product info with photos for the circular seating wall material
6. Product cut sheets for the siding and roofing – material, color, and the proposed siding exposure
7. Site plan with call outs for where the concrete accent pavers will be used

MATERIALS PROVIDED:

APPLICATION LINK: <https://newtonma.viewpointcloud.com/records/766549>

PDF Files:

(03.17.23) – Barton House Items – Historic Presentation.pdf

(03.17.23) – Walker House Items – Historic Presentation.pdf

TBD – materials for new town homes and site/hardscaping changes