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

**204-220 Woodland Road (216 Woodland Road), Lasell College – Certificate of Appropriateness**

APPLICATION PROCESS: Rescheduled from cancelled March meeting. The applicants would like to change the previously approved aluminum railings with a powder coated railing.

MATERIALS PROVIDED:

Photographs

*Applicants will bring product samples to the meeting*

**239 Woodland Road – Certificate of Appropriateness**

HISTORIC SIGNIFICANCE: The circa 1884 Queen Anne house was first owned by Boston salesman Benjamin Hackett. It was built in the Bellevue subdivision which was laid out in 1868 and incorporated the area between Woodland Road, Aspen Avenue, Washington Street and
Vista Avenue. Hackett was listed in the 1900 U.S. Federal Census as living in the house with his wife Alice, son Leon and servant Marie Petersen. His occupation was listed as wool dealer.

APPLICATION PROCESS: The applicants propose to replace five first floor windows with Marvin Next Generation Ultimate double-hung replacement windows. Marvin Next Generation Ultimate double-hung replacement windows and PVC trim for the attic were approved in March 2015 with the trim to match whatever was discovered under the aluminum siding. It was explained in the March meeting that most of the windows were replacements; only a few windows on the second floor were original.

MATERIALS PROVIDED:

- Project description
- Photographs
- Product specifications
- MHC Form B

**49 Grove Street – Violation**

HISTORIC SIGNIFICANCE: The substantial circa 1849 Queen Anne house was built by Abijah S. Johnson, who played an important role in the suburban development of Auburndale. Johnson purchased land in South Auburndale in the 1840s and laid out today’s Grove, Hancock and Maple streets.

APPLICATION PROCESS: The owner of Unit 1 will review the porch railing system work that was not done in-kind and exceeded what was approved: the post caps did not match existing and the railings were not approved to be replaced (and also were not replaced in-kind.) One of the condo trustees came to the January meeting to review the work done on Unit 3 and the communal porch. The Commission asked him to come back with an application, photos of the top rail and capital, and options for the top rail and transition area.

MATERIALS PROVIDED:

- Photographs
- Applications

**30 Groveland Street – Violation**

HISTORIC SIGNIFICANCE: The circa 1914 two-family Colonial Revival house was one of six houses built between 1913 and 1920. Groveland Street was part of the 1895 subdivision of the Harry W. Mason estate (formerly the J. Willard Rice estate) on Grove Street. The 1915 City Directory shows Mr. and Mrs. Lester Perrine and Mr. and Mrs. Alfred D. Becker living at that address.

APPLICATION PROCESS: A bathroom window on the right side of the house was replaced without Commission review and approval and is in violation. An application was submitted in 2014 to replace a bathroom window; however, because there was no information about the proposed replacement window and no one came to the meeting to present the application, the project was not approved.
MATERIALS PROVIDED:
Photographs
MHC Form B

**6 Graydale Circle – Certificate of Appropriateness**

HISTORIC SIGNIFICANCE: The house was built in 1981.

APPLICATION PROCESS: The owners submitted an application to replace the six-foot-tall board fence. The replacement in-kind cannot be approved because one section of the fence runs parallel to Hancock Street which is designated as a Scenic Road. The Scenic Road Fence Ordinance (see enclosed) requires that fences running parallel to the Scenic Road cannot be taller than four feet and cannot be a closed board fence. The owners understand that the original application cannot be approved and have asked for feedback on their revised proposal to replace the 40 foot segment along Hancock Street with a 4-foot-high all-latticework segment and to replace the other three sides with 6-foot-high semi-privacy segments with 4 feet of solid, tongue and groove fence topped by 2 feet of diagonal lattice. The owners cannot make the meeting but have requested that the Commission review the project in their absence. If the Commission cannot approve the revised proposal, they welcome Commission feedback and recommendations.

MATERIALS PROVIDED:
Photographs
Scenic Road Fence Ordinance (see pages 9 and 10)

*Staff requested photos or cut sheets for the fence sections and posts and information about the transition from the six-foot sections to the four-foot sections*

**81 Woodland Road – Certificate of Appropriateness**

HISTORIC SIGNIFICANCE: The circa 1870 Colonial Revival/Italianate was first owned by retired merchant and real estate agent Samuel F. Pickering. After his death in 1878, the Newton Savings Bank seized the property; his widow, Aroline Pickering moved to the Florence Hotel in Boston. The property was conveyed to Eliza F. Dillingham, the wife of paper dealer Isaac S. Dillingham.

APPLICATION PROCESS: The owners want to change some of the previously approved projects. They would like to replace the overhead garage doors with similar overhead wood and glass doors; they were approved for custom hinged doors that would match the existing but those proved to be expensive. They are also proposing to install a welded steel fence instead of the approved PVC picket fence. And they would like to change the AZEK deck railing to a mahogany railing painted to match the trim of the house.

MATERIALS PROVIDED:
Photographs
Product specifications
Previously approved applications

Applicants will bring shop drawing of garage doors to the meeting

41 Hancock Street – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The circa 1885 Colonial Revival/Shingle style house is distinguished by its intersecting wings – front gable roof and side gambrel roofs. Lewis M. Norton owned the house and was a Chemistry professor at the Massachusetts Institute of Technology in Boston where he founded the first course in chemical engineering. Norton died in 1893 but his wife and five children continued to live in the house until at least 1900.

APPLICATION PROCESS: The new owners would like to replace the existing asphalt roof on the house with CertainTeed Landmark architectural shingles in a similar color and to replace the fascia and rake boards with Azek. The flat porch roof on the right side of the house would also be replaced. The front chimney would be rebuilt and any replacement bricks would be 19th century bricks similar to existing. The rear secondary chimney would be removed; the owners are open to looking into a chimney “box” if the Commission does not approve the removal. Staff visited the site recently and the second chimney is somewhat visible from Hancock Street when the leaves are down. The owners also want to replace a side door with a Harvey Majesty wood aluminum clad two-over-two double hung window; the siding to match the existing. This does not appear to be visible from the street.

MATERIALS PROVIDED:

- Project descriptions with product and material information
- Photographs
- MHC Form B

Staff requested cut sheets for the proposed window, photos of the elevation showing neighboring windows and a sketch showing the location of the new window.

1830 Commonwealth Avenue – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The Shingle style house with gambrel roofs was built circa 1897 at the time that Cheswick Road was laid out on the Pemberton estate. This was shortly after Commonwealth Avenue was built and land values in the areas neighboring Commonwealth Avenue began to increase. The first owner was W. Kirke Corey who worked as a broker at Corey, Milliken & Company (Bond and Stock Brokers) at 53 State Street in Boston.

APPLICATION PROCESS: The owner wants to replace a broken wood garage door with a metal door.

MATERIALS PROVIDED:

- Photographs
- Product catalogue
- MHC Form B
Administrative Discussion

Minutes

- Draft minutes for the January meeting have been included for your review.
- Commission members to advise whether draft minutes can be posted to the City website.
- Commission members to advise whether the minutes pertaining to motions can be summarized since the Record of Action includes all of the details and requirements.

Proposed Newton Highlands Local Historic District

Members of the group proposing a local historic district in the Highlands may attend the meeting. They have requested some time to ask questions about the Auburndale Commission process at the end of the meeting.

Project updates

- Grellier Field lighting: Lasell College has been meeting with neighbors and abutters to review plans for exterior lighting on Grellier Field.
- Reliable Fence Company: Staff has been in contact with a representative of the company and provided information to the Woburn office (historic district maps, links to the GIS database, historic preservation guidelines, application forms, etc.) in an effort to stop the installation of inappropriate fences in the historic districts.