STAFF MEMORANDUM

Meeting Date: June 13, 2017

DATE: June 2, 2017

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

119 Windermere Road – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The circa 1899 Colonial Revival house was built shortly after Windermere Road was laid out. William W. Heckman, a leather salesman in Boston, was the first owner and lived in the house with his wife Cornelia. He had previously boarded with his parents at Floral Place in Newton Highlands.

APPLICATION PROCESS: The owner is proposing to install a five-foot-high wood privacy fence. The four-foot solid vertical fence has a foot of diamond lattice. The diamond lattice is a more contemporary design; a vertical lattice panel would be more appropriate.

MATERIALS PROVIDED:

- Assessor’s database map
- Photographs
Fence plan
Product information
MHC Form B

41 Hancock Street – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The Colonial Revival house was built circa 1937. The first occupants appear to be Alice N. Dike and her sister Elizabeth who moved to the house from 113 Hancock Street.

APPLICATION PROCESS: The owners would like to replace the existing wood bulkhead with a steel bulkhead; this would be visible from the street. They also want to replace the basement windows with Andersen E Series clad basement windows; the cladding appears to be aluminum, but the owners need to confirm this.

MATERIALS PROVIDED:
- Project descriptions
- Photographs
- Product information

33 Hancock Street – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The distinctive Italianate house was built circa 1856 by physician Edward Strong. The house is relatively intact.

APPLICATION PROCESS: The owner plans to renovate and sell the property. This is a very distinctive property and some of the proposed changes – siding and gutters – will help to restore it. The aluminum siding would be removed and the original siding restored or replaced with HardiePlank clapboard. Staff requested that if the original siding could not be restored that the original siding dimensions and exposure be replicated. Staff also requested that if other architectural elements were uncovered, that those be restored or replicated. The existing roof on the house is slate and the front roof face would remain and all other roof faces, including the garage, would be replaced with architectural asphalt shingles. The aluminum gutters and downspouts would be replaced with copper. The owner initially intended to only replace the window sashes with the same Marvin sashes approved in 2015. He is now proposing to replace the windows with aluminum clad windows. Staff recommends asking whether windows could be restored and confirming why the windows need to be replaced. If replacements are needed, we should also confirm that the proposed replacements are indeed consistent with the existing historic windows. The owner should also confirm that trim will be restored or replicated. A new fence to match the existing would be installed along the left property line and the granite foundation would be cleaned. The changes at the rear of the property would not be visible and include: expanding the rear dormer, changing the rear entry area and replacing the rear patio with a bluestone patio.

MATERIALS PROVIDED:
- Project description
Drawings
Photographs
Fence plan
Letter advising change from Marvin wood sashes to Jeld-Wen aluminum clad windows
MHC Form B

74 Grove Street, Lasell College – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The Colonial Revival house was built circa 1855 by noted Auburndale builder Abijah S. Johnson. The house underwent a major renovation circa 1910. Johnson laid out Grove Street (then Linden Street) and the areas south of Woodland Road and built a number of houses in that area. Financier Charles A. Sweet and his wife were the first owners, and members of the Sweet family lived in the house until 1955.

APPLICATION PROCESS: Lasell College installed a front retaining wall and made changes to the rear hardscaping that were not reviewed or approved by the Commission.

MATERIALS PROVIDED:
- Photographs
- Drawings
- Conceptual drawings
- Approved drawing
- Letter agreeing to abide by Commission decision re completed work

Administrative Discussion

Minutes
- Draft minutes for the May meeting have been included for your review.

Project updates
- Grellier Field lighting: Lasell College is going through an administrative site plan review and neighborhood meeting for exterior lighting on Grellier Field; the lighting would be four 70-foot-tall lights. Staff understands that only one of the lights would be in the district.
- Commission members to advise whether aluminum clad basement window replacements with grille patterns that match existing can be approved administratively.