APPLICATION FOR LOCAL HISTORIC DISTRICT CERTIFICATE OF
APPROPRIATENESS, NON-APPLICABILITY, OR HARDSHIP

DATE RECEIVED: 01-17
PROJECT #: 17080050
PROJECT ADDRESS: 63 Hawthorne Avenue Auburndale MA 02466

PROJECT INFORMATION

Is THE PROPERTY AND/OR STRUCTURE DESIGNATED (check all that apply):

☑ LOCAL HISTORIC DISTRICT ☐ LOCAL LANDMARK ☐ NATIONAL REGISTER SITE

(Depending on how a property is designated, different Newton City Ordinances may apply.)

NAME OF LOCAL HISTORIC DISTRICT: Auburndale Historic District

TYPE OF STRUCTURE(S) AFFECTED (Check all that apply):

☐ HOUSE ☐ FENCE ☐ GARAGE ☐ NON-RESIDENTIAL BUILDING ☐ SHED
☐ SIGN ☐ WALL ☑ OTHER

IF OTHER, PLEASE DESCRIBE: expand end of driveway

WHAT YEAR WAS THE STRUCTURE BUILT:

TYPE OF PROPOSED WORK (Check all that apply):

☐ ADDITION ☑ ALTERATION ☐ DEMOLITION ☐ NEW CONSTRUCTION ☐ REPAIR
☐ REPLACEMENT ☑ OTHER

IF OTHER, PLEASE DESCRIBE:

DESCRIBE SCOPE OF WORK:

Widen end of driveway closest to house to be able to park 2 cars side by side.

IF KNOWN, BRIEFLY DESCRIBE THE HISTORY OF THE PROPERTY:

THE APPLICATION SHOULD INCLUDE THE FOLLOWING INFORMATION:

<table>
<thead>
<tr>
<th>REQUIRED SUBMITTAL CHECKLIST (Check all being submitted)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Building / Elevation Plans ☑ Photos of Existing Façade and Street</td>
</tr>
<tr>
<td>Building Product / Material Information ☑ Photos of Neighborhood</td>
</tr>
<tr>
<td>Assessor’s Map or Site Plan ☐ Structural Assessment (For demolitions only)</td>
</tr>
</tbody>
</table>

(All plans MUST be dated, drawn to scale, and clearly labeled. An inaccurate or incomplete application will NOT be accepted. Please review the reverse of this form for additional information.)

NOTE: This Application MUST be accompanied by a General Permit Application.
DEVELOPMENT REVIEW TEAM MEETING: A Development Review Team (DRT) meeting is suggested for any application where other land use permits or reviews may be necessary. During a DRT, City staff from several departments meet with prospective applicants to evaluate new proposals. Many people find these meetings to be an efficient way to learn about issues they may want to address early on to ensure a successful project. After the DRT meeting, you’ll be given a checklist for the next step and handouts further explaining the review and approval process.

APPLICATION SUBMISSION REQUIREMENTS: An application for a Certificate of Appropriateness, Non-Applicability, or Hardship will not be accepted by the Department of Planning and Development (Department) until it is determined to be complete. At time of intake, the Department will determine whether a review is necessary. Inaccurate information or incomplete applications will delay the review of your project. The items needed for a complete application include:

FORMS: A completed General Permit Application form and Certificate of Appropriateness, Non-Applicability, or Hardship application is required. The signature of the Owner of the property or the Owner’s legal representative and the Applicant/Agent is mandatory on the General Application. Please provide current contact information on the General Permit Application form to ensure City staff is able to contact the appropriate people regarding the project. On the certificate application, be sure to fill in all possible fields with accurate information.

FEES: There is no fee for this application.

PROJECT DESCRIPTION: A detailed letter or narrative describing the project should include:

1. The historic and architectural value and significance of the site, building or structure; the general design, arrangement, texture, material and features involved; and the relation of such features to similar features of buildings and structures in the surrounding area.
2. In the case of new construction or additions to existing buildings or structures, information considering the appropriateness of size and shape of the building or structure both in relation to the site and structures in the vicinity shall be provided.
3. Information explaining whether the proposed work is connected to a building, structure or exterior architectural feature damaged or destroyed by fire, storm or other disaster; and
4. Information noting the condition of the building and its possible reuse and restoration.

SUBMITTALS: Each application must be accompanied by copies of the required project filing materials identified on the front page of this form. Any plans that are submitted as part of an application should be dated, drawn to scale, clearly labeled, and not exceed 11” x 17,” except as requested by the Department.

DOCUMENT FORMAT: All information submitted as part of an application shall be submitted in the following format:

1. One (1) hard copy of the complete application packet, including completed forms; or
2. Submit the application electronically by emailing the complete application packet to the Preservation Planner. All documents must be consolidated into one .pdf. Applications that are electronically submitted must be received by 5 p.m. on the application deadline date. It is the responsibility of the petitioner to confirm all electronic submittals have been received.

APPLICATION REVIEW PROCESS: The Department, upon receipt of a complete application packet, shall determine whether the application meets the criteria for local historic district commission review. This criteria includes any proposed replacement of historic materials, or the removal of historic materials, that can be seen from a public way. Projects that are exempt from review are those that replace historic fabric in-kind, involve general maintenance of the structure, or are not visible from a public way. There is no fee for this review. At a public hearing, the Commission shall determine whether the petition has complied with the procedural requirements and criteria of review. The Commission’s decision shall be rendered within forty-five (45) days after receipt of the completed application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.
City of Newton, Massachusetts
Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

GENERAL PERMIT APPLICATION

PROJECT #: ___________________ ZONING DISTRICT: ___________________ DATE RECEIVED: ____________

PROJECT DESCRIPTION:
Widen end of driveway closest to house

PROPERTY LOCATION INFORMATION
STREET ADDRESS: 63 Hawthorne Avenue
CITY/ZIP: Auburndale 02466

LEGAL DESCRIPTION (SECTION, BLOCK, LOT):

PROPERTY OWNER INFORMATION
NAME: Robert Kelley
PHONE: 617 916 2850
ALT. PHONE: 617 518 0511
MAILING ADDRESS: 63 Hawthorne Ave 02466
E-MAIL ADDRESS: Kelley401@comcast.com

PROPERTY OWNER CONSENT
I am (we are) the owner(s) of the property subject to this application and I (we) consent as follows:
1. This application for a land use permit or administrative approval for development on my (our) property is made with my permission.
2. I (we) grant permission for officials and employees of the City of Newton to access my property for the purposes of this application.

X ____________________________ (Property Owner Signature)
8/1/2017 (Date)

X ____________________________ (Property Owner Signature)
8-1-17 (Date)

NOTICE: The City of Newton staff may need access to the subject property during regular business hours and will attempt to contact the applicant/agent prior to any visit. Further, members of a regulatory authority of the city may visit the property as well.

APPLICANT / AGENT INFORMATION

NAME: _________________________ PHONE: _________________________ ALT. PHONE: _________________________
MAILING ADDRESS: _________________________ E-MAIL ADDRESS: _________________________

X ____________________________ (Applicant/Agent Signature)

NOTE: The applicant/agent is the primary contact and may be any individual representing the establishment or property owner. The applicant/agent must also be legally authorized to make decisions on behalf of the Property Owner(s) in regards to the application.

OFFICE USE ONLY BELOW THIS LINE

CHECK APPROPRIATE PERMIT OR REVIEW PROCESS (CHECK ALL BEING SUBMITTED)

<table>
<thead>
<tr>
<th>Zoning Review Application</th>
<th>Comprehensive Permit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Administrative Site Plan Review</td>
<td>Variance Application</td>
</tr>
<tr>
<td>Sign Permit</td>
<td>Historic Preservation Review</td>
</tr>
<tr>
<td>Special Permit/Site Plan Approval</td>
<td>Conservation Commission Review</td>
</tr>
<tr>
<td>Fence Appeal</td>
<td>Other, describe</td>
</tr>
</tbody>
</table>

Comments:
____________________________________________________________________________________
____________________________________________________________________________________
____________________________________________________________________________________

PERMIT INTAKE INITIALS AND DATE STAMP

NOTE: This form MUST accompany all other Department of Planning and Development applications.
GENERAL PERMIT APPLICATION INSTRUCTIONS

LAND USE PERMITTING CHECKLIST (City staff, check all that apply)

In most instances, any development or land disturbance activity within the City of Newton will require some type of review and approval from the Planning Department and one of the City’s regulatory authorities. In all cases, this General Permit Application must accompany all land use permitting applications. A checklist of permit forms, by regulatory authority, is provided below:

- **Administrative**
  - Administrative Site Plan
  - Review of Accessory Apartment
  - Wireless Facility

- **Conservation Commission**
  - Request for Determination of Applicability
  - Notice of Intent
  - Abbreviated Notice of Resource Area Delineation

- **Historic Commission(s)**
  - Demolition Delay
  - Historic District
  - Landmark/Preservation Restriction

- **Land Use Committee**
  - Amendment to Special Permit/Site Plan
  - Extension of Nonconforming Use or Building
  - Site Plan Only
  - Special Permit/Site Plan

- **Urban Design Commission**
  - Fence Appeal
  - Sign Permit

- **Zoning Board of Appeals**
  - Appeals of the ISD Commissioner
  - Comprehensive Permit
  - Variance Application

NOTE: The Planning Department has many handouts that provide useful information regarding each of the permitting processes above. Petitioners should also be aware that approvals from other City or State agencies may be necessary as well.

APPLICATION COMPONENTS

For each permit application, the submission of inaccurate information or an incomplete application may delay the review and approval process for said permit. The items needed for a complete application will vary by permitting process, but generally include:

- **FORMS:** A completed General Application and the project-specific permit application form. The signature of the Property Owner (or the Owner’s legal representative) and the Applicant/Agent are **mandatory** on the General Permit Application.

- **FEES:** To process any land use permit application, it must be submitted with the appropriate fee. The permit fee will vary by permitting process. All fees are subject to change, please contact the Department of Planning to verify the current fee.

- **SUBMITTALS:** Each permit should also be accompanied by the necessary supporting documentation. The items needed to explain a project may vary, please refer to the permit application for the typical documents submitted for each permit application or contact a city planner. All applications should be submitted in hard and digital formats.

SUBMITTING THE APPLICATION

Bring the complete application to the Planning Department (at Inspectional Services customer service counter), on the second floor of City Hall at 1000 Commonwealth Avenue. A planner will review the application, answer any questions you may have and explain the next step of the permitting process.

If you have questions about an application or application process, please call the Department of Planning at (617) 796-1120 or visit the Planning Department, Monday-Friday: 8:30 a.m. to 5:00 p.m., and Tuesday 8:30 a.m. to 8:00 p.m.

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.**
D. O'BRIEN
LAND SURVEYING
31 HAYWARD STREET UNIT 3-C
FRANKLIN, MA 02038 508-541-6046

PLAN SHOWING POOL AS-BUILT
63 HAWTHORNE AVENUE
NEWTON, MA MIDDLESEX COUNTY

SCALE: 1:40  DATE: 12/23/15  REVISED: ---  DRAWN BY: ---  CHECKED BY: D.O.

HAWTHORNE AVENUE

LOTS 1 & 2A
27,433 SQ.FT.

PROPOSED NEW DRIVEWAY

Dennis O'Brien  P.L.S.
Massachusetts Cultural Resource Information System
Scanned Record Cover Page

<table>
<thead>
<tr>
<th>Inventory No:</th>
<th>NWIT.2173</th>
</tr>
</thead>
<tbody>
<tr>
<td>Historic Name:</td>
<td>Stone, Henry L. House</td>
</tr>
<tr>
<td>Common Name:</td>
<td>Lasell Junior College</td>
</tr>
<tr>
<td>Address:</td>
<td>63 Hawthorne Ave</td>
</tr>
<tr>
<td>City/Town:</td>
<td>Newton</td>
</tr>
<tr>
<td>Village/Neighborhood:</td>
<td>Auburndale</td>
</tr>
<tr>
<td>Local No:</td>
<td>4421; 43035-0003</td>
</tr>
<tr>
<td>Year Constructed:</td>
<td>c 1849</td>
</tr>
<tr>
<td>Architect(s):</td>
<td>Johnson, Abijah S.</td>
</tr>
<tr>
<td>Architectural Style(s):</td>
<td>Italianate</td>
</tr>
<tr>
<td>Use(s):</td>
<td>Single Family Dwelling House</td>
</tr>
<tr>
<td>Significance:</td>
<td>Architecture</td>
</tr>
<tr>
<td>Area(s):</td>
<td>NWIT.N: Lasell Neighborhood Historic District</td>
</tr>
<tr>
<td></td>
<td>NWIT.Y: Newton Multiple Resource Area - 1636-1907</td>
</tr>
<tr>
<td></td>
<td>NWIT.EH: Auburndale - South Historic District Area</td>
</tr>
<tr>
<td></td>
<td>NWIT.FF: Auburndale Local Historic District</td>
</tr>
<tr>
<td>Designation(s):</td>
<td>Local Historic District (5/23/2003); Natl Register District (9/4/1966); Natl Register MRA (9/4/1966)</td>
</tr>
<tr>
<td>Building Materials(s):</td>
<td>Roof: Asphalt Shingle</td>
</tr>
<tr>
<td></td>
<td>Wall: Wood Clapboard; Wood</td>
</tr>
<tr>
<td></td>
<td>Foundation: Stone, Uncut</td>
</tr>
</tbody>
</table>

The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on:

5. Lot size:
- One acre or less
- Over one acre

Approximate frontage: 125'
Approximate distance of building from street: 30'

6. Recorded by Bruce C. Fernald
Organization: Newton Historical Commission
Date: Sept. 10, 1980
7. Original owner (if known)

Original use: single family residence

Subsequent uses (if any) and dates

8. Themes (check as many as applicable)

<table>
<thead>
<tr>
<th>Aboriginal</th>
<th>Conservation</th>
<th>Recreation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agricultural</td>
<td>Education</td>
<td>Science</td>
</tr>
<tr>
<td>Architectural</td>
<td>Exploration/</td>
<td>Social</td>
</tr>
<tr>
<td>The Arts</td>
<td>settlement</td>
<td>Social/</td>
</tr>
<tr>
<td>Commerce</td>
<td>Industry</td>
<td>humanitarian</td>
</tr>
<tr>
<td>Communication</td>
<td>Military</td>
<td>Transportation</td>
</tr>
<tr>
<td>Community development</td>
<td>Political</td>
<td></td>
</tr>
</tbody>
</table>

9. Historical significance (include explanation of themes checked above)

Form and detailing very similar to the neighboring house at 51 Hawthorne Avenue suggest that this residence was also built by Abijah S. Johnson, who resided in the latter house. Identical features include the paired brackets and curved fascia board and the 6/6 sash windows with projecting cornices at the first story. The blocky form of the house, with a square main block and a rectangular south wing, is also similar to the Johnson residence. A highly unusual feature is found in the flat roof with surrounding balustrade.

Located on the curving Hawthorne Avenue which Johnson laid out ca. 1847, this residence was owned by Henry L. Stone, a merchant, at the time of the first Newton Directory (1868). Stone's family later sold the property to the estate of Edwin B. Haskell.

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

- Newton City Atlases - 1874, 1886, 1895, 1907.
- Newton City Directories - 1868, 1871, 1875.
- S. Dwight Eaton, Plan of Auburn Dale (1849)
Exterior Materials:
Foundation: fieldstone
Outbuilding: freestanding 2 car garage in back
Alterations: roof balustrade has been removed
Condition: good
Setting: on the crest of a small hill along tree-lined curving Hawthrone Ave, this house has a granite slab step from the sidewalk up to a granite cobblestone walkway leading to the front door. More cobblestones line the sidewalk's edge. Mature plantings grace the yard.

Recorded by AHDC/LNA Kit Rosenthal
Organization Newton Upper Falls Historic District Commission
Date August 2001

RECEIVED
APR 01 2002
MASS. HIST. COMM
Architect/Interior Designers: SCHNEE ARCHITECTS, INCORPORATED
339 Auburn Street
Newton, MA 02466
617.630.1900
www.schneearch.com

Architectural Site Plan

KING RESIDENCE
17 LEIGHTON RD.
AUBURNDALE, MA 02466

ARCHITECTURAL SITE PLAN

No. Description Date
1 ADDENDUM 1 8/11/16
NEW ASPHALT SHINGLE ROOF TO MATCH EXISTING. AREAS OF NEW ROOF SHOWN SHADED, TYP.
EXISTING ROOF TO REMOVE

EXISTING TO REMAIN

NEW DECK

NEW DECK

EXISTING ROOF TO REMOVE

NEW DECK

EXISTING ROOF zero'

NEW DECK 0' - 6"

EXISTING TO REMAIN

NEW DECK

EXISTING ROOF zero'

NEW DECK

EXISTING ROOF TO REMOVE

NEW DECK

EXISTING ROOF zero'

NEW DECK

EXISTING ROOF TO REMOVE

NEW DECK

EXISTING ROOF zero'

NEW DECK

EXISTING ROOF zero'

NEW DECK

EXISTING ROOF TO REMOVE

NEW DECK

EXISTING ROOF zero'

NEW DECK
EAVES AND CORNICE MOLDING WITH DENTILS TO MATCH EXISTING, TYP.
PREFIN. ALUM. GUTTERIDS TO MATCH EXISTING, TYP.
NEW TRANSOM WINDOW W/ GRID MUNTINS
NEW SMOOTH LAP SIDING TO MATCH EX. BY JAMES HARTRIE OR EQ., PT.
EX. ROOF TO REMAIN.
NEW ENTRABLATURE.
NEW PT, FIBERGLASS DORIC COLS. TO MATCH EX.
AT FRONT PORCH.
NEW WEST DECK.

WEST ELEVATION
1/8" = 1'-0"

EXISTING
ROOF TO REMAIN
NEW 30 YR. ARCHITECTURAL ASPHALT SHINGLE TO MATCH EXISTING
PAINTED PVC 1X TRIM, TYP.
SIDING TO MATCH EXISTING, TYP.
NEW RADIUSSED OUTSIDE CORNER MOLDING TO MATCH EX., TYP.
NEW, DH WINDOW TO MATCH EXISTING. ANDERSEN
WOODWRIGHT HUNG OR EQUAL VINYL CLAD WITH SIMULATED DIVIDED LIGHTS
W/ SPACER BAR. FLAT CASING WITH BAND MOULDING SURROUND TO MATCH EXISTING. EXTERIOR DOORS SM.
PTD. PVC TRELIS
1X1 ORTHOGONAL CEDAR LATTICE, TYP. W/ 1X6 TRIM
BLUESTONE LANDSCAPE STAIR

NEW WEST DECK

NEW DOOR
NEW RAILINGS
EXISTING ROOF TO REMAIN

LATTICE SCREEN WALL

EAST ELEVATION
1/8" = 1'-0"

EXISTING

PT. FRAMING WRAPPED WHERE EXPOSED WITH SYNTH. WD. TRIM
(AZEK OR EQ.). TREADS: TRESP OR EQUAL TO MATCH DECKING.
RISERS: AZEK OR EQ. RAILINGS: TYP. SYSTEM PER A200.

ARCHITECT/INTERIOR DESIGNERS:
SCHNEE ARCHITECTS, INCORPORATED
339 Auburn Street
Newton, MA 02466
617.630.1900
www.schneearch.com

No. Description Date

KING RESIDENCE
17 LEIGHTON RD.
AUBURNDALE, MA 02468

EXTERIOR ELEVATIONS

Project number 13132
Date 10/13/15
Drawn by LDV
Checked by GWS

A106A

Scale 1/8" = 1'-0"
DOUBLE-HUNG WINDOWS

100 SERIES
Double-Hung Windows

200 SERIES
Double-Hung Windows

EXISTING DENTIL AND CORNER TRIM DETAIL

EXISTING DECK/RAILING

EXISTING WINDOW

PROPOSED WINDOW

PROPOSED HARDIE LAP SIDING
RAIL ELEVATION

RAIL SECTION

POST PLAN

2" x 4" MILLED CEDAR TOP RAIL
1 1/4" x 1 1/4" CEDAR BALUSTERS 8 1/2" O.C.

FOOTING MOLDING FOR SYNTH. WOOD CLADDING

2" SCOBA

1/2" POST WITH SYNTH. WOOD CLADDING
NOTE: ALL LUMBER, TRIM AND WOODWORK EXCEPT POST TO BE PAINTED DESIGNER SPECIFIED SYNTHETIC WOOD ALTERNATE: TYPICAL

1" SURROUND ON BLOCKING

RAILING SECTION/ELEVATION

1200 1"=1'-0"
NEWTON LOCAL HISTORIC DISTRICT
Amendment to Existing
CERTIFICATE OF APPROPRIATENESS or CERTIFICATE OF HARDSHIP

I. Property Address  17 Leighton Road
Name of Historic District  Auburndale

II. Applicant's Name  George W. Schnee, AIA
Address  339 Auburn St., Auburndale, MA 02466  Phone #  617.630.1900x101
Property Owner (if different)  Doretta and Mitchell King
Address  17 Leighton Rd., Auburndale 02466  Phone #  617.446.8010
Architect  Schnee Architects, Incorporated
Address  339 Auburn St., Auburndale, MA 02466  Phone #  617.630.1900x101
Contractor  TBD
Address  Phone #

III. CERTIFICATE AMENDMENT
Date of Original Certificate Approval  10/14/15

Proposed Change to Previous Approval (attach additional material if needed):
• Reduced added floor area to 53 SF.
• Delete second Floor addition.
• Remove side entrance.
• Modify and reduce size of deck.
• All originally proposed materials and details unchanged.

IV. ACTION  _____ Accepted  _____ Denied
Reason:

Chairman or Secretary  Date
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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on:
Tuesday, September 29, 2015 at 10:06 AM
FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Area(s) Form Number
43024 0017 NATAL EH 6262

Town NEWTON
Place AUBURNDALE

Address 17 Leighton Road

Name Mr. and Mrs. Ralph P. Jones House
Use Single family residence

Original Residential

Water record

Construction 1924

Material:

Concrete

Wood clapboard/Wood

Roof:

Asphalt Shingles

Outbuildings/Secondary Structures:

Major Alterations (with dates)

Condition: Excellent

Moved ☒ no ☐ yes Date

Acreage Less than one acre

Setting:
The house is located in a suburban neighborhood, on a very quiet tree lined secondary street. This house has a city sidewalk, while most of Leighton Road has no sidewalks. The houses on this street all have similar setbacks. There are mature foundation plantings along the front façade several mature trees around the perimeter of the lot.

RECEIVED
APR 0 1 2002
This house and the adjacent house at 11 Leighton Road are similar in massing, however, the detailing of each differs. This Colonial Revival style single family residence is two and one-half stories high. The roof is hipped, and a front dormer with a single window is also hipped. The footprint of the house is rectangular with a one-story wing on the east side. The front façade is asymmetrical. On the east side, a rectangular bay with a hipped roof and tripartite windows, 4/1,6/1,4/1, projects approximately one foot. The wing roof is flat with a low hip at the edges and tripartite windows of 6/1. The entry is on the west side. The gable roof with a segmented pediment and returns is supported on an entablature and Tuscan columns. The door is framed by half glass, half panel sidelights. The front stoop is brick, and has no rail. On the second story, two paired, 6/1 windows are each centered over the entry and the bay. Dentil trim occurs below the boxed cornice of each roof on the house. The exterior material is clapboard with a six inch exposure and end boards. A small porch with a hipped roof and lattice below the floor line can be seen toward the rear of the house on the west side.

A side-gable shed at the end of the driveway has small windows with batten shutters and window boxes below.

Leighton Road, originally named Maple Road, was laid out when the streetcar-era Westview development (the Walworth-Ranlett-Hardy Estate) was subdivided between 1907 and 1917. The property owned by Charles A. Hardy was subdivided and Maple, Oakwood, and Virginia Roads were laid out. This house, owned originally by Mr. and Mrs. Ralph P. Jones, was constructed in 1924. One remaining lot from the original subdivision of Maple Road remains open.

Mr. William A. Leighton had been a longtime resident of 23 Williston Road, on the corner of Williston and Maple Roads. From 1917 to 1950, Mr. Leighton was the principal of the Charles Burr School, located at 46 Ash Street, no longer extant. Maple Road was renamed Leighton Road shortly after Mr. Leighton died (August 29, 1950) and the address of his house was then changed from 23 Williston Road to 1 Leighton Road.

BIBLIOGRAPHY and/or REFERENCES

Atlases:
1874: Property owned by Capt. C. E. Ranlett
1886: Property owned by Eliz. B. Hardy
1895: Property owned by Eliz. B. Hardy
1907: Property owned by Eliz. B. Hardy
1917: Property owned by Charles A. Hardy
1929: House shown, Gladys B. Jones

Directories:
1923: No listing for this address.
1925, 1927, 1929: Mr. and Mrs Ralph P. Jones, Mrs. Minnie K. Beckett b.
APPLICATION FOR LOCAL HISTORIC DISTRICT CERTIFICATE OF APPROPRIATENESS, NON-APPLICABILITY, OR HARDSHIP

DATE RECEIVED: 09/01/2017
PROJECT #: 17090013
PROJECT ADDRESS: 33 Hancock Street, Auburndale

PROJECT INFORMATION

IS THE PROPERTY AND/OR STRUCTURE DESIGNATED (check all that apply):

☐ LOCAL HISTORIC DISTRICT ☐ LOCAL LANDMARK ☐ NATIONAL REGISTER SITE

(Depending on how a property is designated, different Newton City Ordinances may apply.)

NAME OF LOCAL HISTORIC DISTRICT: Auburndale Historic District

TYPE OF STRUCTURE(S) AFFECTED (Check all that apply):

☐ HOUSE ☐ FENCE ☐ GARAGE ☐ NON-RESIDENTIAL BUILDING ☐ SHED

☐ SIGN ☐ WALL ☐ OTHER

IF OTHER, PLEASE DESCRIBE: 3 Air Conditioning Condensers

WHAT YEAR WAS THE STRUCTURE BUILT: 1857

TYPE OF PROPOSED WORK (Check all that apply):

☐ ADDITION ☐ ALTERATION ☐ DEMOLITION ☐ NEW CONSTRUCTION ☐ REPAIR

☐ REPLACEMENT ☐ OTHER

IF OTHER, PLEASE DESCRIBE: 3 Air Conditioning Condensers on right side of house as per plan submitted

DESCRIBE SCOPE OF WORK:

Install 3 Bryant Air Conditioning Condensers in the location shown on the plan submitted.

IF KNOWN, BRIEFLY DESCRIBE THE HISTORY OF THE PROPERTY:

THE APPLICATION SHOULD INCLUDE THE FOLLOWING INFORMATION:

<table>
<thead>
<tr>
<th>REQUIRED SUBMITTAL CHECKLIST (Check all being submitted)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Building / Elevation Plans</td>
</tr>
<tr>
<td>☑ Building Product / Material Information</td>
</tr>
</tbody>
</table>

(All plans MUST be dated, drawn to scale, and clearly labeled. An inaccurate or incomplete application will NOT be accepted. Please review the reverse of this form for additional information.)

NOTE: This Application MUST be accompanied by a General Permit Application.
City of Newton, Massachusetts
Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

Setti D. Warren
Mayor

James Freas
Acting Director

GENERAL PERMIT APPLICATION

PROJECT #: 17090013 ZONING DISTRICT: __________________ DATE RECEIVED: 09/01/17

PROJECT DESCRIPTION:
Place 3 Air Conditioning Condensers on the right side of the building as shown on the attached plan.

PROPERTY LOCATION INFORMATION

STREET ADDRESS: 33 Hancock Street ___________________ CITY/ZIP: Auburndale

LEGAL DESCRIPTION (SECTION, BLOCK, LOT): ________________________________

PROPERTY OWNER INFORMATION

NAME: David Geffen Construction Co. LLC PHONE: 617-966-3525 ALT. PHONE: Same

MAILING ADDRESS: P.O. Box 222, Waban, MA 02468 E-MAIL ADDRESS: david@geffenc.com

PROPERTY OWNER CONSENT

I am (we are) the owner(s) of the property subject to this application and I (we) consent as follows:
1. This application for a land use permit or administrative approval for development on my (our) property is made with my permission.
2. I (we) grant permission for officials and employees of the City of Newton to access my property for the purposes of this application.

X (Property Owner Signature) 09/01/17 (Date)

X (Property Owner Signature)

NOTICE: The City of Newton staff may need access to the subject property during regular business hours and will attempt to contact the applicant/agent prior to any visit. Further, members of a regulatory authority of the city may visit the property as well.

APPLICANT / AGENT INFORMATION

NAME: David Geffen, Manager PHONE: 617-966-3525 ALT. PHONE: Same

MAILING ADDRESS: P.O. Box 222, Waban, MA 02468 E-MAIL ADDRESS: david@geffenc.com

X (Applicant/Agent Signature) 09/01/17 (Date)

NOTICE: The applicant/agent is the primary contact and may be any individual representing the establishment or property owner. The applicant/agent must also be legally authorized to make decisions on behalf of the Property Owner(s) in regards to the application.

OFFICE USE ONLY BELOW THIS LINE

CHECK APPROPRIATE PERMIT OR REVIEW PROCESS (CHECK ALL BEING SUBMITTED)

<table>
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<tr>
<th>Zoning Review Application</th>
<th>Comprehensive Permit</th>
</tr>
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</tr>
<tr>
<td>Fence Appeal</td>
<td>Other, describe</td>
</tr>
</tbody>
</table>

Comments: ____________________________________________
____________________________________________________
____________________________________________________

PERMIT INTAKE INITIALS AND DATE STAMP

NOTE: This form MUST accompany all other Department of Planning and Development applications.
BRYANT 113ANA030**C 2.5 TON, UP TO 13 SEER, 208 / 230 VOLT, SINGLE PHASE, R410A REFRIGERANT AIR CONDITIONER

SKU BRYANT113ANA030**C
LOT 4-5

LOT 1
16,300± SQ FT

LOT 2

HANCOCK STREET

PROPOSED NEW FENCE TO MATCH EXISTING FENCE ON RIGHT/NORTH LOT LINE

EXISTING WALKWAY TO PATIO

PROPOSED CONDENSER LOCATION

EXISTING BULKHEAD

REPLACE EXISTING PATIO WITH NEW BLUESTONE PATIO

POSSIBLE PLANT SCREENING

EXISTING BLACK METAL FENCE
APPLICATION FOR LOCAL HISTORIC DISTRICT CERTIFICATE OF
APPROPRIATENESS, NON-APPLICABILITY, OR HARDSHIP

DATE RECEIVED: Sept 8, 2017
PROJECT ADDRESS: 14 Willock Rd
PROJECT #: 17090025

PROJECT INFORMATION

Is the property and/or structure designated (check all that apply):
☐ LOCAL HISTORIC DISTRICT ☐ LOCAL LANDMARK ☐ NATIONAL REGISTER SITE

(Depending on how a property is designated, different Newton City Ordinances may apply.)

NAME OF LOCAL HISTORIC DISTRICT: Audubon

TYPE OF STRUCTURE(S) AFFECTED (Check all that apply):
☐ HOUSE ☐ FENCE ☐ GARAGE ☐ NON-RESIDENTIAL BUILDING ☐ SHED
☐ SIGN ☐ WALL ☐ OTHER

IF OTHER, PLEASE DESCRIBE: PAVED DRIVEWAY

WHAT YEAR WAS THE STRUCTURE BUILT: 1905

TYPE OF PROPOSED WORK (Check all that apply):
☐ ADDITION ☒ ALTERATION ☐ DEMOLITION ☐ NEW CONSTRUCTION ☐ REPAIR
☐ REPLACEMENT ☐ OTHER

IF OTHER, PLEASE DESCRIBE: Ditch way to be paved

DESCRIBE SCOPE OF WORK:

We would like to pave our driveway. The paving of the

If known, briefly describe the history of the property:

driveway was approved in 2011 by the historic

If known, briefly describe the history of the property:

commission. We would like to extend the proposed paving

(approximately 30’ longer)

(20’ x 15 triangle) than originally

approved. This will allow cars

to be parked beyond large pine tree.

THE APPLICATION SHOULD INCLUDE THE FOLLOWING INFORMATION:

REQUIRED SUBMITTAL CHECKLIST (Check all being submitted)

<table>
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<th>Photographs of Existing Façade and Street</th>
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<td>Building Product / Material Information</td>
<td>Photographs of Neighborhood</td>
<td>Structural Assessment (For demolitions only)</td>
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(All plans MUST be dated, drawn to scale, and clearly labeled. An inaccurate or incomplete application will NOT be accepted. Please review the reverse of this form for additional information.)

NOTE: This Application MUST be accompanied by a General Permit Application.

F:\cd-planning\PLANNING\APPLICATIONS

May, 2014

SEE REVERSE
We also want to install cobblestone edging along side of driveway.
City of Newton, Massachusetts  
Department of Planning and Development  
1000 Commonwealth Avenue Newton, Massachusetts 02459  

Setti D. Warren  
Mayor  

Barney Heath  
Director

**GENERAL PERMIT APPLICATION**

**PROJECT #:** 17090025  
**ZONING DISTRICT:** Auburndale  
**DATE RECEIVED:** 9/15/17

**PROJECT DESCRIPTION:** Paving of Driveway - Already approved by Historical Commission in 2011. Seek additional approval to extend driveway to corner 2015 Triangle at end of driveway.

**PROPERTY LOCATION INFORMATION**

**STREET ADDRESS:** 16 Wellington Rd  
**CITY/ZIP:** Auburndale 02466

**LEGAL DESCRIPTION (SECTION, BLOCK, LOT):**

**PROPERTY OWNER INFORMATION**

**NAME:** Gail Sokoloff  
**PHONE:** 617-394-5681  
**ALTERNATE PHONE:** 617-394-0520  
**E-MAIL ADDRESS:** Gailsokoloff@gmail.com

**PROPERTY OWNER CONSENT**

I am (we are) the owner(s) of the property subject to this application and I (we) consent as follows:
1. This application for a land use permit or administrative approval for development on my (our) property is made with my permission.
2. I (we) grant permission for officials and employees of the City of Newton to access my property for the purposes of this application.

X _______________________________  
(Property Owner Signature)  
9/8/17  
(Date)

X _______________________________  
(Property Owner Signature)  
(Date)

**NOTICE:** The City of Newton staff may need access to the subject property during regular business hours and will attempt to contact the applicant/agent prior to any visit. Further, members of a regulatory authority of the city may visit the property as well.

**APPLICANT / AGENT INFORMATION**

**NAME:**  
**PHONE:**  
**E-MAIL ADDRESS:**

X _______________________________  
(Applicant/Agent Signature)  
(Date)

**NOTICE:** The applicant/agent is the primary contact and may be any individual representing the establishment or property owner. The applicant/agent must also be legally authorized to make decisions on behalf of the Property Owner(s) in regards to the application.

---

**CHECK APPROPRIATE PERMIT OR REVIEW PROCESS (CHECK ALL BEING SUBMITTED)**

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</tbody>
</table>

**Comments:**

---

**NOTE:** This form MUST accompany all other Department of Planning and Development applications.
NEWTON GIS DATA

Additional proposed area to be paved approx. 20' x 15' triangle

Pave driveway over existing gravel.

Remove 5' curbstone

Pine tree

Lot size = 10099 SF

1 inch = approximately 30 feet

16 WILLISTON RD

Approved
Historic District / Historical Commission
Department of Planning and Development
City of Newton, Massachusetts
Date 4/15/11
Signature

delta H

139
Newton Local Historic District Commission
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
NON-APPLICABILITY OR HARDSHIP

As specified in Newton City Ordinances 22-40(e)(1), for properties in a local historic district, a certificate is required before obtaining any building permit or before proceeding with construction projects affecting the exterior of the property. Please fill in the following information where applicable and submit to Preservation Planner, Planning and Development Department, Newton City Hall, 1000 Commonwealth Avenue, Newton MA 02459.

I. PROPERTY ADDRESS
16 Williston Rd Auburndale, MA

II. Primary Contact
Name:
Gail Schoeff
Address:
16 Williston Rd
Phone # 617-795-0520

Property Owner (if different)
Name:
Address:
Phone #

Architect / Contractor: Pace Tech
Address:
Phone #

III. TYPE OF STRUCTURE (Please Check):
[X] House  [ ] Garage  [ ] Shed  [ ] Wall  [ ] Fence  [ ] Sign
[ ] Non-Residential Building  [X] Other  Paved Driveway

PROPOSED WORK (Please Check):
[ ] New Construction  [ ] Demolition  [ ] Addition  [ ] Alteration
[ ] Replacement  [ ] Repair  [ ] Other

IV. DESCRIPTION OF WORK: (Statement of scope of work with specific information about materials, style, extent of work, etc. referencing plans and photographs if appropriate.)

We seek to install an asphalt paved driveway over existing gravel driveway, remove one curbstone (5 feet) in order to ensure safer entry to lot. (This will provide a straight access to lot.)

[Handwritten notes: 20th Aug - downhill, Sept 13 - end of @tech]
V. SUGGESTED DOCUMENTATION (See Design Guidelines for Complete List)

- Photographs (both subject property and streetscapes)
- Assessor’s Map locating property
- Building plans (elevations, no larger than 11 x 17)
- Product/Material information – literature and specifications, brochures, photographs
- Historical Information (old plans, old photos, etc.)

VI. SIGNATURES

Property Owner

I agree that if necessary the Commission may extend the hearing on this application from the scheduled hearing/meeting on:

Applicants Please Take Note:

1) An approved Certificate shall expire one year from the time of issuance unless otherwise extended by the Commission.

2) If a Certificate is approved without a public hearing, approval is subject to a 10 day appeal period as per the City Ordinance governing Historic Districts.

3) This application is only for Historic District review. Applicants should also consult the Planning Department to consider other relevant planning and zoning ordinances. Following this review, an application for Plan Examination and/or Building Permit must be completed and submitted to Inspectional Services. Should the plans approved under this certificate be changed as a result of the issuance of other permits, including but not limited to Building permits, Special Permits, Street Opening Permits, and Utility Connection permits, the Historic District Commission shall be notified and a new plan presented for review prior to the commencement of construction.

4) Please notify the Commission upon completion of the changes included in this Certificate.

FOR COMMISSION USE ONLY

Date Completed Application Received 8/14
Date Notice Sent
Date of Hearing/Meeting 9/12
Date of Decision
ACTION: Accepted ☑ Denied
Reason for Action: Appropriate

TYPE OF CERTIFICATE ISSUED

☑ Appropriateness
☐ Non-Applicability
☐ Hardship

Chairman or Secretary 9/15
Date

Conditions:

Application Form Updated 4/10
RECORD OF ACTION:

DATE: September 13, 2011

SUBJECT: 16 Williston Road – Certificate of Appropriateness

At a scheduled meeting and public hearing on September 13, 2011 the Auburndale Historic District Commission, by vote of 4-0,

RESOLVED to issue a certificate of appropriateness for application as submitted for installation of the new driveway.

Voting in the Affirmative:
Italo Visco, Member
Patricia Bottomley, Member
Nancy Grissom, Member
Patricia Baker, Member

Brian Lever, Commission Staff
The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (http://mhc-macris.net/macrisdisclaimer.htm)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTUTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Wednesday, September 6, 2017 at 9:45: AM
FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston

WN Auburndale

Dress 6 Williston Road

Use residence

Owner Eugene & Martha Wadman

Description:

Source Surveyor

Architect

Exterior wall fabric Exterior wood shingle

Outbuildings (describe)

Other features broad, shallow bay windows

w/ steep caps, hipped dormers.

Altered Date

Moved Date

5. Lot size:

One acre or less X Over one acre

Approximate frontage 150 feet

Approximate distance of building from street 30 feet

6. Recorded by Bruce Pernald

Organization NHC

Date 7/20/80

(over)
7. Original owner (if known) Blanche Noyse

Original use residence

Subsequent uses (if any) and dates

8. Themes (check as many as applicable)
   - Aboriginal
   - Agricultural
   - Architectural
   - The Arts
   - Commerce
   - Communication
   - Community development

   Conservation
   - Education
   - Exploration/settlement
   - Industry
   - Military
   - Political
   - Recreation
   - Religion
   - Science/invention
   - Social/humanitarian
   - Transportation

9. Historical significance (include explanation of themes checked above)

   Blanch Noyse, assistant librarian at the Auburndale branch, was apparently the first owner of this residence. Its square form, hip roof, shallow bay windows, and hipped dormers all are common Colonial Revival style features.

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

   City Atlas, 1907 - City Directory 1907
INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph

property address. Record film roll and negative
additional photos to continuation sheets.

Historic Name: Blanche Noyes House
Foundation: Stone Rubble
Wall/Trim: Wood shingles/wood
Roof: Asphalt shingle
Alterations: Replacement casement windows in rear of 1st story west façade, 1990s. 2nd story rear sleeping porch enclosed, 1990s. Spindles added to front porch, 1990s
Condition: Good
Setting: Small lot on tree lined secondary street in older suburban neighborhood. Mature plantings.

Recorded by: AHDC/LNA, Erika Wadman
Organization: Newton Upper Falls Historic District Commission
Date: November 2001

RECEIVED

APR 01 2002

MASS. HIST. COMM.
June 28, 2017

Barbara Kurze  
Senior Preservation Planner  
City of Newton  
1000 Commonwealth Avenue  
Newton MA, 02459  
bkurze@newtonma.gov

Subject: Grellier Field Lights / 70 Studio Road, Newton, MA

Dear Barbara:

Enclosed is an application to install two light poles in Lasell College’s Grellier Athletic Field. The Field is split with part of it within the Auburndale District, therefore only two poles are being applied for. I have included a schematic of a pole along with some photographs and simulations. If you have any questions or require any additional information please let me know.

Sincerely,

EPSILON ASSOCIATES, INC.

Brian Lever  
Senior Preservation Planner

Enclosures

cc: Lasell College
City of Newton, Massachusetts  
Department of Planning and Development  
1000 Commonwealth Avenue Newton, Massachusetts 02459  

Setti D. Warren  
Mayor  

Barney Heath  
Director  

GENERAL PERMIT APPLICATION  

PROJECT #:  

PROJECT DESCRIPTION:  
Install two 70-foot tall light poles.  

ZONING DISTRICT: SR1  

DATE RECEIVED:  

PROPERTY LOCATION INFORMATION  

STREET ADDRESS: 70 Studio Road  

CITY/ZIP: Auburndale 02466  

LEGAL DESCRIPTION (SECTION, BLOCK, LOT): 43038 0001  

PROPERTY OWNER INFORMATION  

NAME: Lasell College  

PHONE: 617-243-2000  

MAILING ADDRESS: 1844 Commonwealth Ave. Newton, MA  

E-MAIL ADDRESS: dparker@lasell.edu  

PROPERTY OWNER CONSENT  

I am (we are) the owner(s) of the property subject to this application and I (we) consent as follows:  
1. This application for a land use permit or administrative approval for development on my (our) property is made with my permission.  
2. I (we) grant permission for officials and employees of the City of Newton to access my property for the purposes of this application.  

(Property Owner Signature)  

(Date)  

(Property Owner Signature)  

(Date)  

NOTICE: The City of Newton staff may need access to the subject property during regular business hours and will attempt to contact the applicant/agent prior to any visit. Further, members of a regulatory authority of the city may visit the property as well.  

APPLICANT / AGENT INFORMATION  

NAME: Brian Lever  

PHONE: 978-461-6261  

MAILING ADDRESS: 3 Main and Main Place Maynard MA  

E-MAIL ADDRESS: blever@epsilonassociates.com  

(Property Owner Signature)  

(Date)  

(Property Owner Signature)  

(Date)  

NOTICE: The applicant/agent is the primary contact and may be any individual representing the establishment or property owner. The applicant/agent must also be legally authorized to make decisions on behalf of the Property Owner(s) in regards to the application.  

CHECK APPROPRIATE PERMIT OR REVIEW PROCESS (CHECK ALL BEING SUBMITTED)  

Zoning Review Application  
Comprehensive Permit  

Administrative Site Plan Review  
Variance Application  

Sign Permit  
Historic Preservation Review  

Special Permit/Site Plan Approval  
Conservation Commission Review  

Fence Appeal  
Other, describe  

Comments:  

PERMIT INTAKE INITIALS  
AND DATE STAMP  

NOTE: This form MUST accompany all other Department of Planning and Development applications.
GENERAL PERMIT APPLICATION INSTRUCTIONS

LAND USE PERMITTING CHECKLIST (City staff, check all that apply)

In most instances, any development or land disturbance activity within the City of Newton will require some type of review and approval from the Planning Department and one of the City’s regulatory authorities. In all cases, this General Permit Application must accompany all land use permitting applications. A checklist of permit forms, by regulatory authority, is provided below:

Administrative  
- Administrative Site Plan  
- Review of Accessory Apartment  
- Wireless Facility

Conservation Commission  
- Request for Determination of Applicability  
- Notice of Intent  
- Abbreviated Notice of Resource Area Delineation

Historic Commission(s)  
- Demolition Delay  
- Historic District  
- Landmark/Preservation Restriction

Land Use Committee  
- Amendment to Special Permit/Site Plan  
- Extension of Nonconforming Use or Building Site Plan Only  
- Special Permit/Site Plan

Urban Design Commission  
- Fence Appeal  
- Sign Permit

Zoning Board of Appeals  
- Appeals of the ISD Commissioner  
- Comprehensive Permit  
- Variance Application

NOTE: The Planning Department has many handouts that provide useful information regarding each of the permitting processes above. Petitioners should also be aware that approvals from other City or State agencies may be necessary as well.

APPLICATION COMPONENTS

For each permit application, the submission of inaccurate information or an incomplete application may delay the review and approval process for said permit. The items needed for a complete application will vary by permitting process, but generally include:

FORMS: A completed General Application and the project-specific permit application form. The signature of the Property Owner (or the Owner’s legal representative) and the Applicant/Agent are mandatory on the General Permit Application.

FEES: To process any land use permit application, it must be submitted with the appropriate fee. The permit fee will vary by permitting process. All fees are subject to change, please contact the Department of Planning to verify the current fee.

SUBMITTALS: Each permit should also be accompanied by the necessary supporting documentation. The items needed to explain a project may vary, please refer to the permit application for the typical documents submitted for each permit application or contact a city planner. All applications should be submitted in hard and digital formats.

SUBMITTING THE APPLICATION

Bring the complete application to the Planning Department (at Inspectional Services customer service counter), on the second floor of City Hall at 1000 Commonwealth Avenue. A planner will review the application, answer any questions you may have and explain the next step of the permitting process.

If you have questions about an application or application process, please call the Department of Planning at (617) 796-1120 or visit the Planning Department, Monday-Friday: 8:30 a.m. to 5:00 p.m., and Tuesday 8:30 a.m. to 8:00 p.m.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.
APPLICATION FOR LOCAL HISTORIC DISTRICT CERTIFICATE OF APPROPRIATENESS, NON-APPLICABILITY, OR HARDSHIP

DATE RECEIVED: ________________  PROJECT #: ________________

PROJECT ADDRESS: 70 Studio Road

PROJECT INFORMATION

IS THE PROPERTY AND/OR STRUCTURE DESIGNATED (check all that apply):

☐ LOCAL HISTORIC DISTRICT  ☐ LOCAL LANDMARK  ☐ NATIONAL REGISTER SITE

(Depending on how a property is designated, different Newton City Ordinances may apply.)

NAME OF LOCAL HISTORIC DISTRICT: Auburndale

TYPE OF STRUCTURE(S) AFFECTED (Check all that apply):

☐ HOUSE  ☐ FENCE  ☐ GARAGE  ☐ NON-RESIDENTIAL BUILDING  ☐ SHED

☐ SIGN  ☐ WALL  ☐ OTHER

IF OTHER, PLEASE DESCRIBE: Two 70-foot tall light poles

WHAT YEAR WAS THE STRUCTURE BUILT: NA

TYPE OF PROPOSED WORK (Check all that apply):

☐ ADDITION  ☐ ALTERATION  ☐ DEMOLITION  ☐ NEW CONSTRUCTION  ☐ REPAIR

☐ REPLACEMENT  ☐ OTHER

IF OTHER, PLEASE DESCRIBE: Installation of two 70-foot tall light poles

DESCRIBE SCOPE OF WORK:

Installation of two 70-foot tall light poles within the Lasell College Grellier Athletic Field.

IF KNOWN, BRIEFLY DESCRIBE THE HISTORY OF THE PROPERTY:

The Harry Priest House /Rockwell Nursery School constructed in 1907 and the Grellier Athletic Field constructed the 1998. The Rockwell dormitory was constructed in 2004.

THE APPLICATION SHOULD INCLUDE THE FOLLOWING INFORMATION:

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(All plans MUST be dated, drawn to scale, and clearly labeled. An inaccurate or incomplete application will NOT be accepted. Please review the reverse of this form for additional information.)

NOTE: This Application MUST be accompanied by a General Permit Application.

May, 2014
APPLICATION FOR CERTIFICATE INSTRUCTIONS

DEVELOPMENT REVIEW TEAM MEETING: A Development Review Team (DRT) meeting is suggested for any application where other land use permits or reviews may be necessary. During a DRT, City staff from several departments meet with prospective applicants to evaluate new proposals. Many people find these meetings to be an efficient way to learn about issues they may want to address early on to ensure a successful project. After the DRT meeting, you'll be given a checklist for the next step and handouts further explaining the review and approval process.

APPLICATION SUBMISSION REQUIREMENTS: An application for a Certificate of Appropriateness, Non-Applicability, or Hardship will not be accepted by the Department of Planning and Development (Department) until it is determined to be complete. At time of intake, the Department will determine whether a review is necessary. Inaccurate information or incomplete applications will delay the review of your project. The items needed for a complete application include:

FORMS: A completed General Permit Application form and Certificate of Appropriateness, Non-Applicability, or Hardship application is required. The signature of the Owner of the property or the Owner’s legal representative and the Applicant/Agent is mandatory on the General Application. Please provide current contact information on the General Permit Application form to ensure City staff is able to contact the appropriate people regarding the project. On the certificate application, be sure to fill in all possible fields with accurate information.

FEES: There is no fee for this application.

PROJECT DESCRIPTION: A detailed letter or narrative describing the project should include:

1. The historic and architectural value and significance of the site, building or structure; the general design, arrangement, texture, material and features involved; and the relation of such features to similar features of buildings and structures in the surrounding area.
2. In the case of new construction or additions to existing buildings or structures, information considering the appropriateness of size and shape of the building or structure both in relation to the site and structures in the vicinity shall be provided.
3. Information explaining whether the proposed work is connected to a building, structure or exterior architectural feature damaged or destroyed by fire, storm or other disaster; and
4. Information noting the condition of the building and its possible reuse and restoration.

SUBMITTALS: Each application must be accompanied by copies of the required project filing materials identified on the front page of this form. Any plans that are submitted as part of an application should be dated, drawn to scale, clearly labeled, and not exceed 11" x 17," except as requested by the Department.

DOCUMENT FORMAT: All information submitted as part of an application shall be submitted in the following format:

1. One (1) hard copy of the complete application packet, including completed forms; or
2. Submit the application electronically by emailing the complete application packet to the Preservation Planner. All documents must be consolidated into one .pdf. Applications that are electronically submitted must be received by 5 p.m. on the application deadline date. It is the responsibility of the petitioner to confirm all electronic submittals have been received.

APPLICATION REVIEW PROCESS: The Department, upon receipt of a complete application packet, shall determine whether the application meets the criteria for local historic district commission review. This criteria includes any proposed replacement of historic materials, or the removal of historic materials, that can be seen from a public way. Projects that are exempt from review are those that replace historic fabric in-kind, involve general maintenance of the structure, or are not visible from a public way. There is no fee for this review. At a public hearing, the Commission shall determine whether the petition has complied with the procedural requirements and criteria of review. The Commission’s decision shall be rendered within forty-five (45) days after receipt of the completed application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.
Project Overview

The Project consists of the installation of two light poles within the existing athletic field known as Grellier Field. The light poles are necessary in order to allow for the use of the field at night. Maps of the Project site are included in Attachment A. Photographs of the Project site are in Attachment B and renderings and pole schematic of the proposed lights are in Attachment C.

Project Site Description

The property at 70 Studio Road has had a number of alterations over the years. Initially, the property contained the former residence known as the Harry Priest House (now Rockwell Nursery School), a Craftsman/Colonial Revival style two and a half story building constructed in 1907. In 1998 Lasell College constructed the Grellier Athletic Field and later in 2004, the College built the four-story Rockwell dormitory on the property.

The Grellier Athletic Field has been graded level and is approximately 10-feet below grade from the Harry Priest House/Rockwell Nursery School. The northern end of the field is located on 10-12 Studio Road and outside the boundary of the Auburndale Historic District, while the southern end is located on 70 Studio Road. The field is surrounded by mature tree growth on its southern and eastern sides with minor gaps. Additionally, chain-link and mesh fencing also surround the field. The topography of surrounding area is fairly level to the east and rising in grade to the north, west and south. The surrounding properties are a mix of styles, construction dates including modern Lasell College buildings and single family residences from the early to mid-20th century.

Visibility

The Project site is located at the edge of the historic district boundary (see enclosed maps). Adjacent Studio Road and Forest Avenue are private ways and views from them are not subject to the Auburndale Historic District Commission’s jurisdictional authority. Aspen Avenue is a public way and outside of the district boundary, but the proposed light poles will be visible from Aspen Avenue. The attached renderings take into account visibility of the proposed poles from Aspen Avenue including existing buildings and tree growth.

Proposed Alterations

Lasell College proposes to install two 70-foot tall light poles within the Grellier Athletic Field. Each galvanized steel pole will be 2-feet at its base and contain two racks of light fixtures. Both racks will be 3-feet in width and 13.52-feet across.

Impacts to Historic Resources

Lasell College requests a Certificate of Hardship be granted for the installation of the two light poles. The jurisdictional control in this situation is unusual in that the Grellier Athletic
Field is split with part of it within the historic district and part not. Therefore only two poles (of four proposed) require Commission review. Further, the only public way from which the poles will be likely visible is not within the historic district. Additionally, the property itself is located at the edge of the historic district and contains a modern 1990s athletic field and a 2004 college dormitory. Given that no historic buildings or structures will be affected by the proposed installation, a Certificate of Hardship is most appropriate for this situation.
ATTACHMENT A:
MAPS OF PROJECT SITE
Figure 1
Assessors Map and Project Site Location

70 Studio Road Newton, MA
70 Studio Road Newton, MA

Figure 2
Areial Map and Project Site Location

Grellier Field
ATTACHMENT B:
EXISTING CONDITION PHOTOGRAPHS
1. View across Grellier Field toward proposed light pole LP2.

2. View across Grellier Field.

5. View toward Grellier Field proposed light pole LP4 from Aspen Avenue.

6. Existing tree cover along Grellier Field and Aspen Avenue.
7. View toward Grellier Field and proposed light pole LP2 from Aspen Avenue.

8. View toward Grellier Field from Aspen Avenue.
POLE(S): S1-S4
Musco 70FT Light-Structure System™ pole
TLC for LED™ luminaires
(8) TLC-LED-150
Dimensions of fixtures based on the front view of the pole with standard aiming.
February 9, 2017

View From Aspen & Studio

Lasell College - Grellier Field Lighting

Asbournville, Massachusetts
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<td>Common Name:</td>
<td>Lasell Junior College - Rockwell Nursery School</td>
</tr>
<tr>
<td>Address:</td>
<td>70 Studio Rd</td>
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<td>Newton</td>
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<td>Auburndale</td>
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<td>Wall: Stucco; Wood</td>
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<td>Foundation: Stone, Cut</td>
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The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC’s public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (http://mhc-macris.net/macrisdisclaimer.htm)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC’S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading “MHC Forms.”

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Monday, July 24, 2017 at 11:04 AM
**FORM B - BUILDING**

**MASSACHUSETTS HISTORICAL COMMISSION**
Office of the Secretary, State House, Boston

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1. **Town**: Auburndale
   - **Address**: 70 Studio Road
   - **Name**: 
   - **Present use**: Daycare center
   - **Present owner**: Lasell Junior College

3. **Description**:
   - **Date**: ca. 1907
   - **Source**: Newton City Directory
   - **Style**: Colonial Revival/Bungalow
   - **Architect**: 
   - **Exterior wall fabric**: stucco
   - **Outbuildings (describe)**: carriage barn
   - **Other features**: Center gable, battered walls, closed porch.
   - **carriage barn connected**
   - **Altered to residence Date**: 20th century
   - **Moved no**

5. **Lot size**:
   - **Over one acre**
   - **Approximate frontage**: 475' on Studio Rd.
   - **Approximate distance of building from street**: 175' on Aspen Ave.

6. **Recorded by**: Bruce C. Fernald
   - **Organization**: Newton Historical Commission
   - **Date**: July 31, 1980

---

**USGS Quadrant**: 0V1HC

**Photo no.**: 66

**In Area no.**: Form no. 4509

---

**DO NOT WRITE IN THIS SPACE**

**USGS Quadrant**: 

**MHC Photo no.**: 

---

**SM-2-75-R061465 (20M-2476)***
### Contributing Significance

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<thead>
<tr>
<th>7. Original owner (if known)</th>
<th>Harry D. Priest</th>
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<tr>
<td>Original use</td>
<td>single family residence</td>
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<td>Subsequent uses (if any) and dates</td>
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### Themes (check as many as applicable)

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<td>Community development</td>
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### Historical significance (include explanation of themes checked above)

Harry Priest, who was in the steel business in downtown Boston with his father, Henry A. Priest, was the first resident of this unusual residence. Prior to its construction, Priest lived with his family at 74 Vista Avenue, Auburndale.

A long, narrow 2½ story stucco residence, this house combines elements associated with the Colonial Revival and Bungalow styles. Its most prominent elements are a center gable containing a rectangular oriel window, and two off-set front wings, each with battered walls and jerkin-headed roofs. The central entrance is recessed and flanked by polygonal bay windows.

In plan, the house is internally arranged around a large stair hall which occupies the entire center section of the building. Its conversion to use as a daycare center has not adversely affected the integrity of this residence, which is unique in Auburndale.

### Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

- Newton City Atlases - 1907.
- Newton City Directories - 1895, 1907, 1909.
Original use: residence
Present use: Lasell College Rockwell Nursery School
Foundation: cut stone
Roof: asphalt shingle
Condition: fair
Alterations: garage has been razed. Slate roof has been replaced with asphalt shingles
Setting: With its angled orientation and commanding location at the crest of a gently rolling landscape, 70 Studio Road faces similar generous houses across Aspen Avenue. This ca. 1907 house, one of the oldest in its immediate vicinity, has mature trees and is on a quiet suburban street.

Recorded by: AHDC/LNA
Evelyn Umlas & Kit Rosenthal
Organization: Newton Upper Falls
Historic District Commission
Date: September 2001

RECEIVED
APR 01 2002
MASS. HIST. COMM.
August 30, 2017

Barbara Kurze  
Senior Preservation Planner  
City of Newton  
1000 Commonwealth Avenue  
Newton MA, 02459  
bkurze@newtonma.gov

Subject: Grelier Field Lights / 70 Studio Road, Newton, MA

Dear Barbara:

Thank you for forwarding the Record of Action of the August 8, 2017 discussion of the Auburndale Historic District Commission, dated August 24, 2017, and titled: “70 Studio Road, Lasell College - Continuation”. This letter is to advise that it is not an accurate characterization of the discussion of the Commission. Because the scheduled hearing was never opened, the Commission could not, and did not, take any action or issue a decision as implied in the Record of Action. There was neither a presentation nor a discussion of the Application. The Application was continued to an unspecified date without the consent of the applicant.

I have attached another copy of my August 16, 2017 letter to you regarding the August 8, 2017 open meeting of the Auburndale Historic District Commission. After reviewing the audio file and our transcript, I am writing to reconfirm the content of my previous letter. Lasell did not agree to a continuation or to a postponement of anything, either orally or in writing (as required under the Ordinance). Further, though members of the public in attendance urged the Commission to postpone or continue discussion of Lasell’s Application, and to conduct a site visit and to have the College host a Commission meeting, the Commission did not open the hearing and neither myself nor Diane Parker from Lasell agreed to any request. When the Commission voted to continue the hearing to sometime in September including a neighbor request that the College host that meeting, the Commission did not even ask the College to respond to the request and did so of its own accord.
Barbara Kurze  
City of Newton  
August 30, 2017

Please forward this letter to the Aubumdale Historic Districts Commission. The College requests issuance of a Certificate of Hardship in accordance with the Newton Historic Districts Ordinance and Chapter 40C of Massachusetts General Laws. The review period for this Application has expired.

Thank you.

Sincerely,

EPSILON ASSOCIATES, INC.

Brian Lever  
Senior Preservation Planner

Enclosures

cc: Diane Parker, Lasell College  
    Ouida Young, City of Newton
August 16, 2017

Barbara Kurze
Senior Preservation Planner
City of Newton
1000 Commonwealth Avenue
Newton MA, 02459
bkurze@newtonma.gov

Subject: Grellier Field Lights / 70 Studio Road, Newton, MA

Dear Barbara:

Please reference an August 8, 2017 vote of the Auburndale Historic District Commission, which apparently was either to continue a hearing (that was never opened per Ordinance 22-40(f)(2) ) or to postpone the date and time for a review and public hearing of the June 28, 2017 application of Lasell College for 2 light poles at Grellier Field. As you know after your review of the application, you placed it on the agenda of the Auburndale Historic District Commission for August 8, 2017, for a public hearing. In your absence, Diane Parker of Lasell College, and I were present at the August 8th meeting of the Commission and stated that we wished to move forward and to present the application. At the request and urging of neighbors and a City Councilor in attendance, the application was deferred to a date to be determined by the Commission. Thus, Lasell was denied the opportunity to present. The precise motion and vote will be clear once the audio and transcript are available.

This letter is to reconfirm our statements at the meeting, per Ordinance 22-40(f)(4) and the Rules and Regulations of the Auburndale Historic District Commission. Lasell did not agree to a continuation of a non-opened hearing or to a postponement of a hearing to another date.
Barbara Kurze  
City of Newton  
August 16, 2017

Sincerely,

EPSILON ASSOCIATES, INC.

Brian Lever  
Senior Preservation Planner

Enclosures

cc: Diane Parker, Lasell College  
    Katy Holmes, City of Newton
September 11, 2017

Auburndale Historic District Commission
c/o City of Newton Planning Department
1000 Commonwealth Avenue
Newton MA 02459

Attention: Barbara Kurze, Preservation Planner and Agent to Commission

Dear Members of the Auburndale Historic District Commission:

On Friday September 1, 2017, by checking the City of Newton website link for the Commission, Lasell College became aware that it had been placed on the Commission’s agenda for September 26, 2017 with an item that reads “70 Studio Road ...Request to install two 70’ tall stadium light poles. Continuation”.

We are compelled to make the following observations about this agenda item posting as follows.

First, the College has worked with the Commission on multiple projects for years, and it is a material departure from customary practice and procedure to place an item on a Commission agenda for a specific meeting date without any consultation whatsoever with the applicant. The first communication to the Applicant of the assignment of this date was sent by Commission staff to Brian Lever of Epsilon Associates (the College’s historic consultant) and the College by email on September 6, 2017.

Second, the term “stadium” is misleading and inaccurate. Nothing about the application involves a stadium.

Third, although the Commission established and posted a meeting date, neither the minutes or Record of Action of the August 8, 2017 meeting have been posted on the City website as of this date. Yet, a Record of Action, dated August 24, 2017, was received in the mail by Brian Lever of Epsilon Associates on August 25th. The Record of Action is titled “70 Studio Road, Lasell College - Continuation”. For the record, Epsilon sent you (i) a letter dated August 16, 2017 re-confirming that the College did not agree to a continuation of the hearing; and (ii) a letter dated August 30, 2017 on behalf of the College stating that the Record to Action received is not an accurate characterization of the discussion of the Commission. Following receipt of the Record of Action, representatives of Lasell College read the professional transcript prepared by the stenographer in attendance at the August 8, 2017 hearing and

Lasell College – Where The Classroom Is The Real World
1844 Commonwealth Avenue • Newton, Massachusetts 02465-2716
www.lasell.edu
listened to the city’s audio tape of the hearing. Both these records of the August 8, 2017 meeting confirm that the public hearing on Lasell College’s application was not opened for deliberation on the merits and the continuation of a non-opened hearing that was voted by the Commission did not have the consent of the Applicant.

Fourth, as stated in the Epsilon correspondence to the Commission, under G.L. c. 40C, City of Newton Ordinance section 22-40(f)(4) and the Commission’s Rules and Regulations, the Commission is required to issue a Determination within 45 days of the date of filing of the application unless an extension is agreed to in writing (emphasis added) by the applicant. The application was filed on June 28, 2017 and assigned a public hearing date of August 8, 2017 in compliance with the state law and the city ordinance. The continuation is not a determination. Because the Commission failed to make a Determination within 45 days of the date of filing of the application and because the applicant did not consent in writing to an extension, as of August 13, 2017 a “constructive grant” of a certificate of hardship approving the light poles is deemed to have been issued. In order to apprise parties entitled to notice of the constructive grant, the College filed on August 25, 2017 a “Notice of Constructive Grant” with the Newton City Clerk and mailed notice of filing to all parties entitled to notice. The deadline to appeal the grant is September 14, 2017.

Epsilon’s August 30th letter requests the issuance of a Certificate of Hardship by constructive grant as of August 13, 2017 in accordance with the Newton Historic District Ordinance and MGL C. 40C. The review period for the Application has expired.

By this letter, Lasell once again requests the issuance of the Certificate of Hardship by constructive grant for the two light poles for Grelier Field that were constructively granted on August 13, 2017.

Under full reservation of rights, representatives of the College will attend the meeting on September 26th. The College protests the holding of a meeting to discuss the application because the application has already been constructively granted. The College will attend to ensure that all of its legal rights are protected. At the present time we do not intend to make a presentation because the hearing is not legally valid in the absence of our written consent to a continuation.

Sincerely,

LASELL COLLEGE

[Signature]

Cc: AHDC members
Ouida Young, Esq.
BY HAND

Auburndale Historic District Commission
c/o Barbara Kurze, Senior Preservation Planner
Department of Planning and Development
Newton City Hall
1000 Commonwealth Avenue
Newton, Massachusetts 02459-1449

Re: Lasell College / 70 Studio Road

Dear Commission Members,

As I believe you may be aware, on August 25, 2017, Lasell College ("Lasell") filed a letter with the Newton City Clerk claiming that the Auburndale Historic District Commission (the "Commission") was required to issue a Certificate of Hardship to Lasell for the construction of two 70’ tall field lights for its athletic facilities at Grellier Field, 70 Studio Road, in Auburndale. Our firm represents the owners of twenty-one properties in the immediate vicinity of Grellier Field who are opposed to the proposed lights (see attached list). Although as described below it is our clients’ position that no appeal to the Metropolitan Area Planning Council ("MAPC") is presently required in this matter, this letter serves as an appeal and request for review by the MAPC pursuant to Section 22-40(f)(13) of the Newton City Ordinances and M.G.L. c. 40C, § 12.

In its August 25, 2017 letter, Lasell states that it was entitled to the issuance of a Certificate of Hardship as the Commission “failed to make a determination as to the Application by August 12, 2017 (i.e. forty-five (45) days after June 28, 2017”). Lasell claims that the purpose of the letter was to serve as notice of the constructive grant of a Certificate of Hardship due to the lapse of forty-five days without a determination from the Commission under Section 22-40(f)(4) of the Newton Ordinances. Lasell also provided information in that letter to my clients regarding their appeal rights. In a letter dated September 11, 2017 to the Commission, Lasell essentially restated its position with respect to the constructive grant of a Certificate of Hardship, and noted that the deadline to file an appeal to the Metropolitan Area Planning Council ("MAPC") is September 14, 2017.

For the record, it is my clients' position that the Commission validly continued the public hearing on August 8, 2017 to a date to be determined so that the Commission could hold a site visit at Lasell, with a
meeting on the school's campus immediately to follow the site visit. It is my clients' further position that Lasell consented to the continuance at that time. As such, we believe that the Commission has not made a "determination" as required by Section 22-40(f)(13) of the Newton City Ordinances and M.G.L. c. 40C, § 12, and Lasell's filing of its August 25, 2017 letter with the City Clerk's office does not qualify as a "determination" or act to start the running of any appeal period under Section 22-40(f)(13) of the Newton City Ordinances. Therefore, there is no action to appeal to the MAPC at this time.

However, out of an abundance of caution, to the extent that any action or inaction of the Commission has given rise to an appeal to the MAPC, then my clients hereby exercise their right of appeal to the MAPC pursuant to Section 22-40(f)(13) and M.G.L. c. 40C, §12 and request that the MAPC find: (1) that the Commission properly continued the Lasell matter with Lasell's consent; (2) that the Commission is not required to issue a Certificate of Hardship; and (3) that the continued matter must be heard on its merits by the Commission.

Enclosed please find the MAPC appeal form and our firm's check made payable to the MAPC in the amount of $1,500.00 representing the filing fee. Thank you for your attention to this matter.

Sincerely,

[Signature]

Stephen J. Buchbinder

SJB/mer

enclosures

cc: (By Hand, w/enclosures)
Ouida C. M. Young, Deputy City Solicitor, City of Newton
(By Email and First Class Mail, w/enclosures)
Marc Draisen, Executive Director, Metropolitan Area Planning Council
Dr. Bruce Leslie
Michael Scott, Esquire
Matthew Snell, Esquire
Frank Stearns, Esquire
<table>
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<td>2. Christopher and Annette Baker</td>
<td>75 Aspen Avenue, Newton</td>
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<td>3. Mandeep Sawhney and Suruchi Kaul</td>
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<td>4. Jeffrey and Angela O'Dowd</td>
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<td>5. Ted Palmer</td>
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<td>6. Bruce and Nancy Leslie</td>
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<td>7. Bobby Coppola</td>
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<td>9. Betty Morningstar and Jeanette Kruger</td>
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<tr>
<td>10. Kristina Sachs</td>
<td>77 Studio Road, Newton</td>
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<td>11. Karin and Mike Wood</td>
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<tr>
<td>12. John Hemminger and Lauren Shea</td>
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<td>13. Tim and Debbie Moore</td>
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<td>14. Frank and Barbara Litwin</td>
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<td>15. Arnold and Susan Wilson</td>
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</tr>
<tr>
<td>21. Christine Coughlin</td>
<td>18 Mary Mount Road, Newton</td>
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Purpose

To The

Order Of:

**METROPOLITAN AREA PLANNING COUNCIL**

Pay

One Thousand Five Hundred And 00/100

dollars

To The Order Of

SCHLINSING AND BUCHBINDER Ltd

2400 East Commercial Ave., Ste. 700

Cleveland, OH 44115

REMITTER

Date September 13, 2017

$5,000.00

TRUSTEE

Branch: 475

TREASURER'S CHECK

THIS DOCUMENT HAS NO FACE VALUE. NO PROMISE TO PAY. NO RESERVATION OF RIGHTS. NO ENDORSEMENT. NOT A PROMISSORY NOTE. NO PAYMENT. ACKNOWLEDGMENT OF RECEIPT OF THESE FUNDS WILL BE PROVIDED ФОРМАЛЬНО.
Local Historic District Commission Decision

REQUEST FOR REVIEW BY MAPC

Name of appellant: Bruce Leslie, et als* 
c/o Stephen J. Buchbinder, Esquire, Schlesinger and Buchbinder, LLP

Address: 1200 Walnut Street, Newton, MA 02461-1267

Telephone: 617-965-3500

Email: sjbuchbinder@sab-law.com

Name of Historic District: Auburndale Historic District

Bylaw citation (section of community bylaw/ ordinance that allows for appeal to MAPC) Section 22-40(f)(13) of the Newton Ordinances

Address of subject property: 70 Studio Road

Date of Decision (please attach a copy of decision being appealed) August 25, 2017 letter from Lasell College to Newton City Clerk


* see list of aggrieved persons attached here

There is a fee of $1,500 to file an appeal. Please make the check payable to Metropolitan Area Planning Council and submit with this application to the attention of Cynthia Wall. The check must be a cashier's check or a money order. No hearing will be scheduled until payment has been received.

Please address any questions about the appeals process to Cynthia Wall at (617) 933-0756 or cwall@mapc.org.
Appellants:

1. Kate and Norm Thibeault  
   66 Forest Avenue, Newton

2. Christopher and Annette Baker  
   75 Aspen Avenue, Newton

3. Mandeep Sawhney and Suruchi Kaul  
   52 Forest Avenue, Newton

4. Jeffrey and Angela O'Dowd  
   115 Aspen Avenue, Newton

5. Ted Palmer  
   32 Forest Avenue, Newton

6. Bruce and Nancy Leslie  
   141 Aspen Avenue, Newton

7. Bobby Coppola  
   147 Aspen Avenue, Newton

8. Jacqueline Coppola  
   125 Aspen Avenue, Newton

9. Betty Morningstar and Jeanette Kruger  
   91 Aspen Avenue, Newton

10. Kristina Sachs  
    77 Studio Road, Newton

11. Karin and Mike Wood  
    71 Studio Road, Newton

12. John Hemminger and Lauren Shea  
    47 Studio Road, Newton

13. Tim and Debbie Moore  
    55 Aspen Avenue, Newton

14. Frank and Barbara Litwin  
    63 Aspen Avenue, Newton

15. Arnold and Susan Wilson  
    142 Aspen Avenue, Newton

16. Tom Fulchino  
    150 Aspen Avenue, Newton

17. Patricia and Frank Greely  
    83 Aspen Avenue, Newton

18. Richard and Darlene Sewall  
    50 Aspen Avenue, Newton

19. Adrienne Knudsen  
    74 Vista Avenue, Newton

20. Rita Freudberg  
    140 Aspen Avenue, Newton

21. Christine Coughlin  
    18 Mary Mount Road, Newton
David Olson, City Clerk  
City of Newton  
1000 Commonwealth Avenue  
City Hall, First Floor  
Newton, MA 02459

Dear Mr. Olson:

Re: Notice regarding Auburndale Historic District Commission and Lasell College’s proposed light fixtures at Grellier Field (“Notice Letter”)

On June 28, 2017, Lasell College (the “College”) submitted an application to the Auburndale Historic District Commission (“Commission”) through the Department of Planning and Development (“Department”) for a Certificate of Appropriateness, Non-Applicability, or Hardship (“Application”). The Application was filed in connection with the College’s proposed installation of two light fixtures within the Auburndale Historic District. Attached hereto as Exhibit A is a copy of the Application.

Under Newton Ordinances Section 22-40(f)(4), the Commission was required to make a determination as to the Application within forty-five (45) days of the date the Application was filed with the Department. The College did not consent orally or in writing to an extension. Since the Commission failed to make a determination as to the Application by August 12, 2017 (i.e. forty-five (45) days after June 28, 2017), Section 22-40(f)(4) states that the Commission shall issue a Certificate of Hardship.

Pursuant to Newton Ordinances Section 22-40(f)(13), “Any person aggrieved by a determination of a commission, may, within twenty (20) days of the filing of the notice of such determination with the city clerk, file a written request with the commission for a review by a person or persons, not exceeding three, of competence and experience in such matters, designated by the Metropolitan Area Planning Council. The finding of the reviewers shall be filed with the City Clerk within forty-five (45) days after the request, and shall be binding on the applicant and the commission, unless further appeal is sought in superior court as provided in G.L. c. 40C, section 12A. The filing of such further appeal shall occur within twenty (20) days after the finding of the reviewers has been filed with the city clerk.”

This Notice informs you of the constructive grant of a Certificate of Hardship due to the lapse of forty-five (45) days without a determination under Newton Ordinances Section 22-40(f)(4). We have mailed a notice to adjoining property owners, a copy of which is attached.
here to as Exhibit B, to inform them of their appeal rights set forth under Newton Ordinances Section 22-40(f)(13).

Sincerely yours,

LASELL COLLEGE

By [signature]
June 28, 2017

Barbara Kurze  
Senior Preservation Planner  
City of Newton  
1000 Commonwealth Avenue  
Newton MA, 02459  
bkurze@newtonma.gov

Subject:  Grellier Field Lights / 70 Studio Road, Newton, MA

Dear Barbara:

Enclosed is an application to install two light poles in Lasell College’s Grellier Athletic Field. The Field is split with part of it within the Auburndale District, therefore only two poles are being applied for. I have included a schematic of a pole along with some photographs and simulations. If you have any questions or require any additional information please let me know.

Sincerely,

Brian Lever  
Senior Preservation Planner

EPSILON ASSOCIATES, INC.

3 Mill & Main Place, Suite 260  
Maynard, MA 01754  
www.epsilonassociates.com

cc: Lasell College
City of Newton, Massachusetts
Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

Setti D. Warren
Mayor

Barney Heath
Director

GENERAL PERMIT APPLICATION

PROJECT #: ___________________ ZONING DISTRICT: SR1 DATE RECEIVED: ___________________

PROJECT DESCRIPTION:
Install two 70-foot tall light poles.

PROPERTY LOCATION INFORMATION
STREET ADDRESS: 70 Studio Road CITY/ZIP: Auburndale 02461
LEGAL DESCRIPTION (SECTION, BLOCK, LOT): A2038 0001

PROPERTY OWNER INFORMATION
NAME: Lasell College PHONE: 617-243-2000 ALT. PHONE: ___________________
MAILING ADDRESS: 1844 Commonwealth Ave. Newton, MA E-MAIL ADDRESS: ___________________

PROPERTY OWNER CONSENT
I am (we are) the owner(s) of the property subject to this application and I (we) consent as follows:
1. This application for a land use permit or administrative approval for development on my (our) property is made with my permission.
2. I (we) grant permission to officials and employees of the City of Newton to access my property for the purposes of this application.

X ___________________________ (Property Owner Signature) (Date) 6-28-17

X ___________________________ (Property Owner Signature) (Date) 6-28-17

NOTICE: The City of Newton staff may need access to the subject property during regular business hours and will attempt to contact the applicant/agent prior to any visit. Further, members of a regulatory authority of the city may visit the property as well.

APPLICANT / AGENT INFORMATION
NAME: Brian Lever PHONE: 978-661-6361 ALT. PHONE: ___________________
MAILING ADDRESS: 3 Mill and Main Place Maynard MA E-MAIL ADDRESS: blever@spalmanassociates.com

X ___________________________ (Applicant/Agent Signature) (Date) 6-28-17

NOTICE: The applicant/agent is the primary contact and may be any individual representing the establishment or property owner. The applicant/agent must also be legally authorized to make decisions on behalf of the Property Owner(s) in regards to the application.

OFFICE USE ONLY BELOW THIS LINE

CHECK APPROPRIATE PERMIT OR REVIEW PROCESS (CHECK ALL BEING SUBMITTED)

Zoning Review Application Comprehensive Permit
Administrative Site Plan Review Variance Application
Sign Permit Historic Preservation Review
Special Permit/Site Plan Approval Conservation Commission Review
Fence Appeal Other, describe

Comments:

PERMIT INTAKE INITIALS AND DATE STAMP

NOTE: This form MUST accompany all other Department of Planning and Development applications.

F:\cd-planning\PLANNING\APPLICATIONS

May, 2014
GENERAL PERMIT APPLICATION INSTRUCTIONS

LAND USE PERMITTING CHECKLIST (City staff, check all that apply)

In most instances, any development or land disturbance activity within the City of Newton will require some type of review and approval from the Planning Department and one of the City’s regulatory authorities. In all cases, this General Permit Application must accompany all land use permitting applications. A checklist of permit forms, by regulatory authority, is provided below:

**Administrative**
- Administrative Site Plan
- Review of Accessory Apartment
- Wireless Facility

**Conservation Commission**
- Request for Determination of Applicability
- Notice of Intent
- Abbreviated Notice of Resource Area Delineation

**Historic Commission(s)**
- Demolition Delay
- Historic District
- Landmark/Preservation Restriction

**Land Use Committee**
- Amendment to Special Permit/Site Plan
- Extension of Nonconforming Use or Building
- Site Plan Only
- Special Permit/Site Plan

**Urban Design Commission**
- Fence Appeal
- Sign Permit

**Zoning Board of Appeals**
- Appeals of the ISD Commissioner
- Comprehensive Permit
- Variance Application

**NOTE:** The Planning Department has many handouts that provide useful information regarding each of the permitting processes above. Petitioners should also be aware that approvals from other City or State agencies may be necessary as well.

APPLICATION COMPONENTS

For each permit application, the submission of inaccurate information or an incomplete application may delay the review and approval process for said permit. The items needed for a complete application will vary by permitting process, but generally include:

**FORMS:** A completed General Application and the project-specific permit application form. The signature of the Property Owner (or the Owner’s legal representative) and the Applicant/Agent are **mandatory** on the General Permit Application.

**FEES:** To process any land use permit application, it must be submitted with the appropriate fee. The permit fee will vary by permitting process. All fees are subject to change, please contact the Department of Planning to verify the current fee.

**SUBMITTALS:** Each permit should also be accompanied by the necessary supporting documentation. The items needed to explain a project may vary, please refer to the permit application for the typical documents submitted for each permit application or contact a city planner. All applications should be submitted in hard and digital formats.

SUBMITTING THE APPLICATION

Bring the complete application to the Planning Department (at Inspectional Services customer service counter), on the second floor of City Hall at 1000 Commonwealth Avenue. A planner will review the application, answer any questions you may have and explain the next step of the permitting process.

If you have questions about an application or application process, please call the Department of Planning at (617) 796-1120 or visit the Planning Department, Monday-Friday: 8:30 a.m. to 5:00 p.m., and Tuesday 8:30 a.m. to 8:00 p.m.

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.**
APPLICATION FOR LOCAL HISTORIC DISTRICT CERTIFICATE OF
APPROPRIATENESS, NON-APPLICABILITY, OR HARDSHIP

DATE RECEIVED: ____________________________ PROJECT #: ____________________________

PROJECT ADDRESS: 70 Studio Road

PROJECT INFORMATION

Is The Property And/OR Structure Designated (check all that apply):

☐ LOCAL HISTORIC DISTRICT ☐ LOCAL LANDMARK ☐ NATIONAL REGISTER SITE

(Depending on how a property is designated, different Newton City Ordinances may apply.)

NAME OF LOCAL HISTORIC DISTRICT: Auburndale

TYPE OF STRUCTURE(s) Affected (Check all that apply):

☐ HOUSE ☐ FENCE ☐ GARAGE ☐ NON-RESIDENTIAL BUILDING ☐ SHED

☐ SIGN ☐ WALL ☐ OTHER

IF OTHER, PLEASE DESCRIBE: Two 70-foot tall light poles

WHAT YEAR WAS THE STRUCTURE BUILT: NA

TYPE OF PROPOSED WORK (Check all that apply):

☐ ADDITION ☐ ALTERATION ☐ DEMOLITION ☐ NEW CONSTRUCTION ☐ REPAIR

☐ REPLACEMENT ☐ OTHER

IF OTHER, PLEASE DESCRIBE: Installation of two 70-foot tall light poles

DESCRIBE SCOPE OF WORK:
Installation of two 70-foot tall light poles within the Lasell College Greller Athletic Field.

IF KNOWN, BRIEFLY DESCRIBE THE HISTORY OF THE PROPERTY:
The Harry Priest House/Rockwell Nursery School constructed in 1907 and the Greller Athletic Field constructed the 1998. The Rockwell dormitory was constructed in 2004.

THE APPLICATION SHOULD INCLUDE THE FOLLOWING INFORMATION:

<table>
<thead>
<tr>
<th>REQUIRED SUBMITTAL CHECKLIST (Check all being submitted)</th>
</tr>
</thead>
<tbody>
<tr>
<td>✓ Proposed Building / Elevation Plans ✓ Photographs of Existing Façade and Street ✓ Assessor’s Map or Site Plan</td>
</tr>
<tr>
<td>Building Product / Material Information ✓ Photographs of Neighborhood</td>
</tr>
<tr>
<td>Structural Assessment (for demolitions only)</td>
</tr>
</tbody>
</table>

(All plans MUST be dated, drawn to scale, and clearly labeled. An inaccurate or incomplete application will NOT be accepted. Please review the reverse of this form for additional information.)

NOTE: This Application MUST be accompanied by a General Permit Application.
APPLICATION FOR CERTIFICATE INSTRUCTIONS

DEVELOPMENT REVIEW TEAM MEETING: A Development Review Team (DRT) meeting is suggested for any application where other land use permits or reviews may be necessary. During a DRT, City staff from several departments meet with prospective applicants to evaluate new proposals. Many people find these meetings to be an efficient way to learn about issues they may want to address early on to ensure a successful project. After the DRT meeting, you’ll be given a checklist for the next step and handouts further explaining the review and approval process.

APPLICATION SUBMISSION REQUIREMENTS: An application for a Certificate of Appropriateness, Non-Applicability, or Hardship will not be accepted by the Department of Planning and Development (Department) until it is determined to be complete. At time of intake, the Department will determine whether a review is necessary. Inaccurate information or incomplete applications will delay the review of your project. The items needed for a complete application include:

FORMS: A completed General Permit Application form and Certificate of Appropriateness, Non-Applicability, or Hardship application is required. The signature of the Owner of the property or the Owner’s legal representative and the Applicant/Agent is mandatory on the General Application. Please provide current contact information on the General Permit Application form to ensure City staff is able to contact the appropriate people regarding the project. On the certificate application, be sure to fill in all possible fields with accurate information.

FEES: There is no fee for this application.

PROJECT DESCRIPTION: A detailed letter or narrative describing the project should include:

1. The historic and architectural value and significance of the site, building or structure; the general design, arrangement, texture, material and features involved; and the relation of such features to similar features of buildings and structures in the surrounding area.
2. In the case of new construction or additions to existing buildings or structures, information considering the appropriateness of size and shape of the building or structure both in relation to the site and structures in the vicinity shall be provided.
3. Information explaining whether the proposed work is connected to a building, structure or exterior architectural feature damaged or destroyed by fire, storm or other disaster; and
4. Information noting the condition of the building and its possible reuse and restoration.

SUBMITTALS: Each application must be accompanied by copies of the required project filing materials identified on the front page of this form. Any plans that are submitted as part of an application should be dated, drawn to scale, clearly labeled, and not exceed 11” x 17,” except as requested by the Department.

DOCUMENT FORMAT: All information submitted as part of an application shall be submitted in the following format:

1. One (1) hard copy of the complete application packet, including completed forms; or
2. Submit the application electronically by emailing the complete application packet to the Preservation Planner. All documents must be consolidated into one .pdf. Applications that are electronically submitted must be received by 5 p.m. on the application deadline date. It is the responsibility of the petitioner to confirm all electronic submittals have been received.

APPLICATION REVIEW PROCESS: The Department, upon receipt of a complete application packet, shall determine whether the application meets the criteria for local historic district commission review. This criteria includes any proposed replacement of historic materials, or the removal of historic materials, that can be seen from a public way. Projects that are exempt from review are those that replace historic fabric in-kind, involve general maintenance of the structure, or are not visible from a public way. There is no fee for this review. At a public hearing, the Commission shall determine whether the petition has complied with the procedural requirements and criteria of review. The Commission's decision shall be rendered within forty-five (45) days after receipt of the completed application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.
Project Overview

The Project consists of the installation of two light poles within the existing athletic field known as Grellier Field. The light poles are necessary in order to allow for the use of the field at night. Maps of the Project site are included in Attachment A. Photographs of the Project site are in Attachment B and renderings and pole schematic of the proposed lights are in Attachment C.

Project Site Description

The property at 70 Studio Road has had a number of alterations over the years. Initially, the property contained the former residence known as the Harry Priest House (now Rockwell Nursery School), a Craftsman/Colonial Revival style two and a half story building constructed in 1907. In 1998 Lasell College constructed the Grellier Athletic Field and later in 2004, the College built the four-story Rockwell dormitory on the property.

The Grellier Athletic Field has been graded level and is approximately 10-feet below grade from the Harry Priest House /Rockwell Nursery School. The northern end of the field is located on 10-12 Studio Road and outside the boundary of the Auburndale Historic District, while the southern end is located on 70 Studio Road. The field is surrounded by mature tree growth on its southern and eastern sides with minor gaps. Additionally, chain-link and mesh fencing also surround the field. The topography of surrounding area is fairly level to the east and rising in grade to the north, west and south. The surrounding properties are a mix of styles, construction dates including modern Lasell College buildings and single family residences from the early to mid-20th century.

Visibility

The Project site is located at the edge of the historic district boundary (see enclosed maps). Adjacent Studio Road and Forest Avenue are private ways and views from them are not subject to the Auburndale Historic District Commission’s jurisdictional authority. Aspen Avenue is a public way and outside of the district boundary, but the proposed light poles will be visible from Aspen Avenue. The attached renderings take into account visibility of the proposed poles from Aspen Avenue including existing buildings and tree growth.

Proposed Alterations

Lasell College proposes to install two 70-foot tall light poles within the Grellier Athletic Field. Each galvanized steel pole will be 2-feet at its base and contain two racks of light fixtures. Both racks will be 3-feet in width and 13.52-feet across.

Impacts to Historic Resources

Lasell College requests a Certificate of Hardship be granted for the installation of the two light poles. The jurisdictional control in this situation is unusual in that the Grellier Athletic
Field is split with part of it within the historic district and part not. Therefore only two poles (of four proposed) require Commission review. Further, the only public way from which the poles will be likely visible is not within the historic district. Additionally, the property itself is located at the edge of the historic district and contains a modern 1990s athletic field and a 2004 college dormitory. Given that no historic buildings or structures will be affected by the proposed installation, a Certificate of Hardship is most appropriate for this situation.
ATTACHMENT A:
MAPS OF PROJECT SITE
ATTACHMENT B:
EXISTING CONDITION PHOTOGRAPHS
1. View across Grelleir Field toward proposed light pole LP2.

2. View across Grelleir Field.

5. View toward Grellier Field proposed light pole LP4 from Aspen Avenue.

6. Existing tree cover along Grellier Field and Aspen Avenue.
7. View toward Grelier Field and proposed light pole LP2 from Aspen Avenue.

8. View toward Grelier Field from Aspen Avenue.
ATTACHMENT C:
POLE SCHEMATIC AND RENDERINGS
POLE(S): S1-S4
Musco 70FT Light-Structure System™ pole	
TLC for LED™ luminaires
(8) TLC-LED-150

Dimensions of fixtures based on the three view of the pole with standard lighting.
Notice Regarding Auburndale Historic District Commission and Lasell College’s proposed light fixtures at Grellier Field

On June 28, 2017, Lasell College (the “College”) submitted an application to the Auburndale Historic District Commission ("Commission") through the Department of Planning and Development ("Department") for a Certificate of Appropriateness, Non-Applicability, or Hardship ("Application"). The Application was filed in connection with the College’s proposed installation of two light fixtures within the boundaries of the Auburndale Historic District.

Under Newton Ordinances Section 22-40(f)(4), the Commission was required to make a determination as to the Application within forty-five (45) days of the date the Application was filed with the Department. Since the Commission failed to make a determination as to the Application by August 12, 2017 (i.e. forty-five (45) days after June 28, 2017), Section 22-40(f)(4) states that the Commission shall issue a Certificate of Hardship.

Pursuant to Newton Ordinances Section 22-40(f)(13), “Any person aggrieved by a determination of a commission, may, within twenty (20) days of the filing of the notice of such determination with the city clerk, file a written request with the commission for a review by a person or persons, not exceeding three, of competence and experience in such matters, designated by the Metropolitan Area Planning Council. The finding of the reviewers shall be filed with the City Clerk within forty-five (45) days after the request, and shall be binding on the applicant and the commission, unless further appeal is sought in superior court as provided in G.L. c. 40C, section 12A. The filing of such further appeal shall occur within twenty (20) days after the finding of the reviewers has been filed with the city clerk.”

Today, the College has filed notice with the city clerk regarding the Commission’s statutory obligation to issue a Certificate of Hardship. This letter informs you if you are aggrieved by the constructive grant of the Certificate of Hardship, you must file within twenty (20) days of the date hereof, a written request with the Commission requesting a review by the Metropolitan Area Planning Council in the above mentioned manner and time frame.