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## STAFF MEMORANDUM

Meeting Date: December 10, 2024  
DATE: December 5, 2024  
TO: Auburndale Historic District Commission  
FROM: Barbara Kurze, Senior Preservation Planner  
SUBJECT: **Additional Review Information**

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The purpose of this memorandum is to provide the members of the Auburndale Historic District Commission (Auburndale HDC) with information about the significance of the properties being reviewed and the application process, which may be useful in the review and decision-making process of the Auburndale HDC. Additional information may be presented at the meeting that the Auburndale HDC can take into consideration when discussing a Local Historic District Review application.

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Dear Auburndale HDC Members,

The following is additional information for the review of the Local Historic District Review applications.

### Applications

#### ***Request for Certificate of Hardship to Remediate Violation at 71 Studio Road***

**HISTORIC SIGNIFICANCE:** There are two houses on this property. The larger house closer to Aspen Avenue was built in 1991 and first owned by Dr. David Sacks, a professor of surgery at Harvard Medical School. The smaller house on Studio Road was built circa 1885 and served as the quarters for the coachman of the H.A. Priest estate at 74 Vista Avenue. At that time, Studio Road was named Oakland Avenue.

**APPLICATION PROCESS:** At the November meeting, the Commission confirmed that the 6-foot-tall, closed board fence that replaced the fence along the property line between 71 Studio Road and 84 Aspen Avenue, along Aspen Avenue, and along Studio Road was in violation of the historic district ordinance. The Commission also denied a Certificate of Appropriateness for the new fence to remediate the violation. The owners are requesting a Certificate of Hardship to remediate the violation.

**Note: Staff will send a memo from the Law Department to commissioners and the owners about the Certificate of Hardship process.**

**The owners submitted a proposed remediation to change part of the fence along Aspen Avenue to a shorter, scalloped top fence. Staff will confirm with the Law Department what the process is to consider this proposed remediation.**

MATERIALS PROVIDED:

APPLICATION LINK: <https://newtonma.viewpointcloud.com/records/844680>

Pdf: Compiled 71 Studio

Assessors database map

Confirmation of violation and denial of Cert. of Appropriateness decisions

Staff screenshots of the original fence from Google Street View

Staff photos of the new fence and sections of the original fence that were not replaced

Letter from the owner

Photos from the owner

MHC Form B

Image of proposed remediation

### ***6 Hawthorne Avenue – Certificate of Appropriateness***

**HISTORIC SIGNIFICANCE:** Hawthorne Avenue was laid out in the mid-19th century by builder Abijah Johnson for development. The circa 1937 Colonial Revival house was one of several built on land subdivided from the estate of George W. St. Amant.

**APPLICATION PROCESS:** The owners want to replace the front wood gutter with an aluminum gutter. They were administratively approved to replace the roof in-kind and the rear gutter.

**Note: The commissions have not typically approved replacement of visible wood gutters with aluminum. Wood or fiberglass gutters with a historic profile are appropriate replacements and can be administratively approved.**

MATERIALS PROVIDED:

APPLICATION LINK: <https://newtonma.viewpointcloud.com/records/850696>

Pdf: Compiled 6 Hawthorne

Assessors database map

Assessors database map marked to show properties with aluminum gutters

Photos of house and roof marked to show gutter locations

Photos of proposed aluminum gutter

Photos of existing wood gutter and proposed aluminum gutter with dimensions

Work order

MHC Form B

### ***114 Windermere Road – Certificate of Appropriateness***

**HISTORIC SIGNIFICANCE:** Windermere Road was laid out in 1897 to connect Woodland Road (dating from the colonial era) and the new boulevard Commonwealth Avenue. The circa 1932 Colonial Revival house was first owned by Dr. John O'Hayre.

**APPLICATION PROCESS:** The owners want to relocate the heat pumps on the right side of the house and modify and re-install the existing fence at the right side of the house. The heat pumps would be moved to the right side of the new addition that was previously approved.

**Notes: The existing heat pumps were confirmed to be in violation as they were installed without review and approval by the commission. The commission granted a Certificate of Hardship with the requirement that the heat pumps be permanently screened by the existing rhododendrons.**

MATERIALS PROVIDED:

APPLICATION LINK: <https://newtonma.viewpointcloud.com/records/849848>

Pdf: Compiled 114 Windermere

Assessors database map  
Photos  
Previously approved and revised plan  
Previously approved and revised elevations  
MHC Form B

### ***99 Hancock Street – Certificate of Appropriateness***

HISTORIC SIGNIFICANCE: The circa 1912 stucco Craftsman house was designed by John J. McCarthy of Dorchester and built by Charles S. Blair of Auburndale. The first owner was Harry W. Greenleaf.

APPLICATION PROCESS: The owners want to install new fencing and walkway on the right side of the property. They were previously approved to replace some fencing on the left side of the property, to replace the driveway and walkway, and install masonry posts with metal fencing at the front of the property. The design of the new fencing on the right side of the property would match the left side fencing. The new right-side walkway would replace an asphalt path and have the same pavers that were approved for the front walkway.

**Notes: The commission typically has not approved new tall, closed board fencing that extends past the front of the house and breaks up the open streetscape.**

MATERIALS PROVIDED:

APPLICATION LINK: <https://newtonma.viewpointcloud.com/records/851262>

Pdf: Compiled 99 Hancock

Assessors database map

Photo marked to show location of path

Assessors database map marked to show location of path

Photos of existing asphalt path

Photo with dimensions

Paver information

Assessors database map showing previously approved replacement fence sections on the left (1,2) and proposed new fencing on the right (3-7)

Photos of proposed location for new fencing

Fence information

Project description

### ***113 Grove Street and 17 Lasell Street – Certificate of Appropriateness***

HISTORIC SIGNIFICANCE: The circa 1865 Second Empire house at 113 Grove Street was first owned by Charles Maynard, a commission merchant at India Wharf in Boston. 17 Lasell Street is new construction.

APPLICATION PROCESS: The owners want to change the approved AZEK matte finish fence to a vinyl fence. The applicants claim that the AZEK matte finish description was a mistake.

**Notes: The product and material call out for the approved fence showed a photo of the design and a description "Fence: 6' High Chesterfield Solid Board Fence with Huntington picket accent, by Signet. AZEK with matt white finish."**

**The commission has not approved vinyl fences because of the inappropriate shiny finish. AZEK fences with a matte finish have been approved because they have the appearance of a wood fence.**

**The applicant has the option to submit a new AZEK fence or wood fence design. The applicant also has the option of replacing the fence along the property line with the Williams School in-kind.**

MATERIALS PROVIDED:

APPLICATION LINK: <https://newtonma.viewpointcloud.com/records/851288>

Pdf: Compiled 113 Grove

Assessors database map

Letter explaining the landscape plan

Approved landscape plans  
Other approved plans  
MHC Form B

### ***176 Grove Street – Certificate of Appropriateness***

**HISTORIC SIGNIFICANCE:** In December 1862, Charles C. Burr and Charles Demond purchased the acre lot and partially constructed house from Congregationalist minister Jonathan Edwards Woodbridge and his wife Lydia. They then sold the house to Sewall Harding who probably finished building the Second Empire house in 1863. Harding then sold the property to Richard Robinson. Richard Robinson, a master mariner and shipmaster, lived in the house with his wife Mary, three children, a sixteen-year-old girl from Maine, and a domestic servant.

**APPLICATION PROCESS:** The owners submitted two applications.

The first application is to renew the Certificate of Appropriateness for the garage and hardscaping that were approved in 2021, and to grant a Certificate of Appropriateness for some minor changes to the design. They want to change the previously approved four ganged-windows with an arch above to three double hung windows and to keep the existing side porch railings on the new breezeway.

The second application is to replace multiple windows on the main house with Marvin Signature Ultimate G2 windows and to replace several doors. Some of the windows and the door at the back of the rear addition will be relocated and it appears a new door will be installed at the back of the rear addition.

Nothing will be changed on the front elevation. Three second story windows on the right side will be replaced and/or relocated and a door on the back addition will be replaced. The door is probably not visible from a public way. Two windows and a door on the back of the rear addition will be replaced and/or relocated and a new door installed; these are not visible from a public way. One window on the left side of the rear addition will be removed and one will be relocated; these probably are not visible from a public way. Two windows on the left side of the main house block will be replaced.

**Notes: The owners were approved to replace wood true divided lites in-kind in 2007.**

**MATERIALS PROVIDED:**

**Application for garage:**

APPLICATION LINK: <https://newtonma.viewpointcloud.com/records/840965>

Pdf: Compiled 176 Grove breezeway garage

Assessors database map

Photos

Description of proposed changes to previously approved plans

Previously approved rendering and elevation bubbled to show proposed areas to change

New Proposed elevations

Previously approved details and breezeway

Drawings and photos of existing railing to remain

Previously approved windows

Application approved in 2021

MHC Form B

**Application for main house:**

APPLICATION LINK: <https://newtonma.viewpointcloud.com/records/851121>

Pdf: Compiled 176 Grove door windows

Assessors database map

Photos

Existing front elevations (no proposed changes to windows or doors)

Existing right elevation with proposed areas to change bubbled

Proposed right elevation

Existing back elevation with proposed areas to change bubbled

Proposed back elevation

Photos of existing windows and proposed window and door details

Marvin Ultimate catalogue with proposed window and door information highlighted

MHC Form B

**Administrative Discussion**

Minutes: There are no draft minutes ready for review

Replacement of Gas Lamps