

**Historic Design Guidelines**  
**Proposal**

**Newton Historical Commission**

# Historic Design Guidelines

- In Newton over 800 properties have historic preservation regulations on them, but property owners have no detailed design guidelines to use. In addition there are over 1,600 properties in Newton listed in the National Register of Historic Places, most have little protection or preservation guidance.
- The Newton Historical Commission proposes to hire a consultant to work with them, district commissions, and City staff to generate a detailed design guidelines booklet for the public, staff, Commission members, and others to use.
- Benefits: detailed preservation guidance for all to use, consistency in review of projects, and better projects with appropriate changes.
- Total Project Cost: \$55,000

# Historic Properties in Newton

17 City Landmarks:



**450 Winchester Street**

473 Auburn Street

424-432 Cherry Street

29-31 Elmwood Street

29 Greenwood Street

236-242 Islington Road

65-71 Walnut Park

35 Webster Street

1515-1529 Washington Street

1734 Beacon Street

12 Drumlin Road

50 Fairlee Road

64 Hancock Street

320 Nevada Street

286 Waverly Avenue

401 Woodward Street

2276 Washington Street

# Historic Properties in Newton

30 Properties with  
preservation restrictions  
held by the City:



410 Newtonville Avenue

5 Park Place

# Newton's Local Historic Districts

Newton Upper Falls

Chestnut Hill

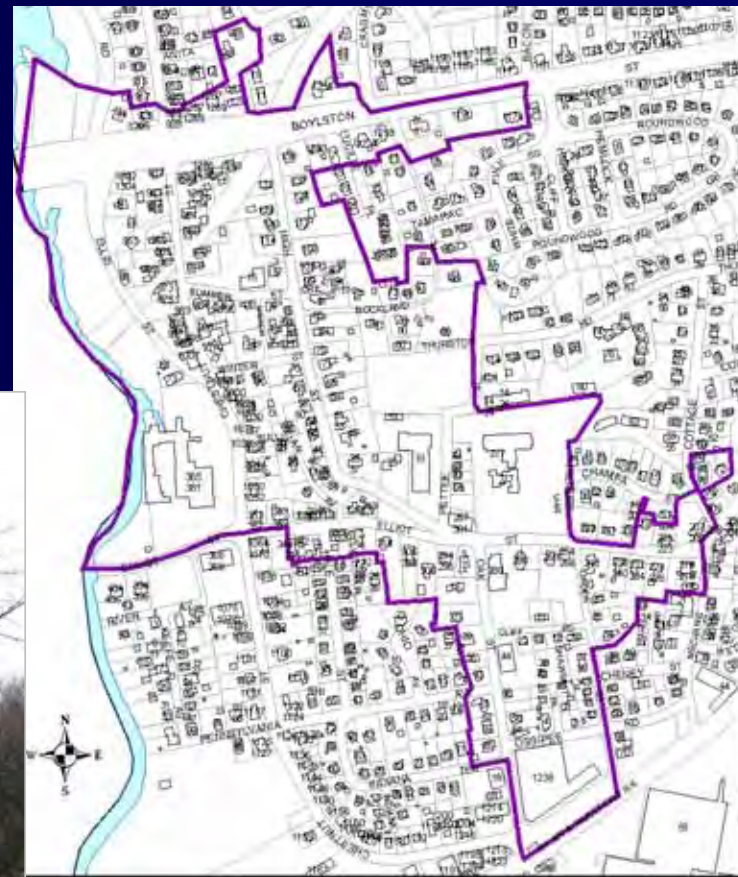
Newtonville

Auburndale

Encompassing in total 775  
properties

# Newton Upper Falls

Established in 1976 and expanded in 1985, includes approximately 200 properties.



Newton Upper Falls Local Historic District

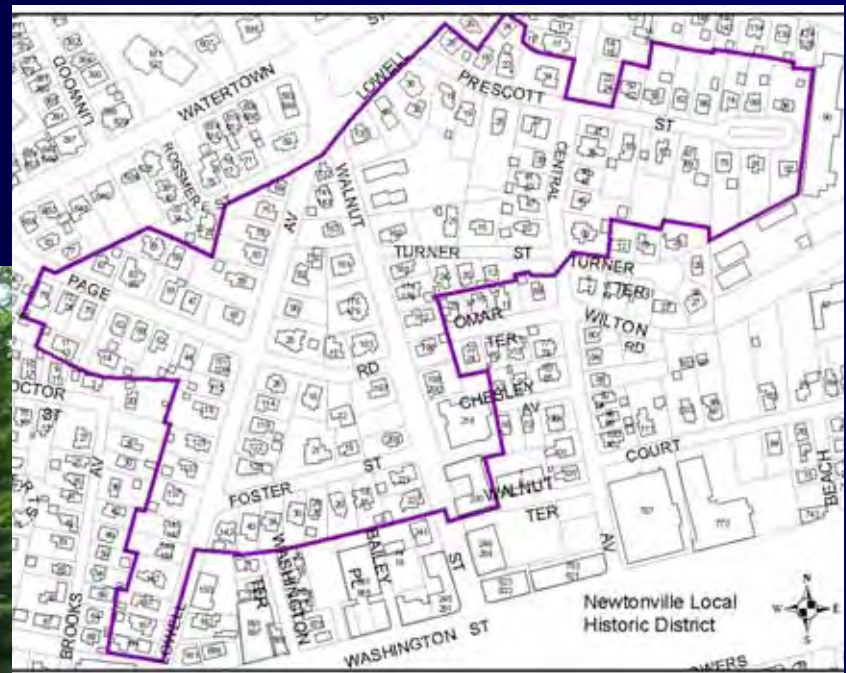
# Chestnut Hill

Established in 1991, the Chestnut Hill Historic District oversees approximately 250 properties.



# Newtonville

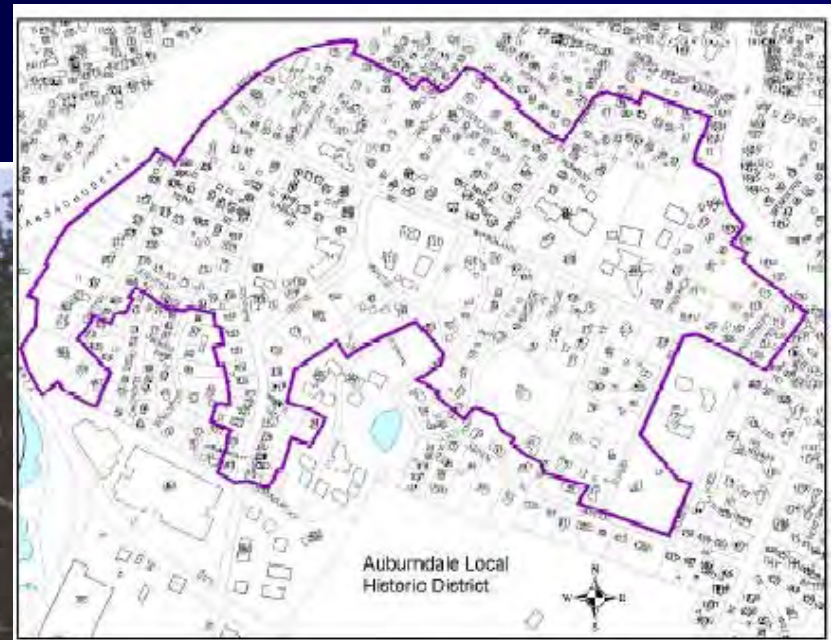
Established in 2002, the District includes over 100 properties.





# Auburndale

Established in 2005, the District includes approximately 275 properties.



# Historic Design Guidelines

The proposed design guideline booklet will be arranged by architectural style. Any resident will be able to use it to preserve their property whether its in a historic district or not.

Style → Appropriate change for that style

*Greek Revival style window for a Greek Revival house*

Material → Appropriate preservation method/replacement

*Shingles should be used on a Shingle style house*

Secretary of the Interior Standards will be a basis for review

Basically a how to book for historic approval

# Design Guidelines Examples



## Italianate (1840-1880):

Based primarily on styles of the Italian Renaissance, these houses break the rules of symmetry that have dominated American architecture since the colonial era. Many different types of windows are used simultaneously and the old rectangular house form gives way to many different volumes that press out and sink in. Walls are not clapboard but are flat, using either large boards or stucco. Roofs are barely pitched, giving the illusion of flatness.

## Gothic Revival (1850-1870):

Sometimes referred to as "gingerbread houses" these structures stress the vertical. This can be seen clearly in the steep roof pitch, decorative spires, and elongated windows. Moldings are highly decorative and delicate. Porches are a common feature.

## Victorian (1850-1890):

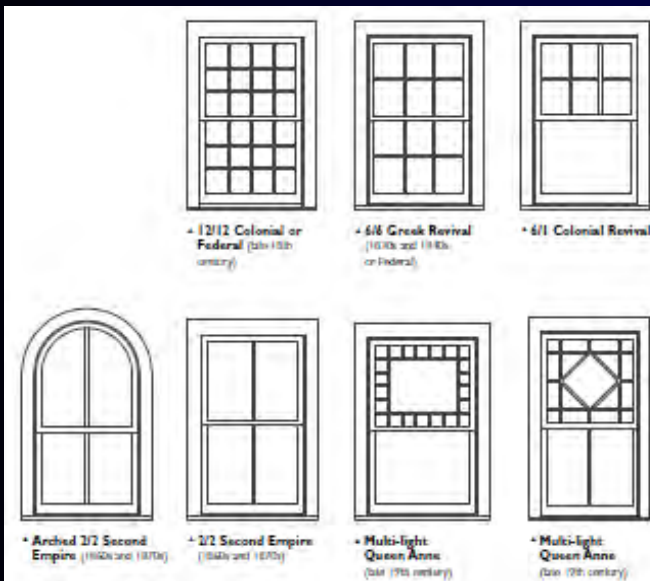
Houses of this period incorporate all sorts of whimsical forms, decorative moldings, and many contrasting colors (although not in this illustration). Round or octagonal pointed turrets with elaborate spires are a common feature. Glass in these round turrets is sometimes also curved, and windows are very large with a single pane of glass in each sash.



## Architectural style guide

# Design Guidelines Examples

## Appropriate Windows



inappropriate window replacement



• **Appropriate:** House with original double hung, four divided windows.



• **Inappropriate:** Horizontally divided window replacements have incorrect number of panes. Missing drip caps.

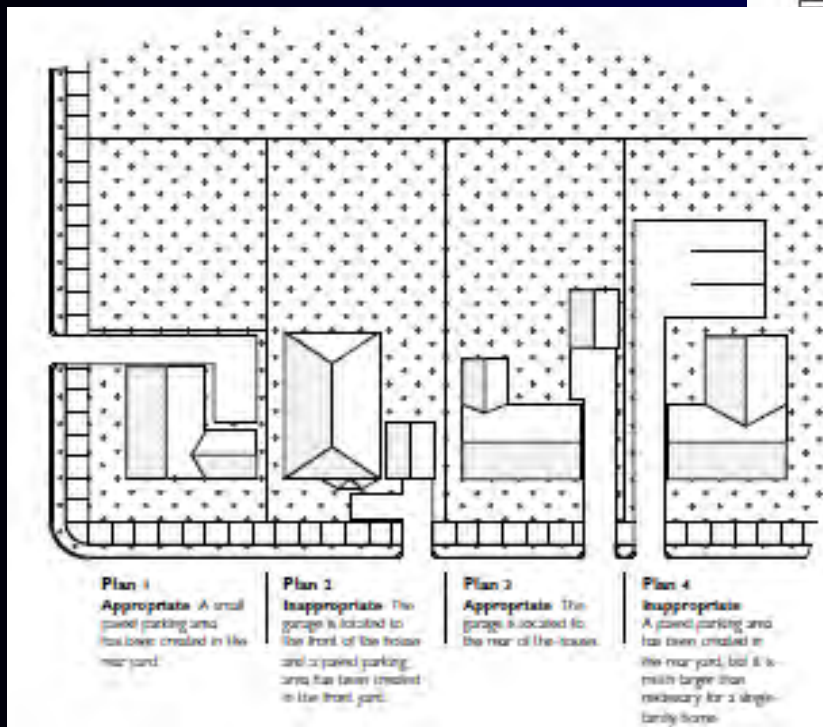
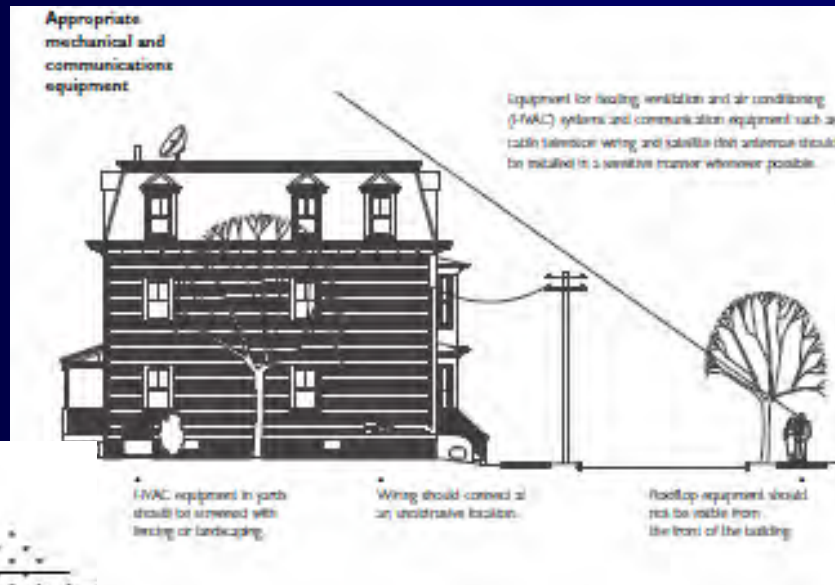


• **Inappropriate:** Enlarged window opening for picture window (window filled in).



• **Inappropriate:** Replacement single paneled casement window with enlarged opening. Missing drip caps.

# Design Guidelines Examples



## Mechanical equipment

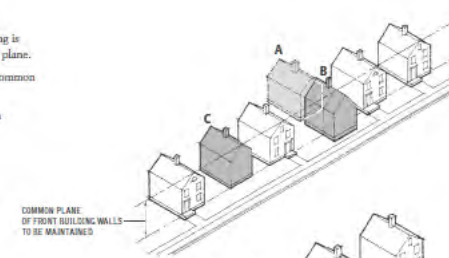
## Garage and driveway locations, site layout

# Design Guidelines Examples

## Setbacks and siting of new buildings

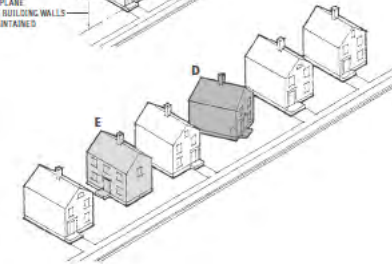
### SETBACK

- Building A is poorly sited. Building is too far back of common building plane.
- Building B is too far forward of common building plane.
- Building C is properly situated on building plane.



### RELATIONSHIP TO STREET

- Building D is not properly sited. Its relationship to the street is inconsistent with the streetscape.
- Building E is not properly oriented. Building front and main entrance do not face the street.



### MASSING

Avoid single massive forms which are not compatible with the original building's massing. Try to relate the addition to the type and variety of original forms and their composition.



NO



YES

### LOCATION

Avoid additions which obscure and/or damage the original building's features. Try to locate the additions on non-character defining sides, set back from the building, or out of view from the street.



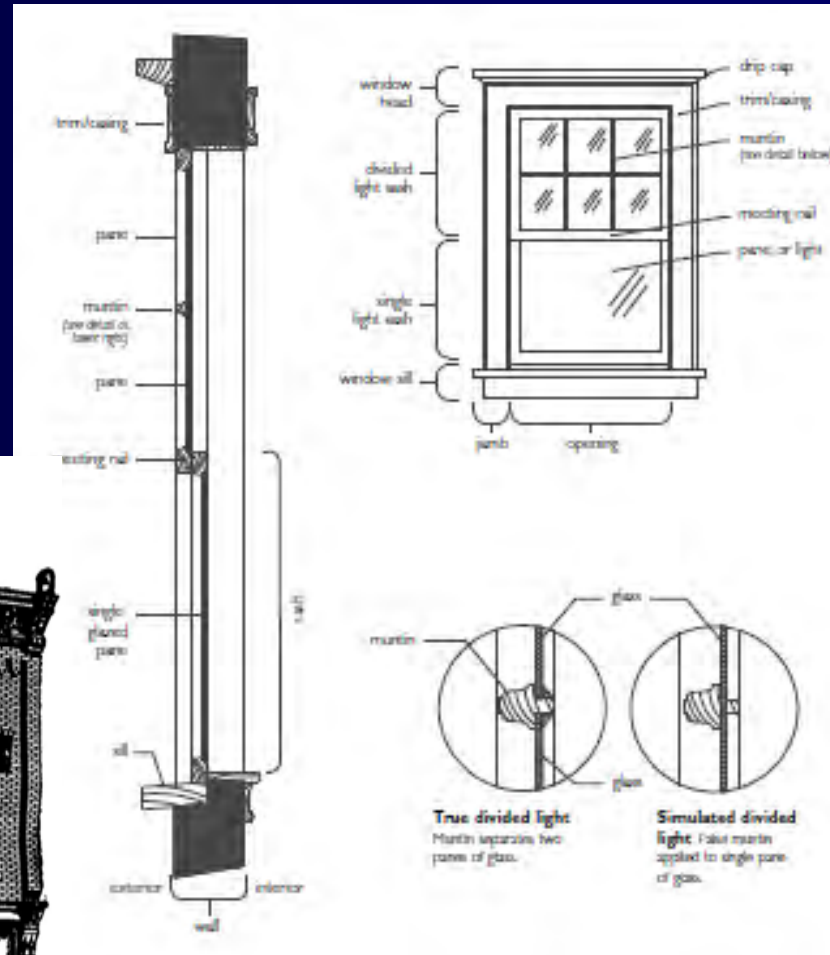
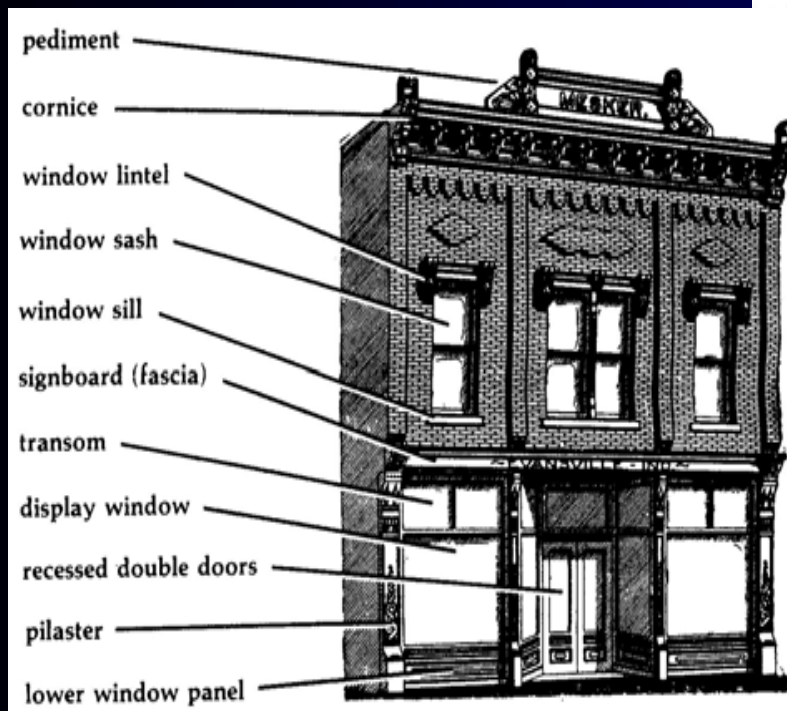
NO



YES

## Massing and location of additions

# Design Guidelines Examples



## Architectural glossary

# Products

Design guideline booklet (800) hardcopies

Copies available to Board of Alderman, Urban Design Commission Newton Historical Commission, Upper Falls Historic District Commission, Chestnut Hill Historic District Commission, Newtonville Historic District Commission, Auburndale Historic District Commission, Planning and Development Department, property owners have historic preservation regulations on them, and other interested parties. Copies placed at the Newton Free Library and Jackson Homestead

Design guideline booklet electronic copy for City website



Guidelines preserve  
historic character and  
create appropriate  
changes

