



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
(617) 796-1120
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www.newtonma.gov

Barney S. Heath
Director

HISTORIC DISTRICT FINAL PROJECT APPROVAL PROCESS

Historic Preservation Staff, and sometimes the Historic District Commission, must approve the final project work. Without that approval, ISD will not close out the building permits and will not issue a Certificate of Occupancy. Please contact Historic Preservation Staff once all of the project work is completed to start the process. On average, the approval process may take a week and may take longer if the Commission needs to review the project work.

It is the owner's responsibility to make sure that the completed work matches the site plans, exterior plans and elevations, details and materials that were approved by the Commission. Any changes to what was approved and any new elements must be submitted to the Commission for review and approval.

If it is determined that the final project work does not match exactly what the Commission approved, or includes new elements that were not approved, the project will be considered to be in violation and the final project approval will not be issued until all of the discrepancies are satisfactorily resolved.

All future work will be put on hold and no new building permits will be issued pending resolution with the Commission. The Commission can require that work be redone to match what was approved. The Commission is also authorized to issue a fine of up to \$300.00 per offense for each day that the violation continues.



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

DATE RECEIVED: 10-15-19

PROJECT #: 19100047

PROJECT ADDRESS: 29 Hawthorne Avenue

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 Local Historic District

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

- HOUSE FENCE GARAGE NON-RESIDENTIAL BUILDING SIGN
 SIGN WALL OTHER

IF OTHER, PLEASE DESCRIBE: _____

WHAT YEAR WAS THE STRUCTURE BUILT: 1900

TYPE OF PROPOSED WORK (Check all that apply):

- ADDITION ALTERATION DEMOLITION NEW CONSTRUCTION REPAIR
 REPLACEMENT OTHER

IF OTHER, PLEASE DESCRIBE: _____

DESCRIBE SCOPE OF WORK:

Add 2-story addition to the back (new finished basement, kitchen/family room, mud room, bathroom on the 1st floor, and 2 bedrooms on 2nd floor.) New details, materials and vocabulary to match existing house. Replace all existing windows with wood clad SDL replacement windows (Pella); new windows to be similar. Extend existing garage in 2 directions.

IF KNOWN, BRIEFLY DESCRIBE THE HISTORY OF THE PROPERTY:

Residential

THE APPLICATION SHOULD INCLUDE THE FOLLOWING INFORMATION:

REQUIRED SUBMITTAL CHECKLIST (Check all being submitted)					
<input checked="" type="checkbox"/>	Proposed Building / Elevation Plans	<input checked="" type="checkbox"/>	Photographs of Existing Façade and Street	<input checked="" type="checkbox"/>	Assessor's Map or Site Plan
<input checked="" type="checkbox"/>	Building Product / Material Information	<input checked="" type="checkbox"/>	Photographs of Neighborhood		Structural Assessment (For demolitions only)

(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.

RECEIVED
 INSPECTIONAL SERVICES
 NEWTON, MA
 19 OCT 15 AM 11:18



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GENERAL PERMIT APPLICATION

PROJECT #: 19100047 ZONING DISTRICT: SR-1 DATE RECEIVED: 10-28-2019

PROJECT DESCRIPTION:

Adding a two story addition in the back (basement, first floor & second floor)

PROPERTY LOCATION INFORMATION

STREET ADDRESS: 29 Hawthorne Ave CITY/ZIP: Auburndale/ 02466

LEGAL DESCRIPTION (SECTION, BLOCK, LOT): 43 034 0011

PROPERTY OWNER INFORMATION

NAME: Varun Goel & Rima Patel PHONE: _____ ALT. PHONE: _____

MAILING ADDRESS: 29 Hawthorne Ave, Newton 02466 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:

- This application for a land use permit or administrative approval for development on my (our) property is made with my permission.
- I (we) grant permission for officials and employees of the City of Newton to access my property for the purposes of this application.

X Varun Goel 10.10.19
 (Property Owner Signature) (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: Peter Sachs Architect PHONE: 617527-5777 ALT. PHONE: 617-312-5045

MAILING ADDRESS: 20 Hunter St, Newton 02465 E-MAIL ADDRESS: PeterNSachs@gmail.com

X [Signature] 10.10.19
 (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.

----- OFFICE USE ONLY BELOW THIS LINE -----

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

<input type="checkbox"/> Zoning Review Application	<input type="checkbox"/> Comprehensive Permit
<input type="checkbox"/> Administrative Site Plan Review	<input type="checkbox"/> Variance Application
<input type="checkbox"/> Sign Permit	<input type="checkbox"/> Historic Preservation Review
<input type="checkbox"/> Special Permit/Site Plan Approval	<input type="checkbox"/> Conservation Commission Review
<input type="checkbox"/> Fence Appeal	<input type="checkbox"/> Other, describe _____

Comments: _____

**PERMIT INTAKE INITIALS
 AND DATE STAMP**

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

To Be Completed By Applicant



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RECORD OF ACTION:

DATE: November 13, 2019

SUBJECT: 29 Hawthorne Avenue - Certificate of Appropriateness



PAK

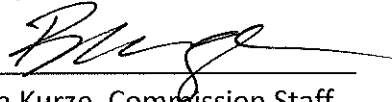
At a scheduled meeting and public hearing on November 12, 2019 the Auburndale Historic District Commission, by vote of 4-0,

29 Hawthorne Avenue

RESOLVED to **grant** a Certificate of Appropriateness for the application as presented for ~~113 Hancock Street~~ to build a two-story addition at the back and left side of the house and to expand the existing garage.

Voting in the Affirmative:

Italo Visco, Chair Melinda Broderick, Member Dante Capasso, Member
David Kayserman, Member


Barbara Kurze, Commission Staff

DATE TRACKING

Date Notice Sent: 10-29-19
Date of Hearing: 11-12-19
Date of Decision: 11-12-19

ACTION TAKEN

Accepted: X
Denied:
Reason for action: Appropriate.

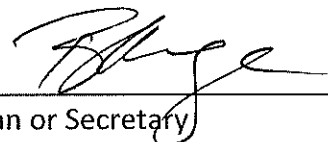
TYPE OF CERTIFICATION ISSUED

Appropriateness

Non-Applicability

Hardship

Conditions:


Chairman or Secretary

11-13-2019
Date