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Design IntentProject:
29 Hawthorne Ave
Auburndale Local Historic District

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The owners of this property, Varun Goel and Rima Patel, are a young couple with a growing family. The two-story existing house and detached garage has less than 1800 square feet of FAR space, and they would like more space.

The design of the proposed additions is consistent with the existing architectural vocabulary, roof shapes, materials and details. Among these elements are hipped roofs, deep overhangs, fascia trim, window trim and brackets. Cedar shingles will match the lap and color of the existing shingle siding. The addition roof material will be asphalt to match the existing. New windows and replacement windows will all be wood clad SDL Pella windows.

The proposal expands the house to the rear of the lot. It preserves the existing front elevation. The existing side elevation visible as one approaches from Woodland St will remain, and the front third of the existing side elevation as one approaches from Unity St will also remain. The house addition, developed as of right, will be situated within the setbacks.

The proposal also expands the existing detached garage in two directions, both toward the front and southwards. The existing garage is non-conforming as it sits within the side setback.

The combined expansion of the house and garage will bring the property up to 3,624 square feet of FAR space, where 3,329 square feet is allowed extending 295 square feet over.

The Auburndale Historic District Commission reviewed the project in a public hearing on November 12, 2019 and approved the proposal.