Ruthanne Fuller Mayor	<b>City of Newton, Massa</b> Department of Planning and I 1000 Commonwealth Avenue Newton, M	Development Iassachusetts 02459	Telephone (617) 796-1120 Telefax (617) 796-1086 www.newtonma.gov Barney S. Heath Director		
Wayor	APPLICATION FOR LOCAL HISTORIC DIST				
	APPROPRIATENESS, NON-APPLICABIL	IY, OR HARDSHIP	20010055		
DATE RECEIVED:		<b>PROJECT #:</b>	20010000		
<b>PROJECT INFORMATION</b>					
IS THE PROPERTY AND/OR S	TRUCTURE DESIGNATED (check all that apply):				
		NATIONAL REGISTER SI ces may apply.)	TE		
NAME OF LOCAL HISTORIC DI	STRICT:		_		
TYPE OF STRUCTURE(S) AFFE HOUSE SIGN IF OTHER, PLEASE DESCRIBE:	CTED (Check all that apply):	NON-RESIDENTIAL BUILDING	SHED		
WHAT YEAR WAS THE STRUCTURE BUILT (IF KNOWN):					
TYPE OF PROPOSED WORK ( ADDITION REPLACEMEN IF OTHER, PLEASE DESCRIBE: DESCRIBE SCOPE OF WORK:		NEW CONSTRUCTION	REPAIR		
Briefly Describe The History Of The Property (if known):					
	UST BE ACCOMPANIED BY A GENERAL PERMIT AP INTIFIED ON THE LOCAL HISTORIC DISTRICT APPLIC WILL NOT BE ACCEPTED.		-		
THE COVER PAGE AND THE I	NSTRUCTIONS ON THE BACK OF THE APPLICATION	FORMS HAVE ADDITIONAL	LINFORMATION ABOUT		

THE APPLICATION INTAKE AND REVIEW PROCESS, AND THE HARD COPY REQUIREMENTS.

	<b>City of Newton, Massachusetts</b> Department of Planning and Development 1000 Commonwealth Avenue Newton, Massachusetts 02459			Telephone (617) 796 1120 Telefax (617) 796-1086 www.newtonma.gov
Ruthanne Fuller Mayor	Cruspan			Barney Heath Director
Wayon	GENERAL	PERMIT APPLICATION		T/HCCU/I
PROJECT #: PROJECT DESCRIPTION:	ZONING DI	STRICT: SR3	DATE RECEIVED:	
PROPERTY LOCATION INF STREET ADDRESS: <u>35</u> Las Legal Description (section		6	CITY/ZIP: Auburne	lale 02466
PROPERTY OWNER INFO	RMATION			
NAME: Quentin Homa		PHONE: 857-498-14		in die Bernster. Fr
	ancock SL Auburndale MA 02			
PROPERTY OWNER CONS		E MAL ADDRESS.		
NOTICE: The City of Newtor	visit. Further, members of a reg	oject property during regular busir ulatory authority of the city may v		A CARLES CONTRACTOR CONTRACTOR CONTRACTOR
NAME:	to the Construction of the	PHONE:	ALT. PHON	E:
		E-MAIL ADDRESS:		
MAILING ADDRESS: X	at Signatura)		(Date)	<u></u>
X(Applicant/Agen NOTICE: The applicant/agen Ipplicant/agent must also b	nt Signature) nt is the primary contact and may be legally authorized to make deci	be any individual representing the sions on behalf of the Property Ov	vner(s) in regards to t	he application.
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# FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION MASSACHUSETTS ARCHIVES BUILDING 220 Morrissey Boulevard Boston, Massachusetts 02125

### **Photograph**



Locus Map



Recorded by: Organization: Date (month / year):

43031 0006	Natick			
43031 0000				
Town/Citwe	Nouton			
Town/City:	Newton			
Place: (neighbor Auburne	0			
Address:	35 Lasell Street, 90 Hancock Street			
Historic Name:				
Uses: Present:	2 family residential			
Original:	Single family residential			
Date of Construction: 1884				
Source:				
Style/Form:	Queen Anne			
Architect/Builder:				
Exterior Material:				
Foundation:	Stone			
Wall/Trim:	Wood			
Roof:	Asphalt			
Outbuildings/Secondary Structures: None				

USGS Quad

Area(s)

Form Number

Major Alterations (with dates):

Condition:	
Moved:	No
Acreage:	.28
Setting:	Urban

Assessor's Number



# **NOTES:**

1. Repave driveway; redefine edges of pavement so that they align with house architecture.

2. Install large flagstone pavers with wide joints, 6"-12", filled with lawn or steppable groundcover. Moveable planters provide a pop of color during the growing season at the end of the driveway. Flagstone pavers turn into path that curves around top of existing wall.

3. Mixed perennials bed between flagstone pavers and top of existing wall provide separation between driveway and patio area below during growing season, but allow views into back yard during the winter. Evergreen shrubs along property line replace existing scrubby vegetation, providing four-season screening from neighbor.

4. Existing cut slate path to remain. Area between path and corner of house finished with crushed stone.

5. A small stone retaining wall separates vehicular and pedestrian spaces, and helps manage change between driveway and slate path. Long reclaimed granite curbs are a threshold between the driveway and the back yard stonework.

6. Majority of existing stone wall in back yard to remain as-is. Install narrow planting bed at top of wall, featuring cascading perennials.

7. Planting beds wrap around base of house, softening views of the building. Install a narrow gravel utility strip between house and planting beds, to preserve air flow between building facade and plant material. Stepping stones preserve access to spiral stairs.

8. Extension of privacy fence separates work area from social gathering spaces and gardens in back yard.

9. Circular pool of lawn is a moment of transition between back yard utility area and recreational garden areas, similar to a foyer.

10. Rebuild the southern portion of the existing retaining wall to accommodate a larger, more gracious staircase into the lower patio. Align stone stairs and the gate to the side yard utility area.

11. New portion of retaining wall hugs the stone patio, framing a seating area. The retaining wall may be partially freestanding between wall and fence. This wall provides flexibility in grading solutions for the patio, where existing grade must be kept as-is near the fence and the rhododendron. The wall is terminated on both ends by a boulder.

13. The central portion of the patio is a flexible space that could be fully occupied during larger outdoor gatherings, or flowing open space on days when there are no outdoor parties.

14. The northern side of the patio features a dining table, under the shade of the existing Yellowwood tree.

15. A 3' wide curving peastone walking path contained by curved steel edging provides access to garden beds for maintenance, and also functions as a meditative walking path through the shade gardens.

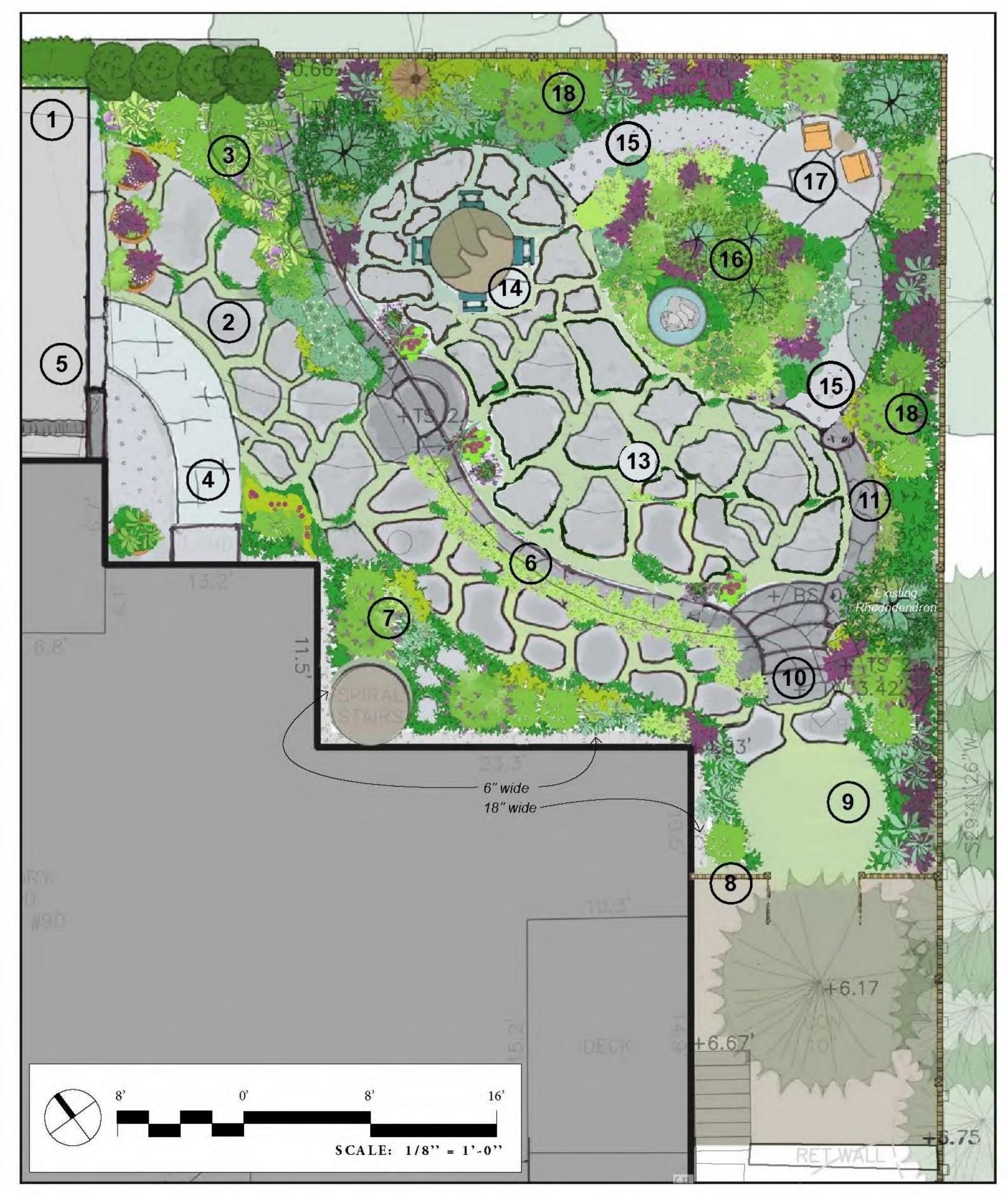
16. A central planting island features low growing groundcover and perennials that surround low, spreading, structural shrubs. Earth is subtly mounded in center of garden, to increase drama in planting bed and also help manage grade changes at the edge of the stone patio. Consider a water feature in this planting bed.

17. A small, secret flagstone patio area at the far end of the back yard could be a solitary retreat or a quiet gathering place for conversation with friends.

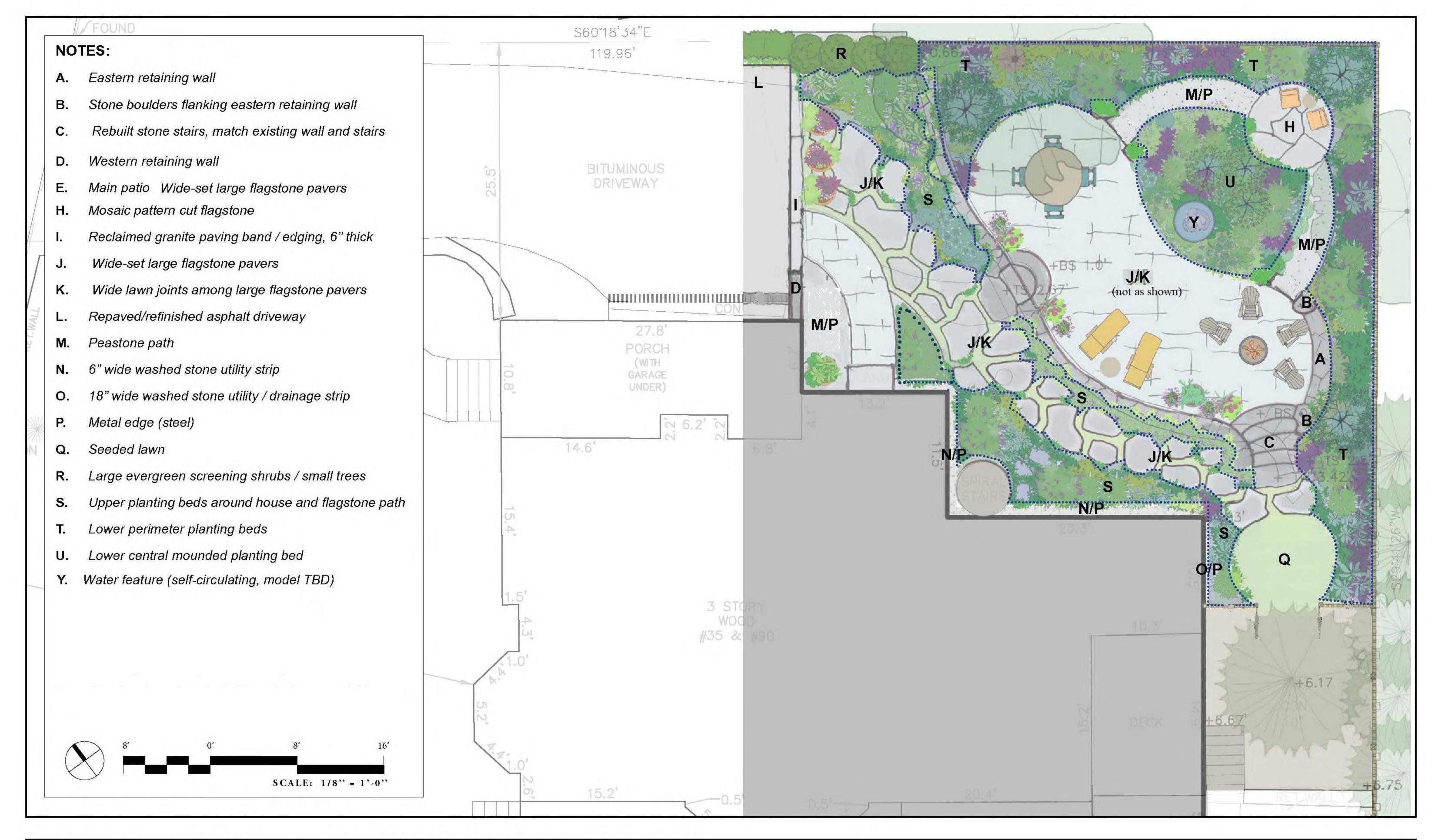
18. Taller strategic screening shrubs among swaths of shade perennials and lower, spreading shrubs block any remaining views of neighbors' property that are undesirable, and break up long views of the new privacy fence along the property border.

# BACK YARD MASTER PLAN

Back Yard Master Plan | Homan Residence | 90 Hancock Street, Auburndale MA | December 10, 2019 | PAGE 3



Home Outside



BACK YARD MASTER PLAN - MATERIALS INFORMATION Back Yard Master Plan | Homan Residence | 90 Hancock Street, Auburndale MA | December 10, 2019 | PAGE 4

HomeOutside' 🕥



Existing cut slate paving: use as inspiration for new patio (reclaimed material available?)



Reclaimed granite curb pieces, for edging and steps.



Existing retaining wall to remain. Use existing wall as inspiration for new retaining walls.



Mosiac style cut flagstone - tight jointing. Use existing flagstone as inspiration for new material.



Existing stairs to remain. Use existing stairs as inspiration for new stairs.



Peastone walkway



existing material for inspiration.



Washed stone utility / drainage strips between house and planting bed



planting.



Boulders flanking stairs, set among paving and Corten steel edging - utility strips and peastone Lush part sun and shade gardens walkway





Self-circulating water feature, model TBD

# MATERIAL INSPIRATION IMAGES

Back Yard Master Plan | Homan Residence | 90 Hancock Street, Auburndale MA | December 10, 2019 | PAGE 5





Wide-set flagstone pavers with lawn joints. Use Wide-set flagstone pavers with lawn joints. Use existing material for inspiration.



Existing privacy fence - new portion of fence to match existing fence style and material (no lattice topper)



Double gate at new fence

# **EXISTING**



### PROPOSED



+2.5' Top of wall +/- 1.58' . . . . . . . . . . . . . Τ/ Existing top step; lower than top of wall

+/- 1.5' Top of new wall segment: some parts are retaining, some freestanding

HomeOutside" 🕥 julie moir messervy design studic

# EXISTING



## PROPOSED



+/- 1.5' Top of wall

+/- 0' Bottom of Wall











