



City of Newton, Massachusetts  
 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

Barney Heath  
 Director

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

DATE RECEIVED: 12-18-2019 PROJECT #: 19120031  
 PROJECT ADDRESS: 30 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

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

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

IF OTHER, PLEASE DESCRIBE: \_\_\_\_\_

WHAT YEAR WAS THE STRUCTURE BUILT: 1936

TYPE OF PROPOSED WORK (Check all that apply):

- ADDITION       ALTERATION       DEMOLITION       NEW CONSTRUCTION       REPAIR  
 REPLACEMENT       OTHER

IF OTHER, PLEASE DESCRIBE: \_\_\_\_\_

DESCRIBE SCOPE OF WORK:

Replace existing wood door at front entry with new wood door to match existing design. Extend new porch at south elevation as shown on the drawings and install new wood stair to porch. Install two condenser units for HVAC on side of north side of house in area not visible from a public way.

The house is known as the John A. Behnke House and is a 1936 Colonial Revival house with a center entrance and gable roof which received new shingles in phases from 2009 to 2015. There is a two-car garage on the right hand side which received an extension towards the street in 1992.

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 ( <b>For demolitions only</b> )

(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.



**City of Newton, Massachusetts**  
 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

Barney Heath  
 Director

**GENERAL PERMIT APPLICATION**

PROJECT #: \_\_\_\_\_ ZONING DISTRICT: SR 1 DATE RECEIVED: \_\_\_\_\_

**PROJECT DESCRIPTION:**

Install new front door, install two condensers as shown on drawings and increase size of side porch on south side of house behind garage.

STREET ADDRESS: 30 Hawthorn Avenue CITY/ZIP: Newton 02466

LEGAL DESCRIPTION (SECTION, BLOCK, LOT): 43036 0014

**PROPERTY OWNER INFORMATION**

NAME: Emily & Brian Kolle PHONE: 917-693-5102 ALT. PHONE: \_\_\_\_\_

MAILING ADDRESS: 30 Hawthorn Ave E-MAIL ADDRESS: eamm18@hotmail.com

**PROPERTY OWNER CONSENT**

I am (we are) the owner(s) of the property subject to this application and I (we) consent as follows:

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

X \_\_\_\_\_ Dec. 10, 2019  
 (Property Owner Signature) (Date)

X \_\_\_\_\_ Dec. 10, 2019  
 (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: Timothy Burke PHONE: 617-266-1332 ALT. PHONE: 617-720-4463

MAILING ADDRESS: 142 Berkeley Street, Boston, MA 02116 E-MAIL ADDRESS: tba.burke@verizon.net

X \_\_\_\_\_ Dec. 10, 2019  
 (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

## GENERAL PERMIT APPLICATION INSTRUCTIONS

### LAND USE PERMITTING CHECKLIST (City staff, check all that apply)

In most instances, any development or land disturbance activity within the City of Newton will require some type of review and approval from the Planning Department and one of the City's regulatory authorities. In all cases, this General Permit Application must accompany all land use permitting applications. A checklist of permit forms, by regulatory authority, is provided below:

#### Administrative

- Administrative Site Plan
- Review of Accessory Apartment
- Wireless Facility

#### Conservation Commission

- Request for Determination of Applicability
- Notice of Intent
- Abbreviated Notice of Resource Area Delineation

#### Historic Commission(s)

- Demolition Delay
- Historic District
- Landmark/Preservation Restriction

#### Land Use Committee

- Amendment to Special Permit/Site Plan
- Extension of Nonconforming Use or Building
- Site Plan Only
- Special Permit/Site Plan

#### Urban Design Commission

- Fence Appeal
- Sign Permit

#### Zoning Board of Appeals

- Appeals of the ISD Commissioner
- Comprehensive Permit
- Variance Application

**NOTE:** The Planning Department has many handouts that provide useful information regarding each of the permitting processes above. Petitioners should also be aware that approvals from other City or State agencies may be necessary as well.

### APPLICATION COMPONENTS

For each permit application, the submission of inaccurate information or an incomplete application may delay the review and approval process for said permit. The items needed for a complete application will vary by permitting process, but generally include:

**FORMS:** A completed General Application and the project-specific permit application form. The signature of the Property Owner (or the Owner's legal representative) and the Applicant/Agent are **mandatory** on the General Permit Application.

**FEES:** To process any land use permit application, it must be submitted with the appropriate fee. The permit fee will vary by permitting process. All fees are subject to change, please contact the Department of Planning to verify the current fee.

**SUBMITTALS:** Each permit should also be accompanied by the necessary supporting documentation. The items needed to explain a project may vary, please refer to the permit application for the typical documents submitted for each permit application or contact a city planner. All applications should be submitted in hard and digital formats.

### SUBMITTING THE APPLICATION

Bring the complete application to the Planning Department (at Inspectional Services customer service counter), on the second floor of City Hall at 1000 Commonwealth Avenue. A planner will review the application, answer any questions you may have and explain the next step of the permitting process.

If you have questions about an application or application process, please call the Department of Planning at (617) 796-1120 or visit the Planning Department, Monday-Friday: 8:30 a.m. to 5:00 p.m., and Tuesday 8:30 a.m. to 8:00 p.m.

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.**

### 30 Hawthorne Avenue



**Property Information**

Property ID 43036 0014  
 Location 30 HAWTHORNE AVE  
 Owner KANE MICHAEL & NANCY M TRS



**MAP FOR REFERENCE ONLY  
 NOT A LEGAL DOCUMENT**

City of Newton, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/09/2018  
 Data updated 11/14/2018

# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

**Inventory No:** NWT.4179  
**Historic Name:** Behnke, John A. House  
**Common Name:**  
**Address:** 30 Hawthorne Ave  
**City/Town:** Newton  
**Village/Neighborhood:** Auburndale  
**Local No:** 43036 0014  
**Year Constructed:** 1936  
**Architect(s):** Squires, Vincent E.  
**Architectural Style(s):** Colonial Revival  
**Use(s):** Single Family Dwelling House  
**Significance:** Architecture  
**Area(s):** NWT.N: Lasell Neighborhood Historic District  
NWT.Y: Newton Multiple Resource Area - 1636-1907  
NWT.EH: Auburndale - South Historic District Area  
NWT.FF: Auburndale Local Historic District  
**Designation(s):** Nat'l Register District (09/04/1986); Nat'l Register MRA  
(09/04/1986); Local Historic District (05/23/2005)  
**Building Materials(s):** Roof: Asphalt Shingle  
Wall: Wood; Wood Clapboard  
Foundation: Poured Concrete



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site ([www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)) under the subject heading "MHC Forms."

Commonwealth of Massachusetts  
Massachusetts Historical Commission  
220 Morrissey Boulevard, Boston, Massachusetts 02125  
[www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)

This file was accessed on: Sunday, June 23, 2019 at 11:25 AM

NWT. 4179

LHD  
Stables

**FORM B – BUILDING**

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Area(s) Form Number

430360014  EH 4179

Town NEWTON

Place AUBURNDALE

FF

My  
new/ma  
9/10/02

**Photograph**



Address 30 Hawthorne Ave.

Name John A. Behnke House

Present residential

Original residential

Construction 1936

Building Dept records, city directories

Form Colonial Revival

Builder Vincent Squires

**Material:**

Foundation poured concrete

Exterior wood clapboard/wood

Roof asphalt shingle

**Outbuildings/Secondary Structures**

**Major Alterations (with dates)**

An addition over the two car garage in July 1992

Condition good

Moved  no  yes Date

Acres <1 acre

**Setting**

A 2-3 foot stone retaining wall separates the yard from the sidewalk and the driveway. The house itself is set several feet higher than the yard, and the slope is covered with ground cover. The street is curving, quiet, and tree-lined, and the neighborhood is residential. A wooden fence separates the front yard from the back yard on the north side of the house.

Label buildings between inventoried building and nearest intersection or natural feature. Label streets including route numbers, if any. Circle and number the inventoried building. Indicate north.

Refer to Continuation Sheet

RECEIVED

APR 01 2002

MASS. HIST. COMM

Recorded by AHDC/LNA Kit Rosenthal

Organization Newton Upper Falls  
Historic District Commission

Date Aug 2001

Follow Massachusetts Historical Commission Survey Manual instructions for completing this form.



**BUILDING FORM**

Recommended for listing in the National Register of Historic Places. *If checked, you must attach a completed National Register Criteria Statement form.*

**ARCHITECTURAL DESCRIPTION**  *see continuation sheet*

*Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.*

The original 2 1/2 story Colonial Revival home has a side gable roof and an exposed chimney on the middle of the south end wall. The accentuated front entrance is a small projecting enclosed vestibule, with a pedimented gable roof. The façade is divided into 3 bays, with 3 windows on the 2<sup>nd</sup> floor, and one on either side of the front door. All windows are 8 over 8 double hung sashes with operable paneled wooden shutters. A two-car two story wing has been added to the south side of the house. The entrance vestibule is clad in flush boards; all other walls are clad in wooden clapboards with end boards.

**HISTORICAL NARRATIVE**  *see continuation sheet*

*Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.*

Hawthorne Ave. was one of the roads laid out in the mid-19<sup>th</sup> century by Abijah Johnson. There were three rounds of development on this street; the 3<sup>rd</sup> quarter of the 19<sup>th</sup> century; the first decades of the 20<sup>th</sup> century, and the period of the Revival architecture represented by this ca. 1936 Colonial Revival. Built at about the same time were 6 and 18 Hawthorne Ave. (1937 Garrison Colonials), just on the north side of 24 Hawthorne, which was the ca. 1860 estate that was subdivided to create the lots for all 3 houses.

**BIBLIOGRAPHY and/or REFERENCES**  *see continuation sheet*

Atlases: 1917 & 1929 (land of George W. St. Amant)  
 City Directories: 1936 (not listed), 1938 & 1940 (John A. Behnke, owner)  
 Building Dept records

INVENTORY FORM CONTINUATION SHEET

Town  
NEWTON

NWT. 4179  
Property Address  
30 Hawthorne Ave.

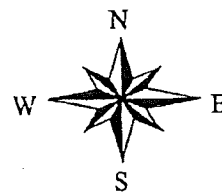
MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

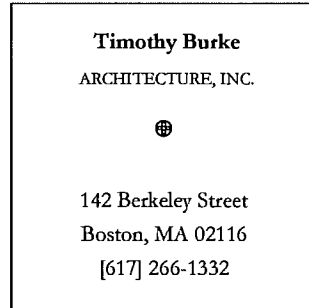
	4179
--	------



Recorded by: AHDC/LNA  
Organization: Newton Upper Falls Historic District Commission  
Date: October 2001







December 17, 2019

Newton Historical Commission  
City of Newton  
1000 Commonwealth Avenue  
Newton, MA 02459

Re: 30 Hawthorne Avenue, Newton, MA

Narrative

The owners seek to modify their previous approval for the following changes:

1. Replace the existing wood front door with a new wood front door to match the design and color of the existing door.
2. Add a stairway to the new side porch behind the garage and extend the porch towards the side lot line as shown on the drawings.
3. The owners seek permission to locate the two new air-conditioning condensers to the east side of the house. The condensers will be screened from view by a wood fence and will not be visible from a public way. Given the fairly narrow depth of the rear yard the placement of the condensers on the rear of the house will negatively impact the use of this area.



View of Hawthorne Avenue with driveway to 30 Hawthorne Avenue on left side.





View of neighborhood looking towards Woodland Road





View north towards Woodland Road with view of next door neighbor.





FRONT



SIDE



SIDE



REAR

**Timothy Burke**  
ARCHITECTURE

142 BERKELEY STREET, BOSTON MASSACHUSETTS 02116  
P: 617.266.1332 | W: timothyburke.net | F: 617.266.1116

MS

Drawn By:

Date: 12/09/2019

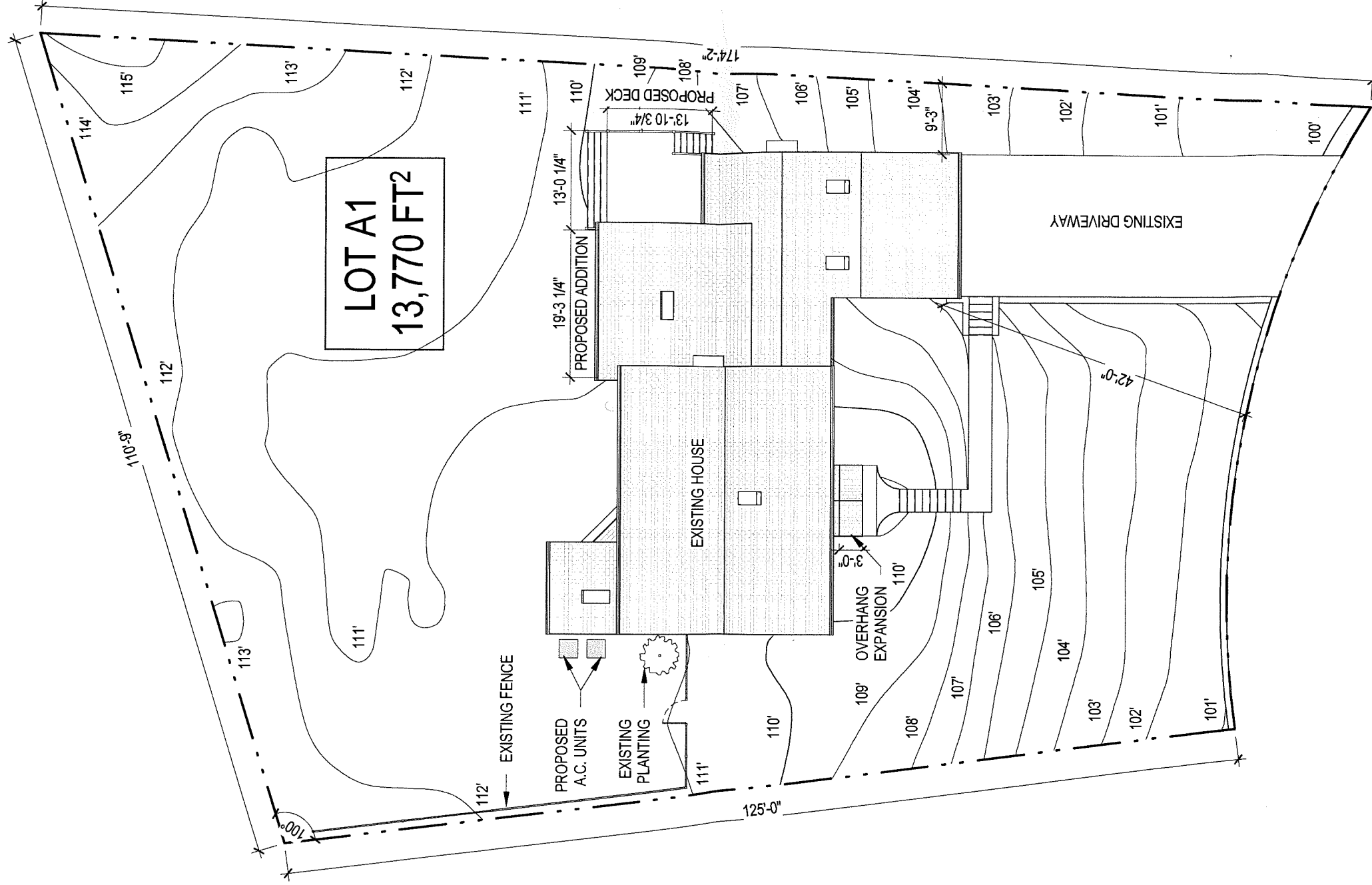
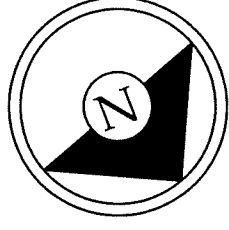
SITE PHOTOGRAPHS

Refer To:

30 Hawthorne Avenue,  
Newton, Massachusetts  
02466

H1.1





**1** SITE PLAN  
1/16" = 1'-0"

30 Hawthorne Avenue,  
Newton, Massachusetts  
02466

**H1.2**

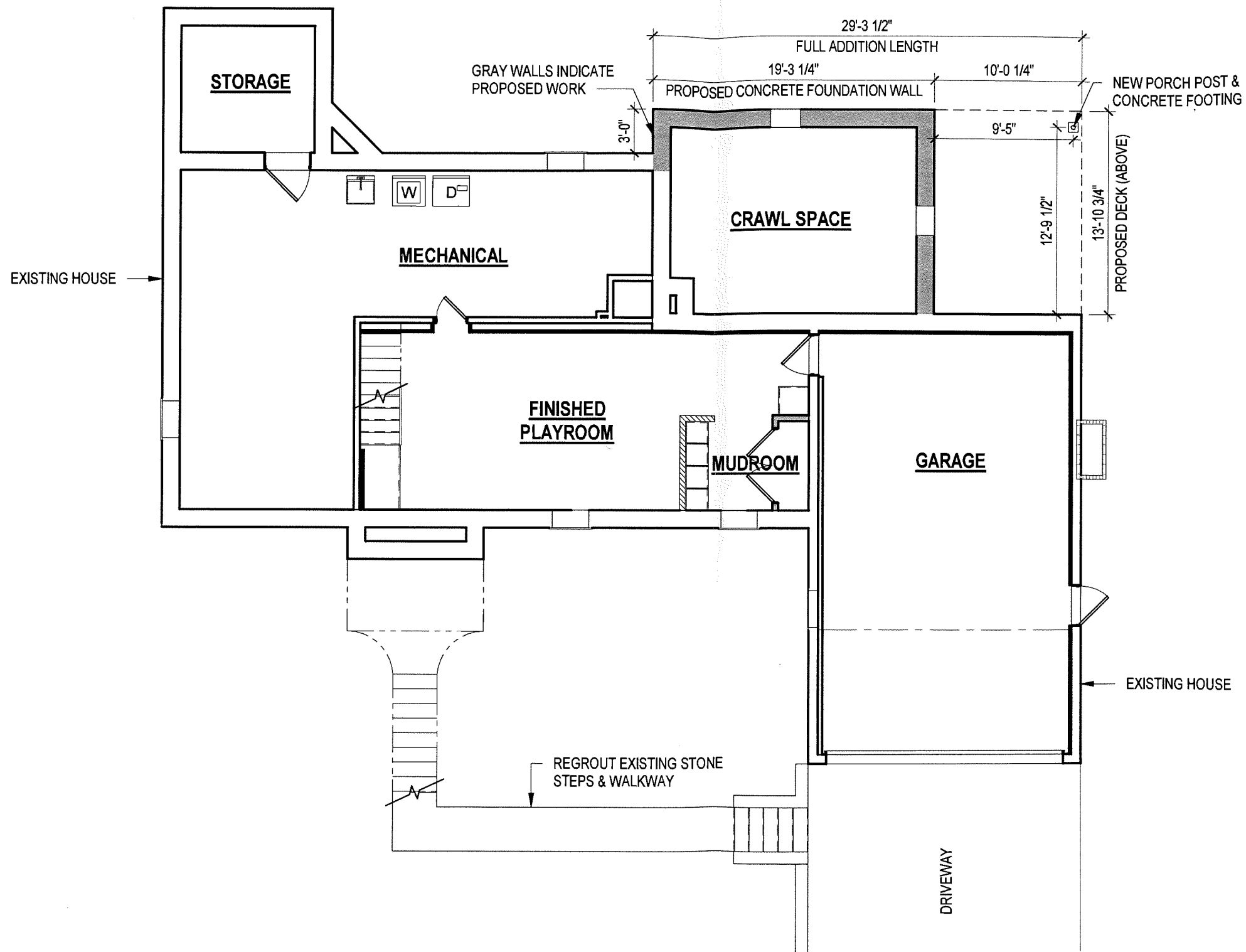
Date: 12/09/2019 Drawn By: Author

SITE CONDITIONS

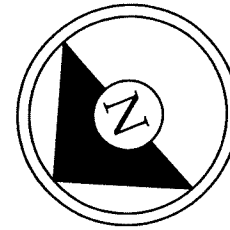
Refer To:

**Timothy Burke**  
ARCHITECTURE

142 BERKELEY STREET, BOSTON MASSACHUSETTS 02116  
P: 617.266.1332 | W: timothyburke.net | F: 617.266.1116



1 BASEMENT - PROPOSED  
1/8" = 1'-0"



**Timothy Burke**  
ARCHITECTURE

142 BERKELEY STREET, BOSTON MASSACHUSETTS 02116  
P: 617.266.1332 | W: timothyburke.net | F: 617.266.1116

Date: 12/09/2019 Author

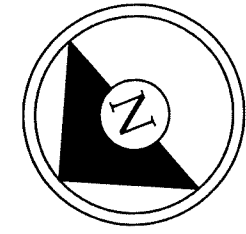
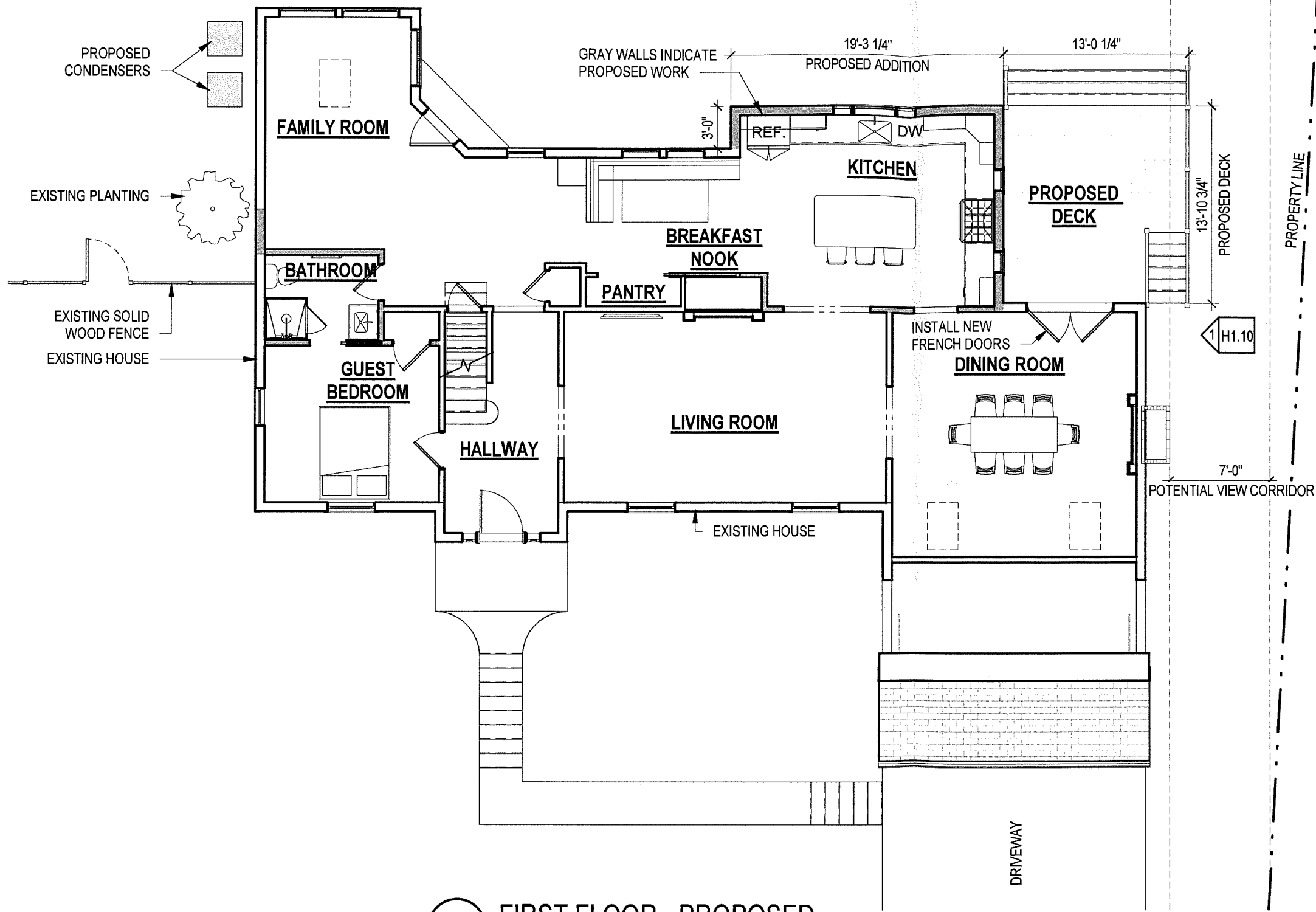
Drawn By:

PLANS

Refer To:

30 Hawthorne Avenue,  
Newton, Massachusetts  
02466

H1.3



**1** FIRST FLOOR - PROPOSED  
1/8" = 1'-0"

**Timothy Burke**  
ARCHITECTURE

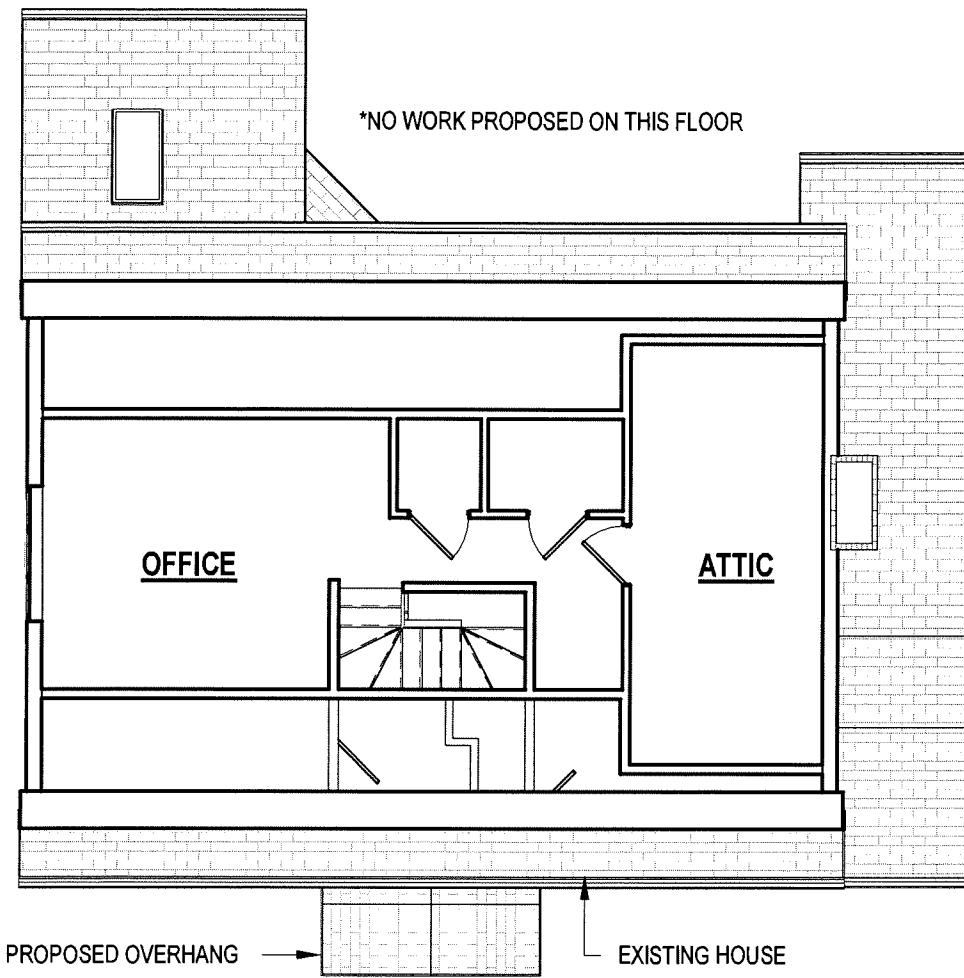
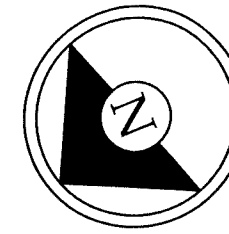
142 BERKELEY STREET, BOSTON MASSACHUSETTS 02116  
P: 617.266.1332 | W: timothyburke.net | F: 617.266.1116

Date: 12/09/2019  
Author: Timothy Burke  
Drawn By: Timothy Burke  
PLANS (2)  
Refer To:

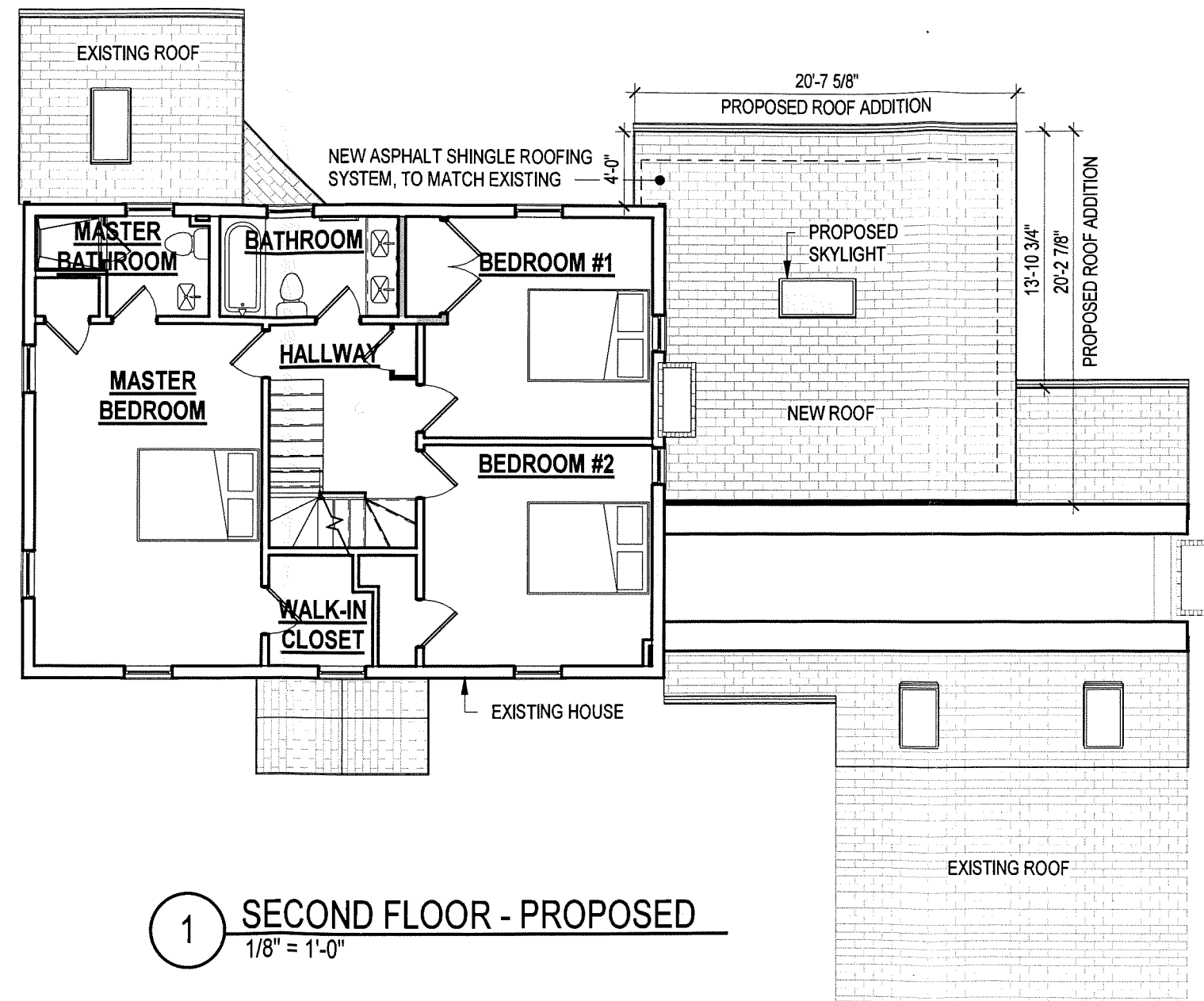
30 Hawthorne Avenue,  
Newton, Massachusetts  
02466

**H1.4**





**2** THIRD FLOOR - PROPOSED  
1/8" = 1'-0"



**1** SECOND FLOOR - PROPOSED  
1/8" = 1'-0"

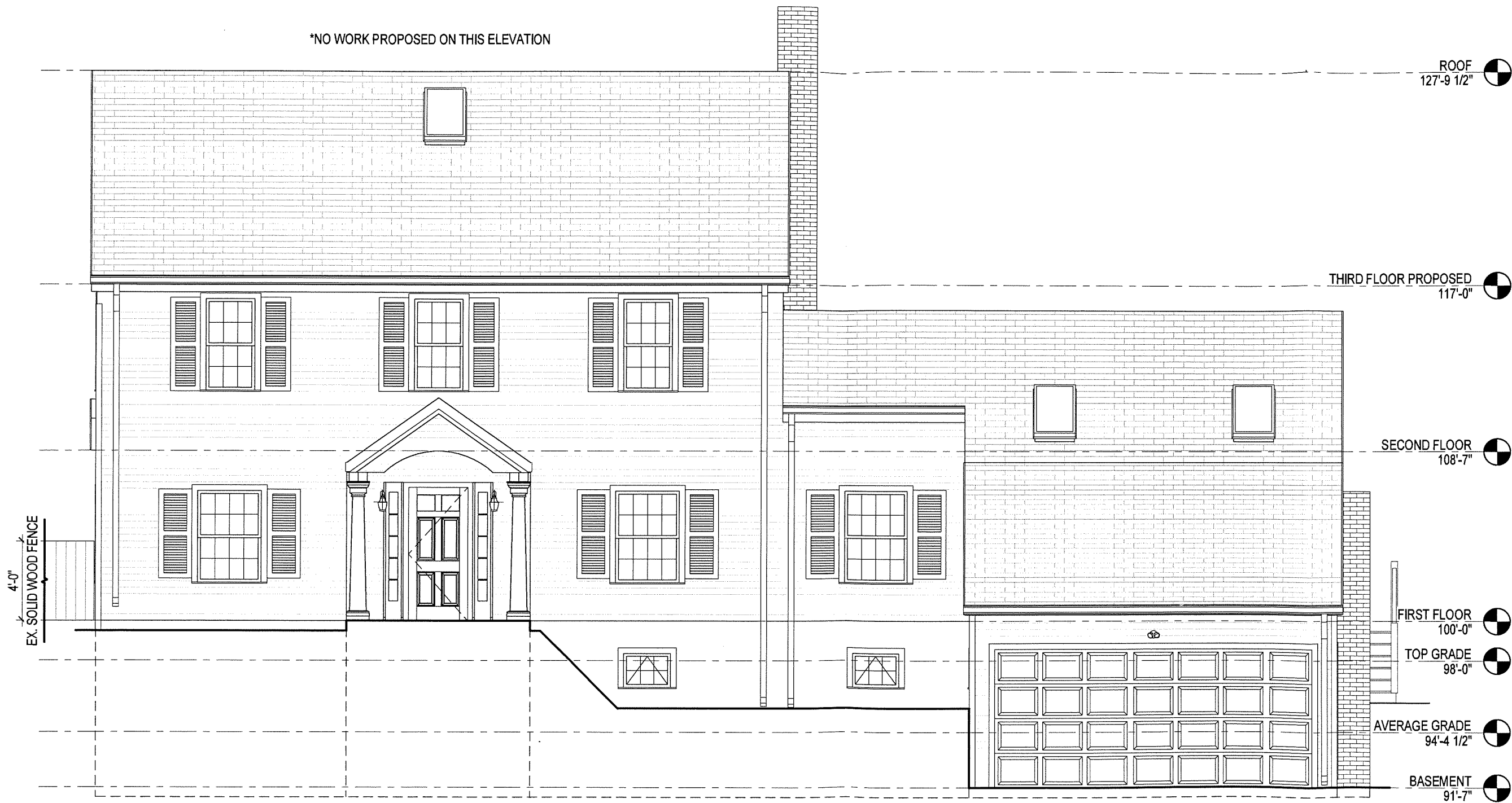
**Timothy Burke**  
ARCHITECTURE  
142 BERKELEY STREET, BOSTON MASSACHUSETTS 02116  
P: 617.266.1332 | W: timothyburke.net | F: 617.266.1116

Date: 12/09/2019 Author  
Drawn By:  
PLANS (3)  
Refer To:

30 Hawthorne Avenue,  
Newton, Massachusetts  
02466

**H1.5**

\*NO WORK PROPOSED ON THIS ELEVATION



1 NORTH ELEVATION - PROPOSED  
 3/16" = 1'-0"

**Timothy Burke**  
 ARCHITECTURE

142 BERKELEY STREET, BOSTON MASSACHUSETTS 02116  
 P: 617.266.1332 | W: timothyburke.net | F: 617.266.1116

Date: 12/09/2019 Drawn By: Author

ELEVATIONS

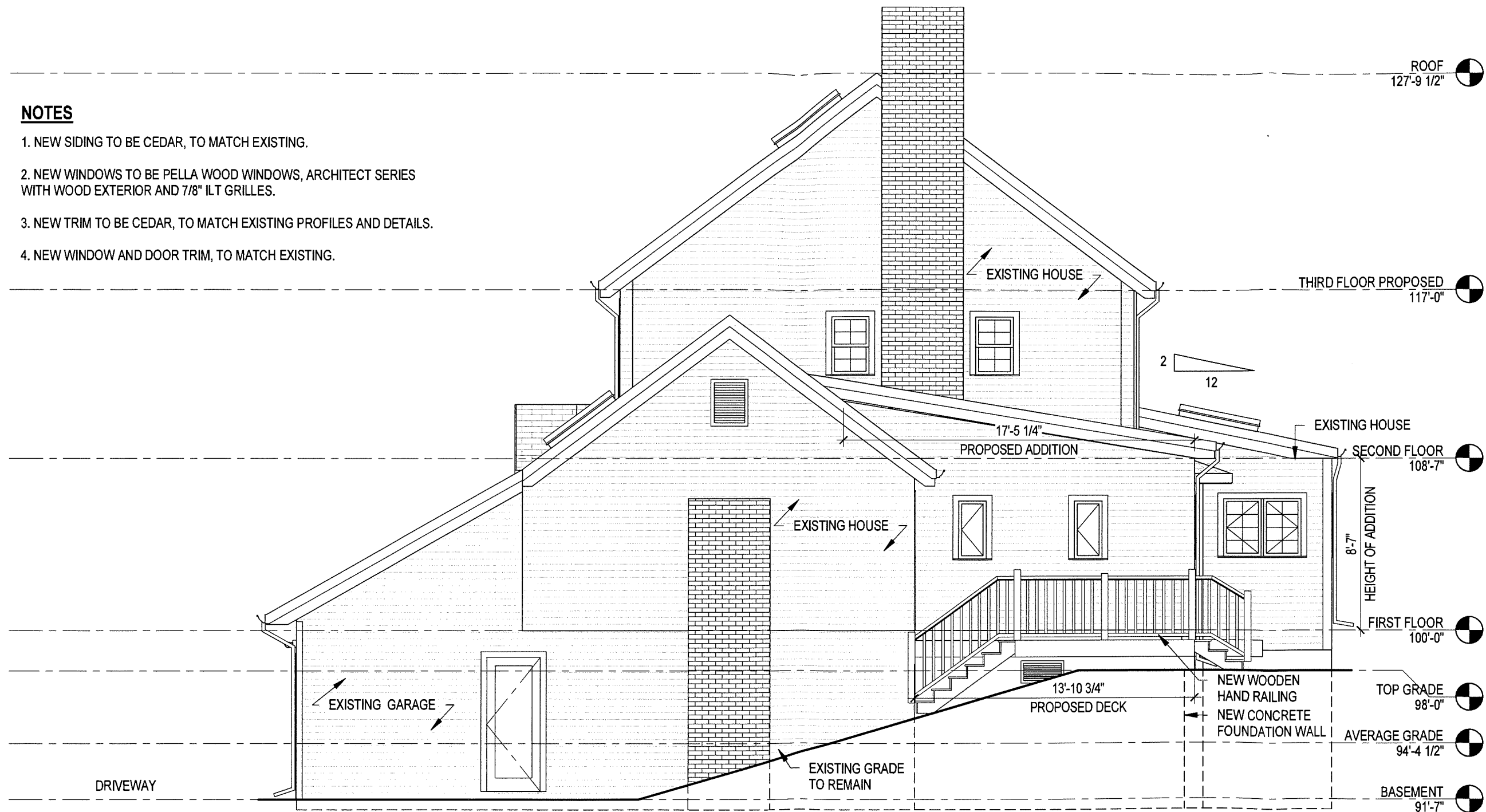
Refer To:

30 Hawthorne Avenue,  
 Newton, Massachusetts  
 02466

H1.6

**NOTES**

1. NEW SIDING TO BE CEDAR, TO MATCH EXISTING.
2. NEW WINDOWS TO BE PELLA WOOD WINDOWS, ARCHITECT SERIES WITH WOOD EXTERIOR AND 7/8" ILT GRILLES.
3. NEW TRIM TO BE CEDAR, TO MATCH EXISTING PROFILES AND DETAILS.
4. NEW WINDOW AND DOOR TRIM, TO MATCH EXISTING.



\*SEE SHEET H1.10 FOR DECK MATERIAL CALL OUTS

**1 WEST ELEVATION - PROPOSED**  
3/16" = 1'-0"

**Timothy Burke**  
ARCHITECTURE

142 BERKELEY STREET, BOSTON MASSACHUSETTS 02116  
P: 617.266.1332 | W: timothyburke.net | F: 617.266.1116

Date: 12/09/2019 Author  
Drawn By:

ELEVATIONS (2)

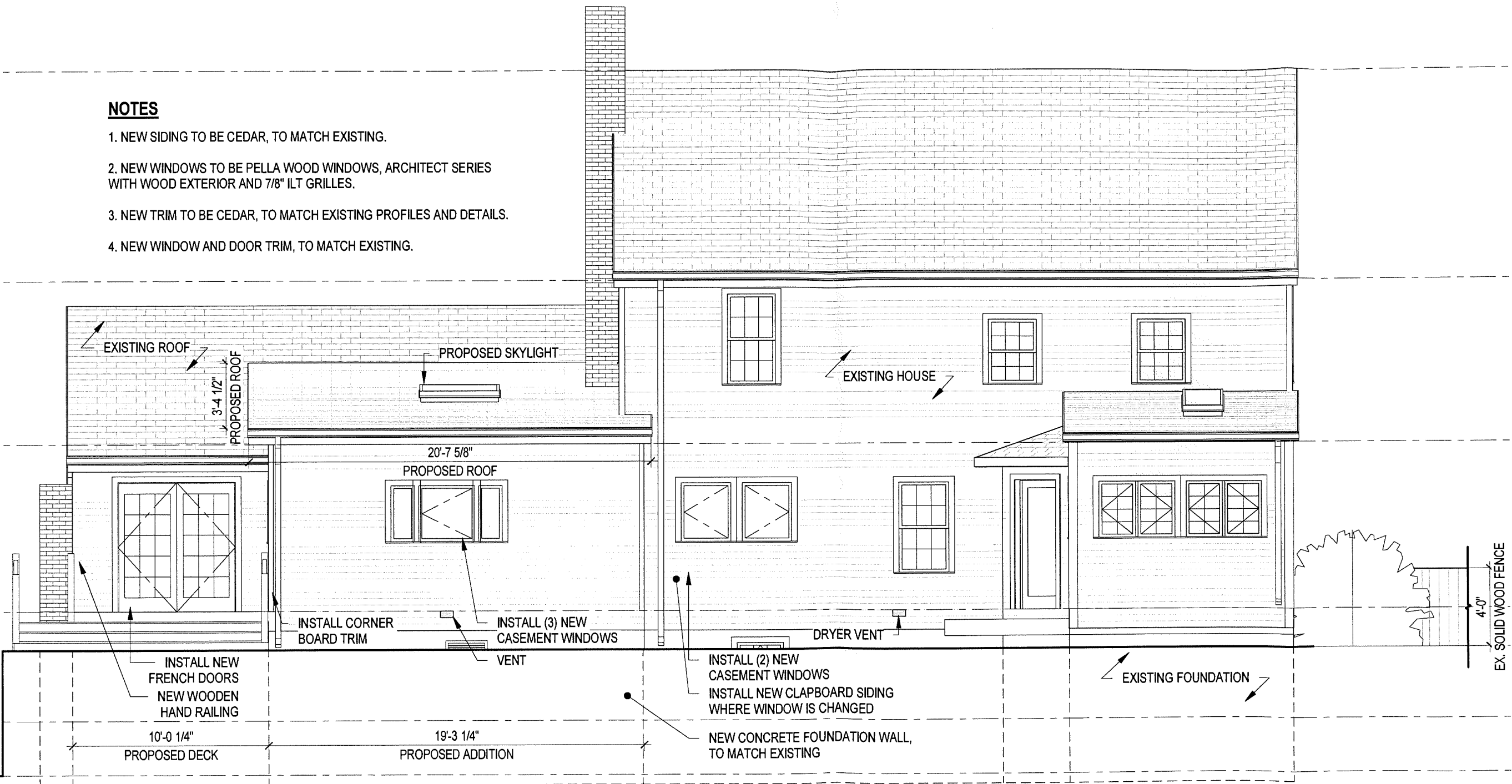
Refer To:

30 Hawthorne Avenue,  
Newton, Massachusetts  
02466

**H1.7**

**NOTES**

1. NEW SIDING TO BE CEDAR, TO MATCH EXISTING.
2. NEW WINDOWS TO BE PELLA WOOD WINDOWS, ARCHITECT SERIES WITH WOOD EXTERIOR AND 7/8" ILT GRILLES.
3. NEW TRIM TO BE CEDAR, TO MATCH EXISTING PROFILES AND DETAILS.
4. NEW WINDOW AND DOOR TRIM, TO MATCH EXISTING.



1 SOUTH ELEVATION - PROPOSED  
3/16" = 1'-0"

**Timothy Burke**  
ARCHITECTURE

142 BERKELEY STREET, BOSTON MASSACHUSETTS 02116  
P: 617.266.1332 | W: timothyburke.net | F: 617.266.1116

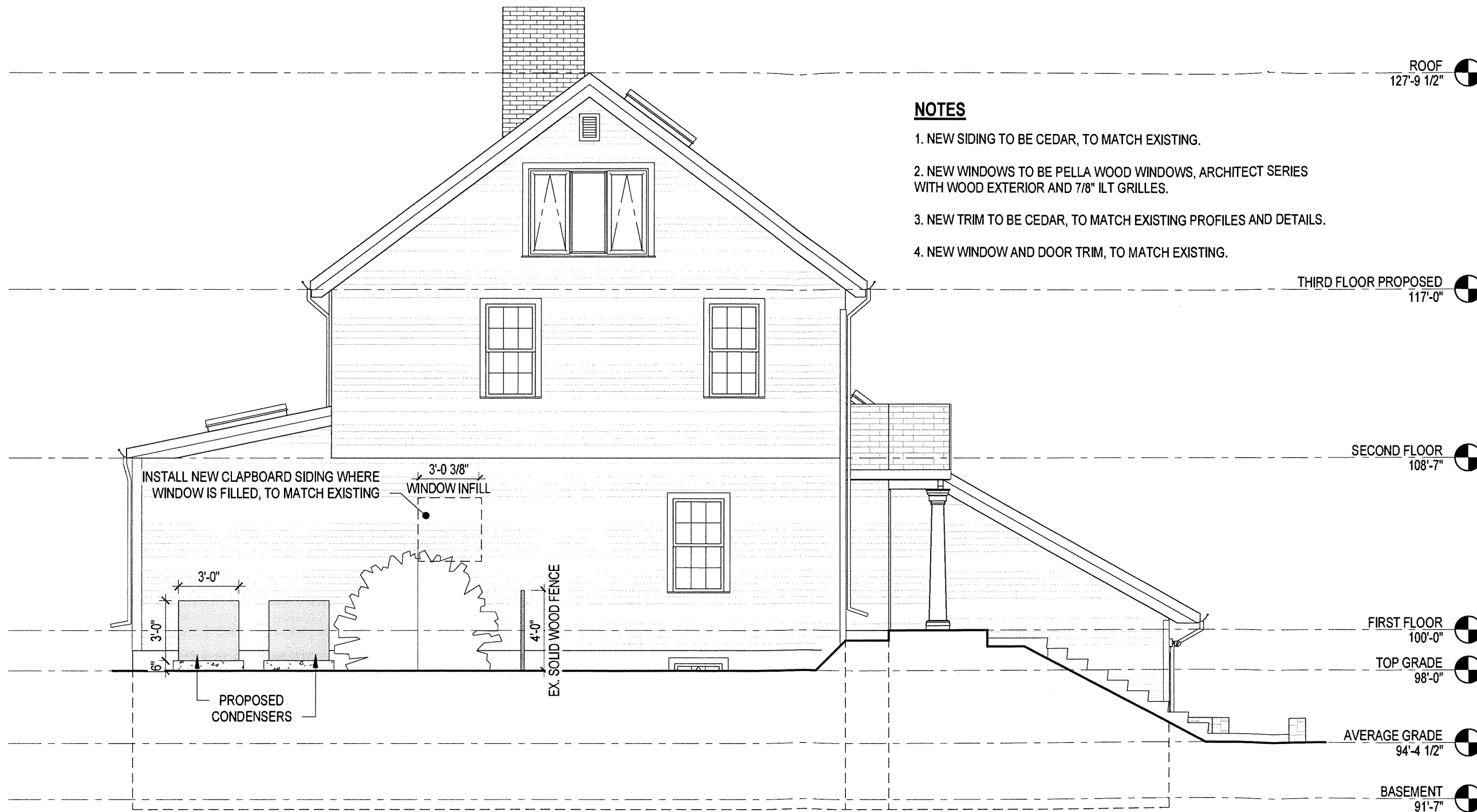
Date: 12/09/2019 Author  
Drawn By:

ELEVATIONS (3)

Refer To:

30 Hawthorne Avenue,  
Newton, Massachusetts  
02466

H1.8



**NOTES**

1. NEW SIDING TO BE CEDAR, TO MATCH EXISTING.
2. NEW WINDOWS TO BE PELLA WOOD WINDOWS, ARCHITECT SERIES WITH WOOD EXTERIOR AND 7/8" ILT GRILLES.
3. NEW TRIM TO BE CEDAR, TO MATCH EXISTING PROFILES AND DETAILS.
4. NEW WINDOW AND DOOR TRIM, TO MATCH EXISTING.

**1 EAST ELEVATION - PROPOSED**  
3/16" = 1'-0"

**Timothy Burke**  
ARCHITECTURE

142 BERKELEY STREET, BOSTON MASSACHUSETTS 02116  
P: 617.266.1332 | W: timothyburke.net | F: 617.266.1116

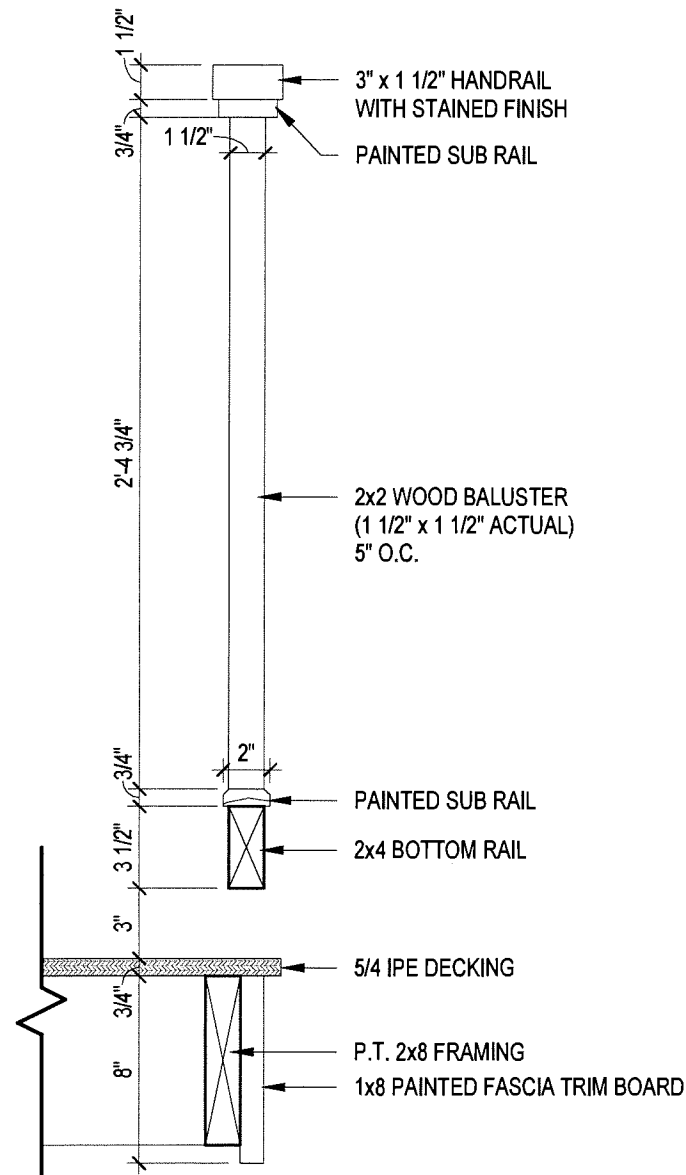
Date: 12/09/2019  
Author: Author  
Drawn By: Author

ELEVATIONS (4)

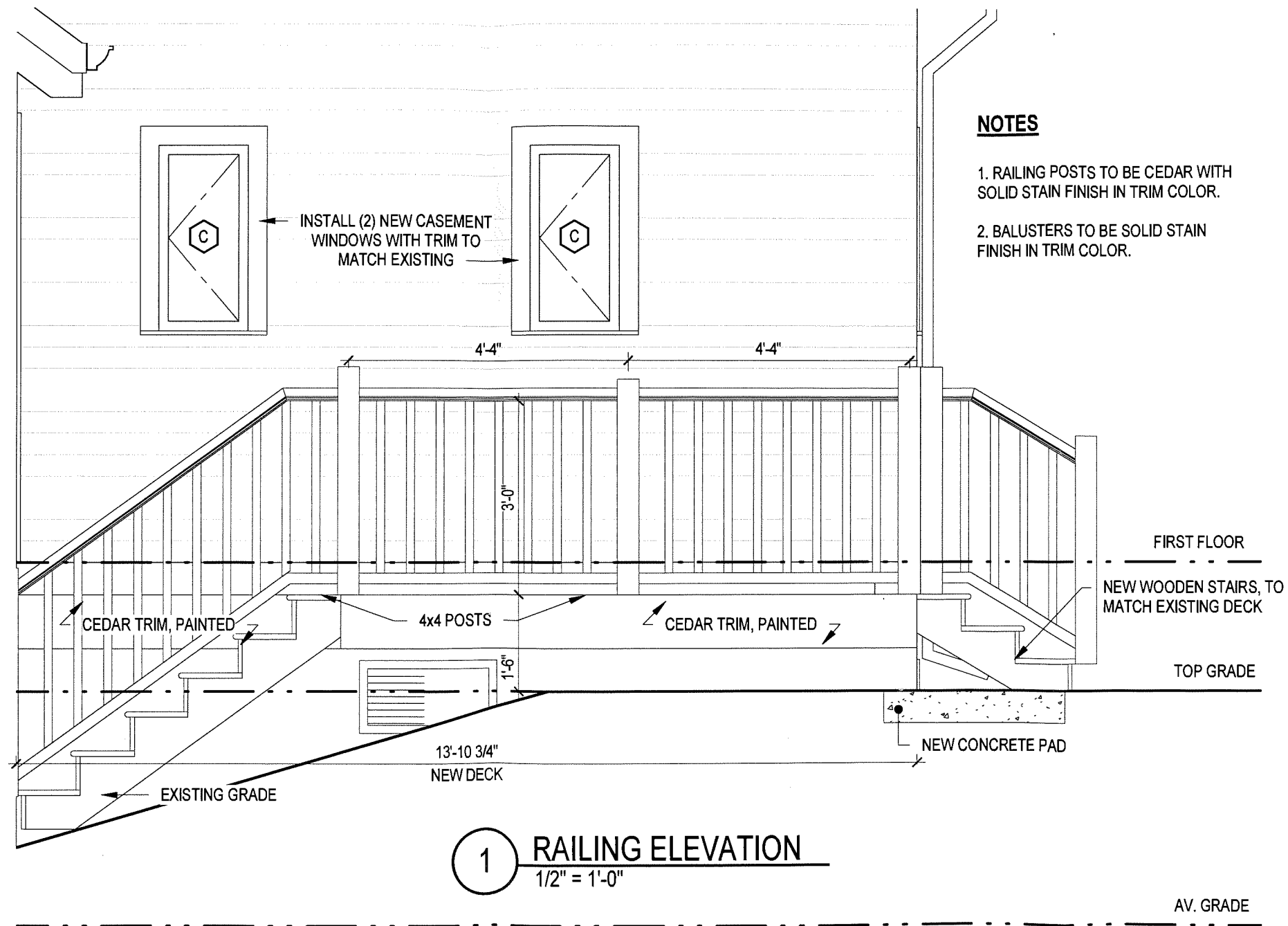
Refer To:

30 Hawthorne Avenue,  
Newton, Massachusetts  
02466

**H1.9**



**2** RAILING DETAIL  
1 1/2" = 1'-0"



**1** RAILING ELEVATION  
1/2" = 1'-0"

**NOTES**

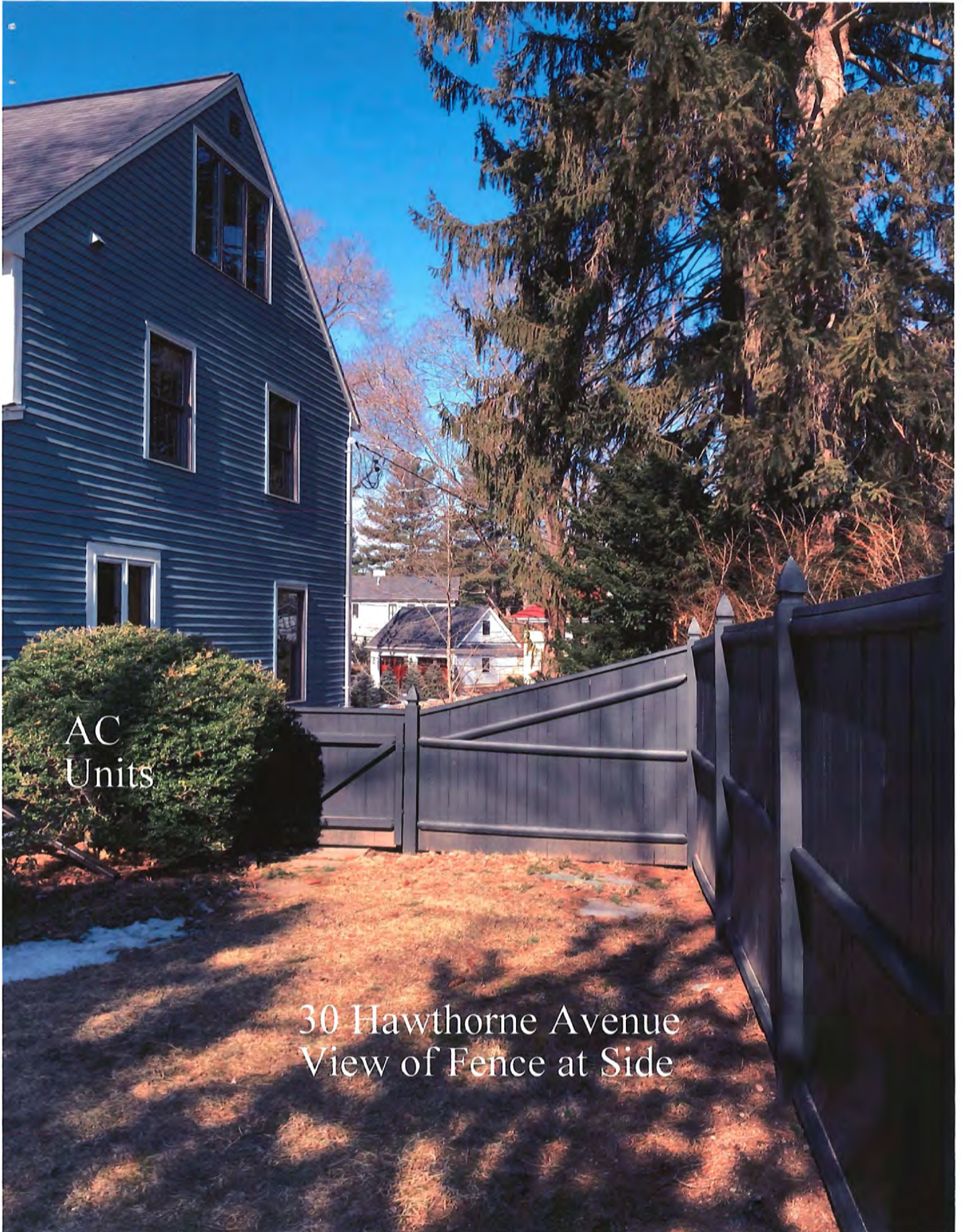
1. RAILING POSTS TO BE CEDAR WITH SOLID STAIN FINISH IN TRIM COLOR.
2. BALUSTERS TO BE SOLID STAIN FINISH IN TRIM COLOR.





30 Hawthorne Ave. - View of Fence at Side





AC  
Units

30 Hawthorne Avenue  
View of Fence at Side