



Ruthanne Fuller
Mayor

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

Barney S. Heath
Director

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

4-23-2021

21040086

DATE RECEIVED: _____

PROJECT #: _____

PROJECT ADDRESS: 176 Grove St, Auburndale, MA 02466

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 historic district

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 (IF KNOWN): 1863

TYPE OF PROPOSED WORK (Check all that apply):

- ADDITION ALTERATION DEMOLITION NEW CONSTRUCTION REPAIR
 REPLACEMENT OTHER

IF OTHER, PLEASE DESCRIBE: _____

DESCRIBE SCOPE OF WORK:

The addition of a new 3 car garage that will connect to the existing home and existing side porch by an open, but covered breezeway to match the existing porch details. There will be no new entrances off Grove Street but the existing driveway will have two new additional areas to access the new garage door entrances. In order to keep the new garage at an appropriate scale, it has been designed to accommodate one car on the main level and two on a lower, below-grade level that is accessed from the only daylight side of the 5 sided foundation. We are proposing minimal hardscaping. We propose two, stone-clad, retaining walls to the left side of the new driveway leading to the lower level. We are proposing minimal change to the vegetation. One small 4" tree would need to be removed for the project. The addition of a few small bushes and trees are proposed in the area noted on the landscape plan above the lower retaining wall.

BRIEFLY DESCRIBE THE HISTORY OF THE PROPERTY (IF KNOWN):

See MACRIS document for in depth historical details.

THIS APPLICATION FORM MUST BE ACCOMPANIED BY A GENERAL PERMIT APPLICATION FORM AND BY THE REQUIRED SUBMISSION MATERIALS IDENTIFIED ON THE LOCAL HISTORIC DISTRICT APPLICATION REQUIREMENTS SHEET. INCOMPLETE OR INACCURATE APPLICATIONS WILL NOT BE ACCEPTED.

THE COVER PAGE AND THE INSTRUCTIONS ON THE BACK OF THE APPLICATION FORMS HAVE ADDITIONAL INFORMATION ABOUT THE APPLICATION INTAKE AND REVIEW PROCESS, AND THE HARD COPY REQUIREMENTS.



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 Mayor

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 Director

GENERAL PERMIT APPLICATION

4-23-2021

PROJECT #: 21040086 ZONING DISTRICT: _____ DATE RECEIVED: _____

PROJECT DESCRIPTION:

The addition of a new 3 car garage that will connect to the existing home and existing side porch by an open, covered breezeway. Garage is accessed by existing driveway. Minimal hardscape and landscaping involved.

PROPERTY LOCATION INFORMATION

STREET ADDRESS: 176 Grove Street CITY/ZIP: Auburndale/02466

LEGAL DESCRIPTION (SECTION, BLOCK, LOT): LOT

PROPERTY OWNER INFORMATION

NAME: Robert Winnicki and Laura Holberger PHONE: 508-612-4126 ALT. PHONE: 508-395-5772

MAILING ADDRESS: 176 Grove Street, Newton, MA E-MAIL ADDRESS: lauraholbrgr@gmail.com bob.winnicki@gmail.com

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 Jean Hol April 20, 2021
 (Property Owner Signature) (Date)

X Robert L. Winnicki April 20, 2021
 (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: _____ PHONE: _____ ALT. PHONE: _____

MAILING ADDRESS: _____ E-MAIL ADDRESS: _____

X _____ (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)

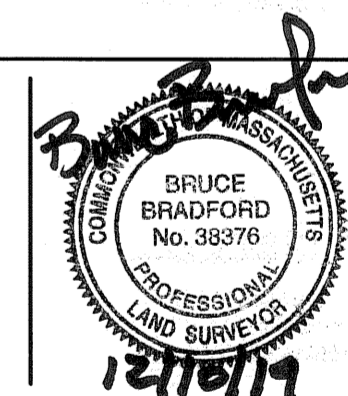
<input type="checkbox"/>	Zoning Review Application	<input type="checkbox"/>	Comprehensive Permit
<input type="checkbox"/>	Administrative Site Plan Review	<input type="checkbox"/>	Variance Application
<input type="checkbox"/>	Sign Permit	<input type="checkbox"/>	Historic Preservation Review
<input type="checkbox"/>	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



**PLAN OF LAND IN
NEWTON, MA**

176 GROVE STREET
EXISTING CONDITION

SCALE: 1 IN. = 20 FT.

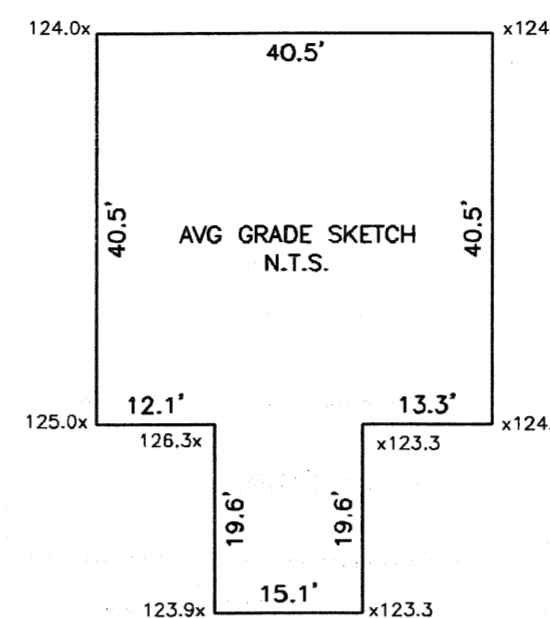
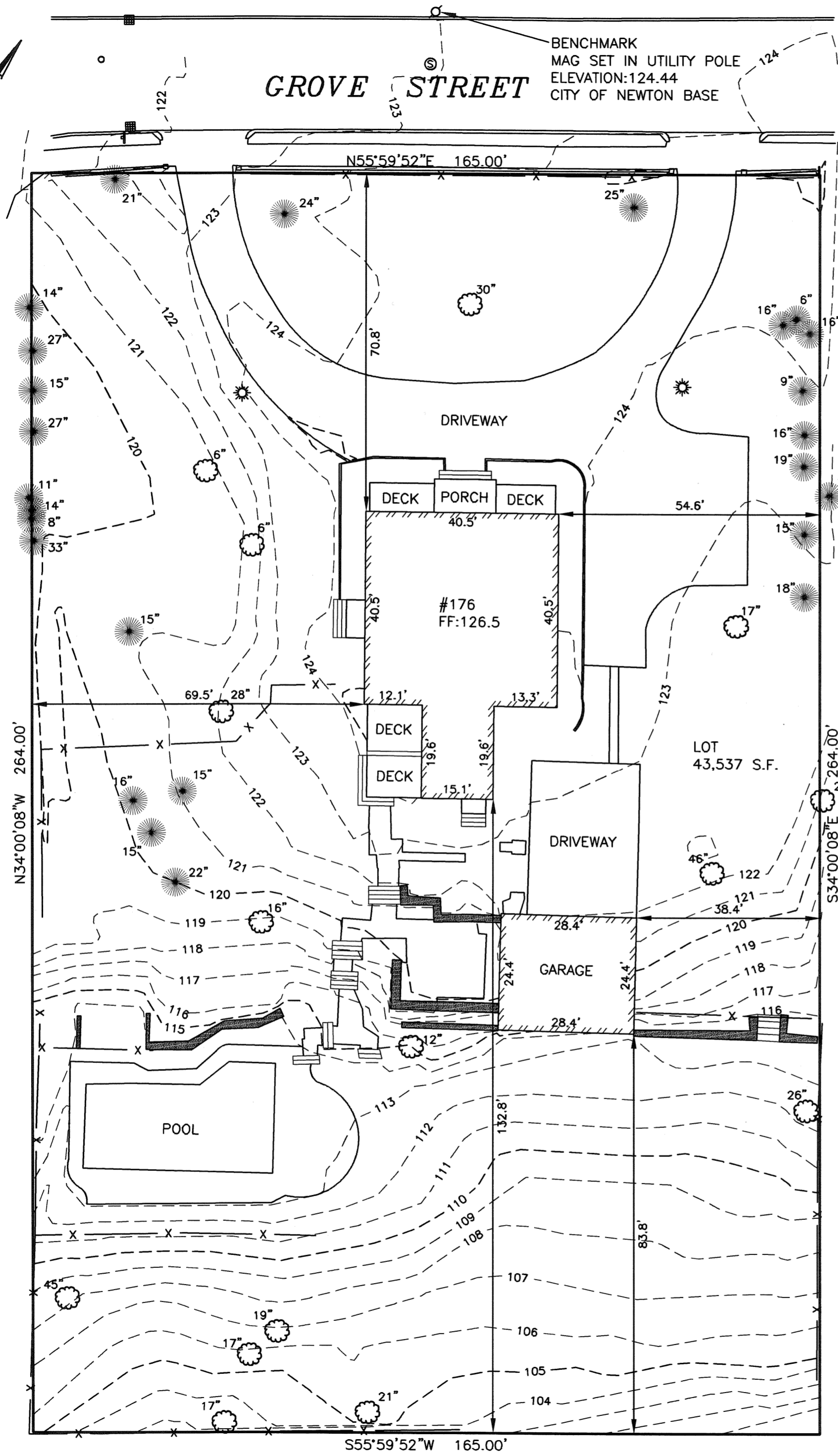
DATE: DECEMBER 10, 2019

DRAWN: GAR

CHECK: BB

REVISIONS:

PROJECT NO. 25910

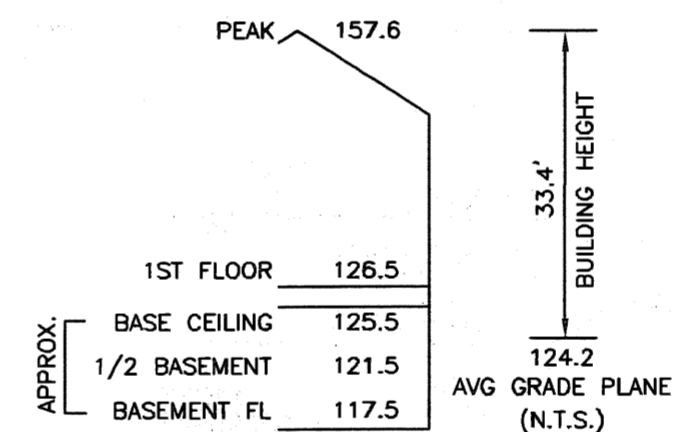


AVERAGE GRADE CALCULATION:
[SEC 1.5.4(F)]

$AVG = \frac{\sum[L(E1+E2)]}{2} / P$

$AVG = 24,986.2 / 201.2 = 124.2$

BUILDING HEIGHT CALCULATION



ZONING INFORMATION

ZONE: SR-1
PLAN DATED: xx
DEED REFERENCE: BOOK 3121 PAGE 266

	EXISTING	PROPOSED	REQUIRED
BUILDINGS	2,764 S.F.	x S.F.	
STRUCTURES	3,130 S.F.	x S.F.	
DRIVE	4,436 S.F. ±	x S.F. ±	
	7,566 S.F. ±	x S.F. ±	
LOT COVERAGE	6.3%	x.x%	(30% MAX.)
OPEN SPACE	82% ±	x% ±	(50% MIN.)

ZONING COMPLIANCE DETERMINED BY MUNICIPALITY.
AREAS FOR F.A.R. CALCULATION PROVIDED BY ARCHITECT.



HOLBERGER/WINNIKI'S CARRIAGE HOUSE

176 GROVE ST.
AUBURNDALE, MA

4/2/21

Valliere
design studio

207-272-8871
P.O.Box 1863, Rockland, ME

ValliereDesignStudio.com

Project Data

BUILDING AREA:

FIRST FLOOR:	1936 SF
SECOND FLOOR:	1936 SF
THIRD FLOOR:	1655 SF
TOTAL RESULTING FLOOR AREA:	5527 SF
PROPOSED GARAGE:	1360 SF
BARN:	2112 SF
COVERED DECKS:	286 SF

SITE COVERAGE:

PARCEL AREA:	43,573 SF
BUILDING IMPERVIOUS COVERAGE:	3614 SF
BUILDING FOOT PRINT:	3328 SF
COVERED PATIOS/DECKS:	286 SF
PATIOS & DECKS UNCOVERED:	2422 SF
WALKWAYS:	476 SF
DRIVEWAY COVERAGE:	5913 SF
TOTAL IMPERVIOUS COVERAGE:	8811 SF (20.22%)

Team

OWNER:

BOB WINNIKI AND LAURA HOLBERGER
176 GROVE STREET
AUBURNDALE, MA
TEL: (508)612-4126

DESIGNER:

MARCEL VALLIERE
P.O.Box 1863
ROCKLAND, ME 04841
TEL: (207) 272-8871

LAND SURVEYOR:

EVERETT M. BROOKS & CO.
49 LEXINGTON STREET
WEST NEWTON, MA 02465
TEL: (617) 527-8750

STRUCTURAL ENGINEER:

WEBB STRUCTURAL SERVICES
670 MAIN STREET
READING, MA 01867
TEL: (781) 779-1330

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ARCHITECTURAL DRAWINGS

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PROJECT:

**HOLBERGER/WINNIKI'S
CARRIAGE HOUSE**
176 GROVE ST.
AUBURNDALE, MA

REVISIONS:

NO: DATE: DESCRIPTION:

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ISSUED TO:

1	4/2/2021	CLEINT

SET:

HISTORIC APPROVAL

DRAWING DATE: 04/02/21 SCALE: 1/4"=1'-0"

DRAWN BY: MV REVIEWED BY: MV

DRAWING TITLE:

Project Data

DRAWING NO:

A-1.1



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176 GROVE ST.
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NO:	DATE:	DESCRIPTION:

ISSUED TO:

NO:	DATE:	DESCRIPTION:
1	6/26/2020	CLEINT

SET:

HISTORIC APPROVAL

DRAWING DATE: 04/02/21 SCALE: 1/4"=1'-0"

DRAWN BY: MV REVIEWED BY: MV

DRAWING TITLE:

Existing Photos

DRAWING NO:

A-1.2



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NO: DATE: DESCRIPTION:

NO:	DATE:	DESCRIPTION:

ISSUED TO:

NO:	DATE:	DESCRIPTION:
1	6/26/2020	CLEINT

SET:

HISTORIC APPROVAL

DRAWING DATE: **04/02/21** SCALE: **1/4"=1'-0"**

DRAWN BY: **MV** REVIEWED BY: **MV**

DRAWING TITLE:

Existing Photos

DRAWING NO:

A-1.3



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AUBURNDALE, MA

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NO: DATE: DESCRIPTION:

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1	6/26/2020	CLEINT

SET:

HISTORIC APPROVAL

DRAWING DATE: 04/02/21 SCALE: 1/4"=1'-0"

DRAWN BY: MV REVIEWED BY: MV

DRAWING TITLE:

Existing Photos

DRAWING NO:

A-1.4

PROJECT:

**HOLBERGER/WINNIKI'S
CARRIAGE HOUSE**
176 GROVE ST.
AUBURNDALE, MA

REVISIONS:

NO: DATE: DESCRIPTION:

ISSUED TO:

1	4/2/2021	CLEINT
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SET:

HISTORIC APPROVAL

DRAWING DATE:

04/01/21

SCALE:

1"=20'

DRAWN BY:

MV

REVIEWED BY:

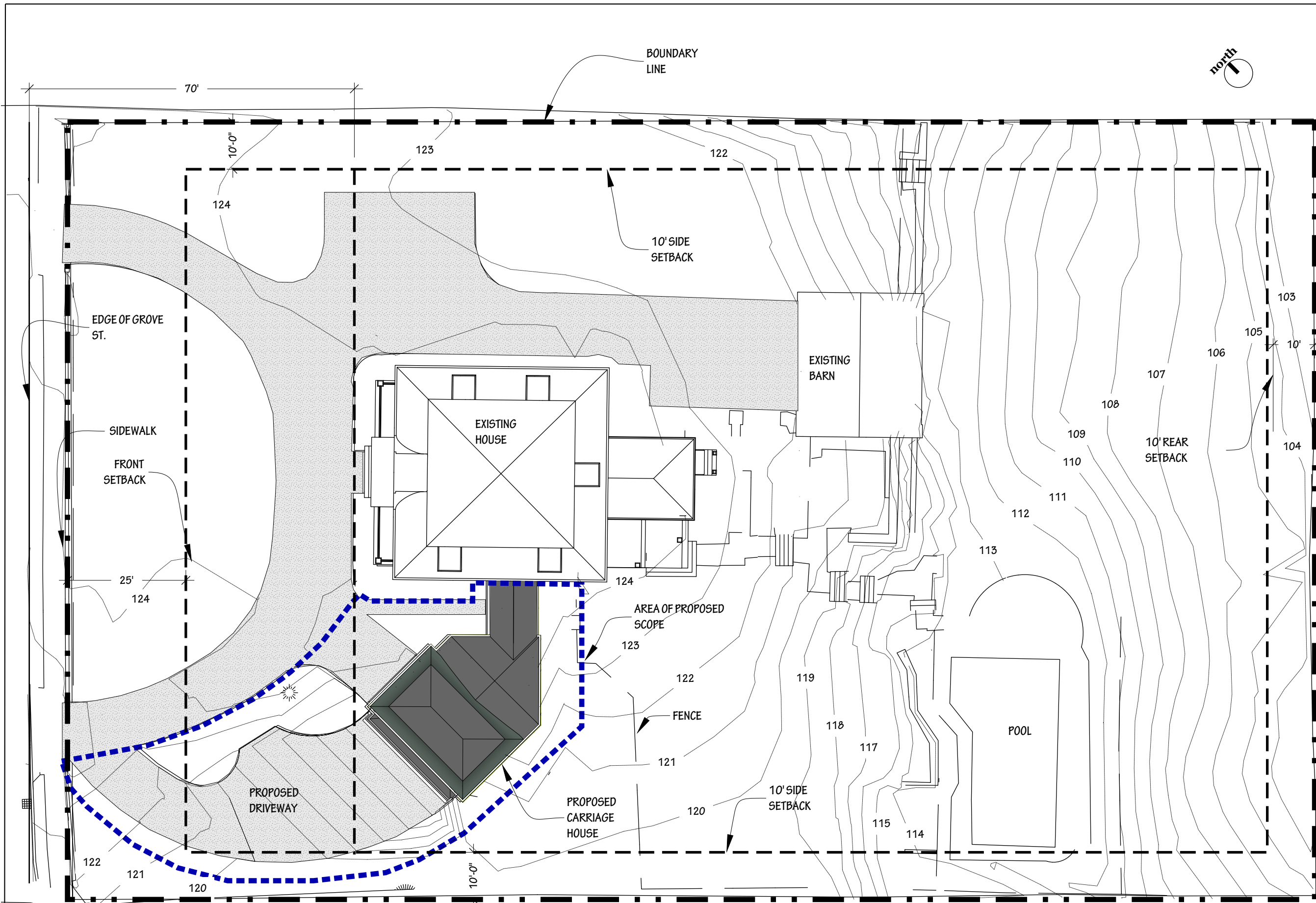
MV

DRAWING TITLE:

Site Plan

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A-2.1



PROJECT:
**HOLBERGER/WINNIKI'S
CARRIAGE HOUSE**
176 GROVE ST.
AUBURNDALE, MA

REVISIONS:
NO: DATE: DESCRIPTION:

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1 4/2/2021 CLEINT

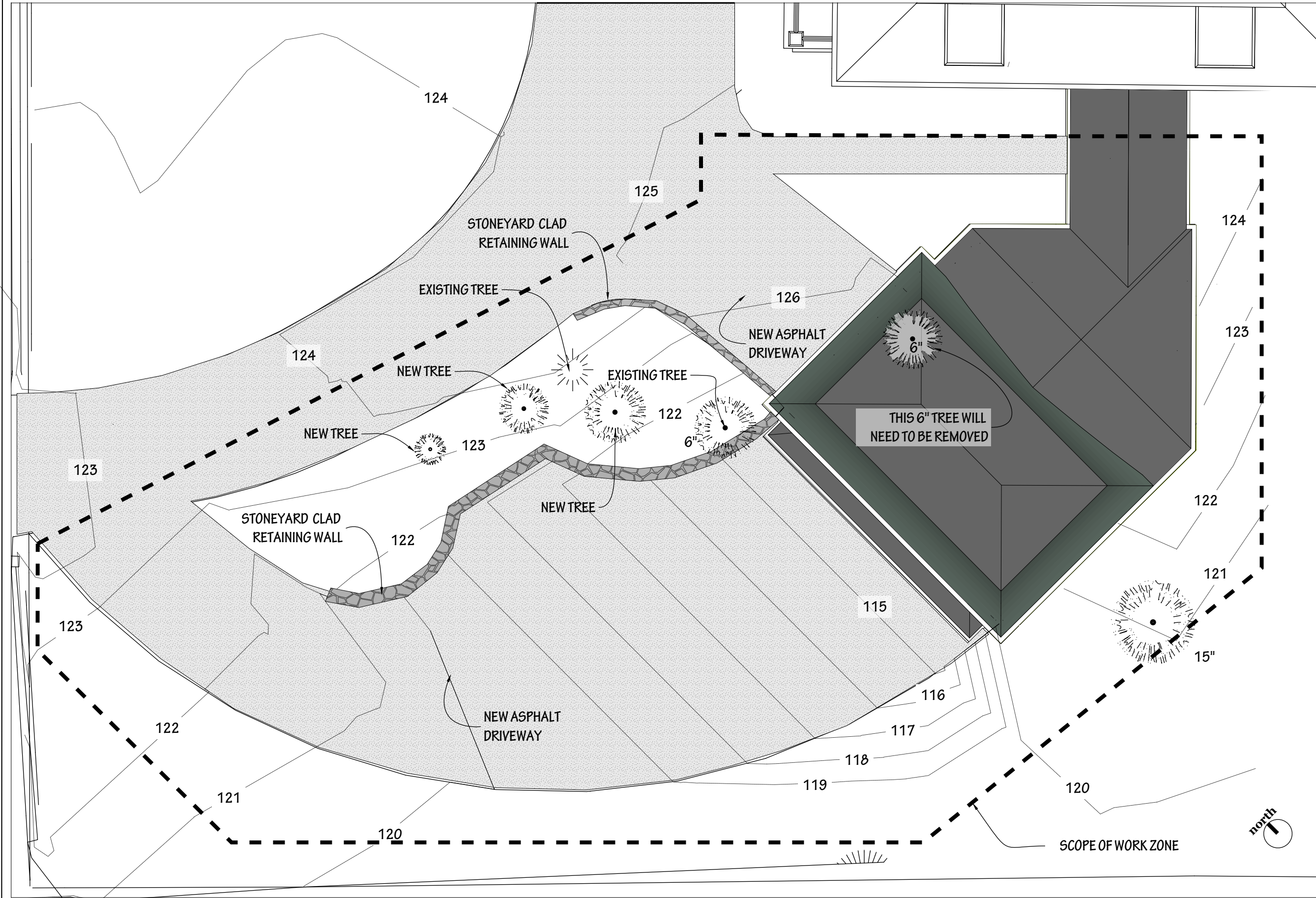
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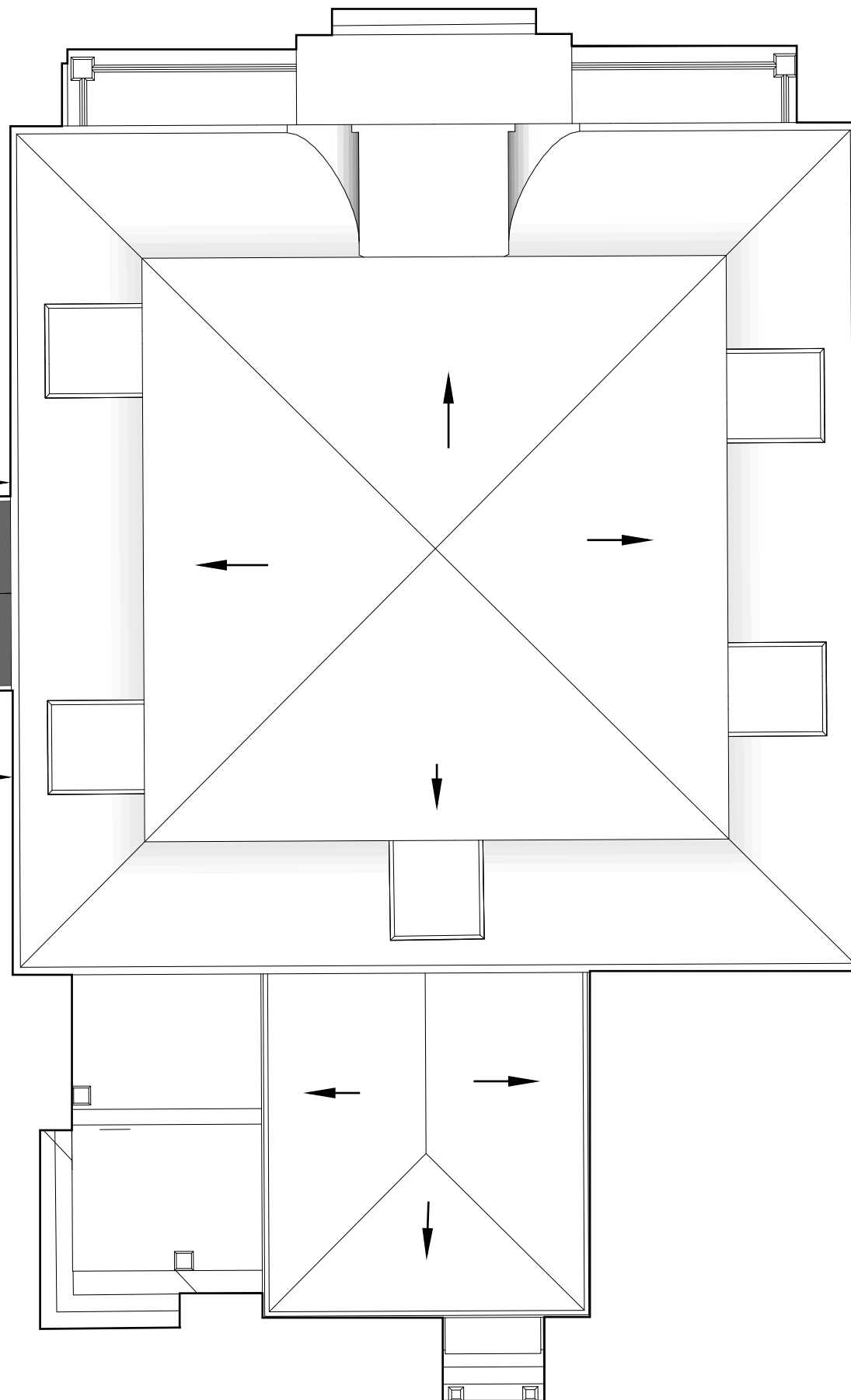
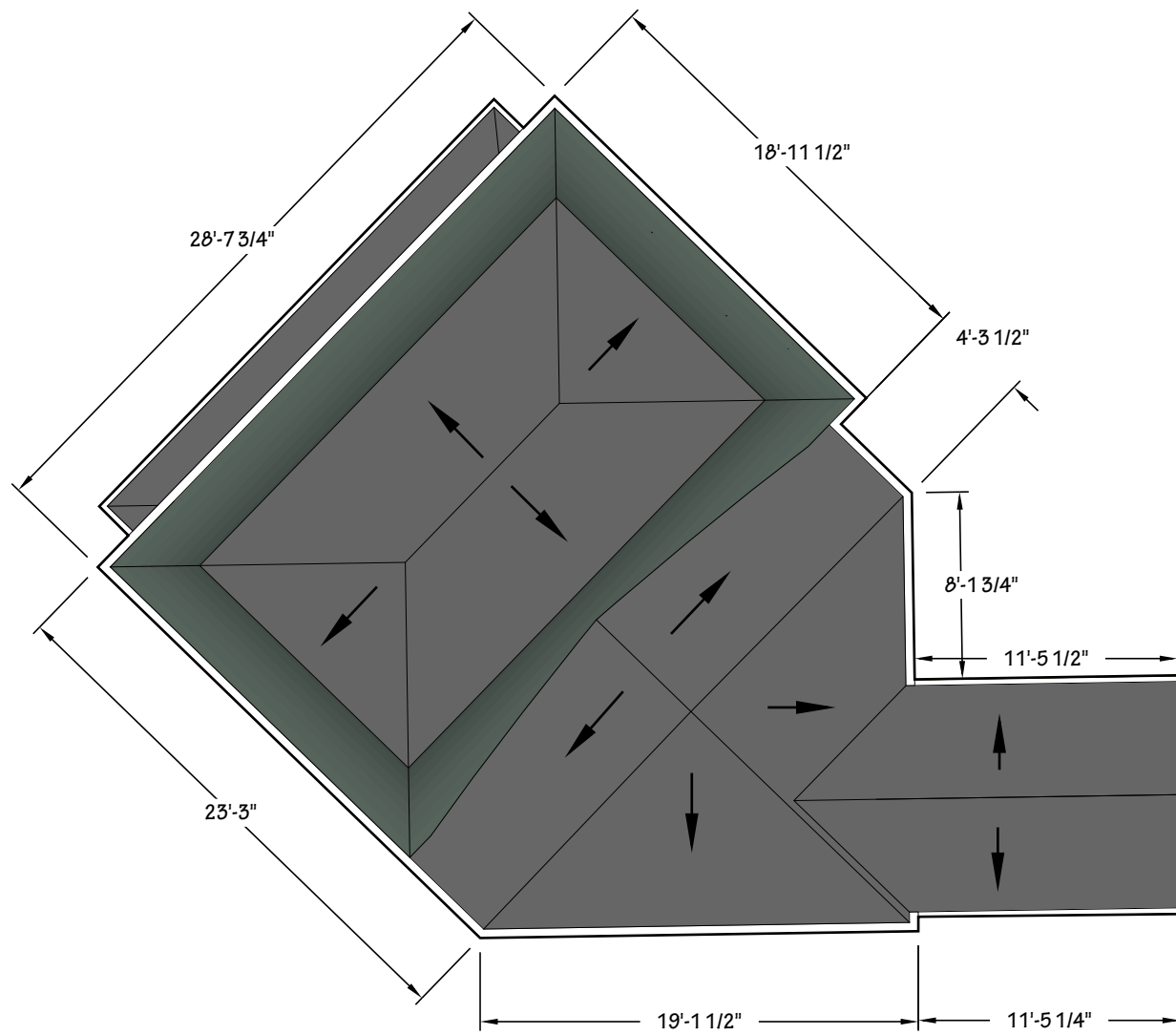
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DRAWN BY: MV REVIEWED BY: MV

DRAWING TITLE:
Landscape Plan

DRAWING NO:
A-2.2





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ISSUED TO:

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HISTORIC APPROVAL

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DRAWN BY: MV REVIEWED BY: MV

DRAWING TITLE:

Roof Plan

DRAWING NO:

A-2.3

PROJECT:

HOLBERGER/WINNIKI'S
CARRIAGE HOUSE
176 GROVE ST.
AUBURNDALE, MA

REVISIONS:

NO: DATE: DESCRIPTION:

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1	2/4/2021	CLEINT

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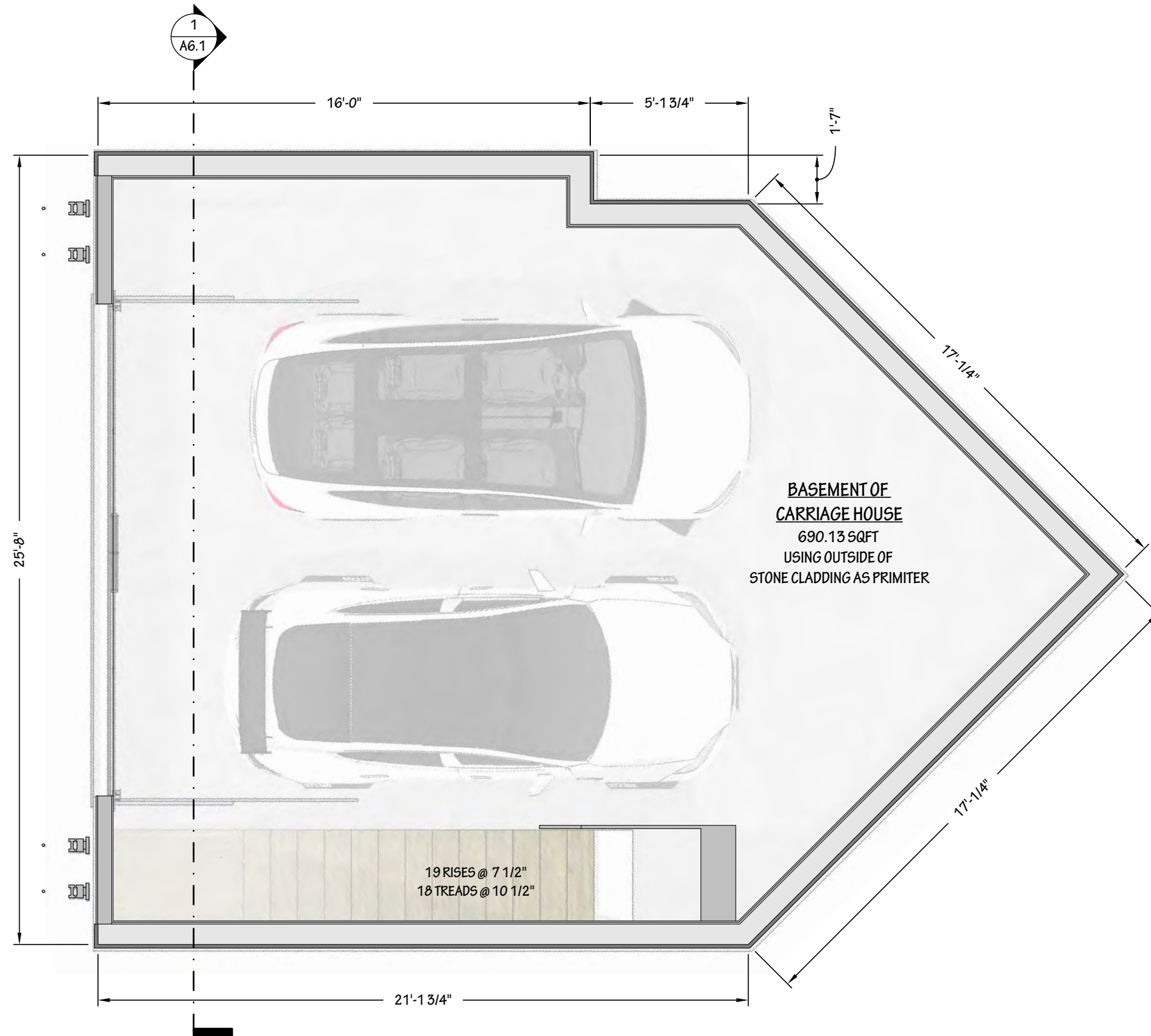
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DRAWING TITLE:

Basement Plan

DRAWING NO:

A-3.1



PROJECT:

HOLBERGER/WINNIKI'S
CARRIAGE HOUSE
176 GROVE ST.
AUBURNDALE, MA

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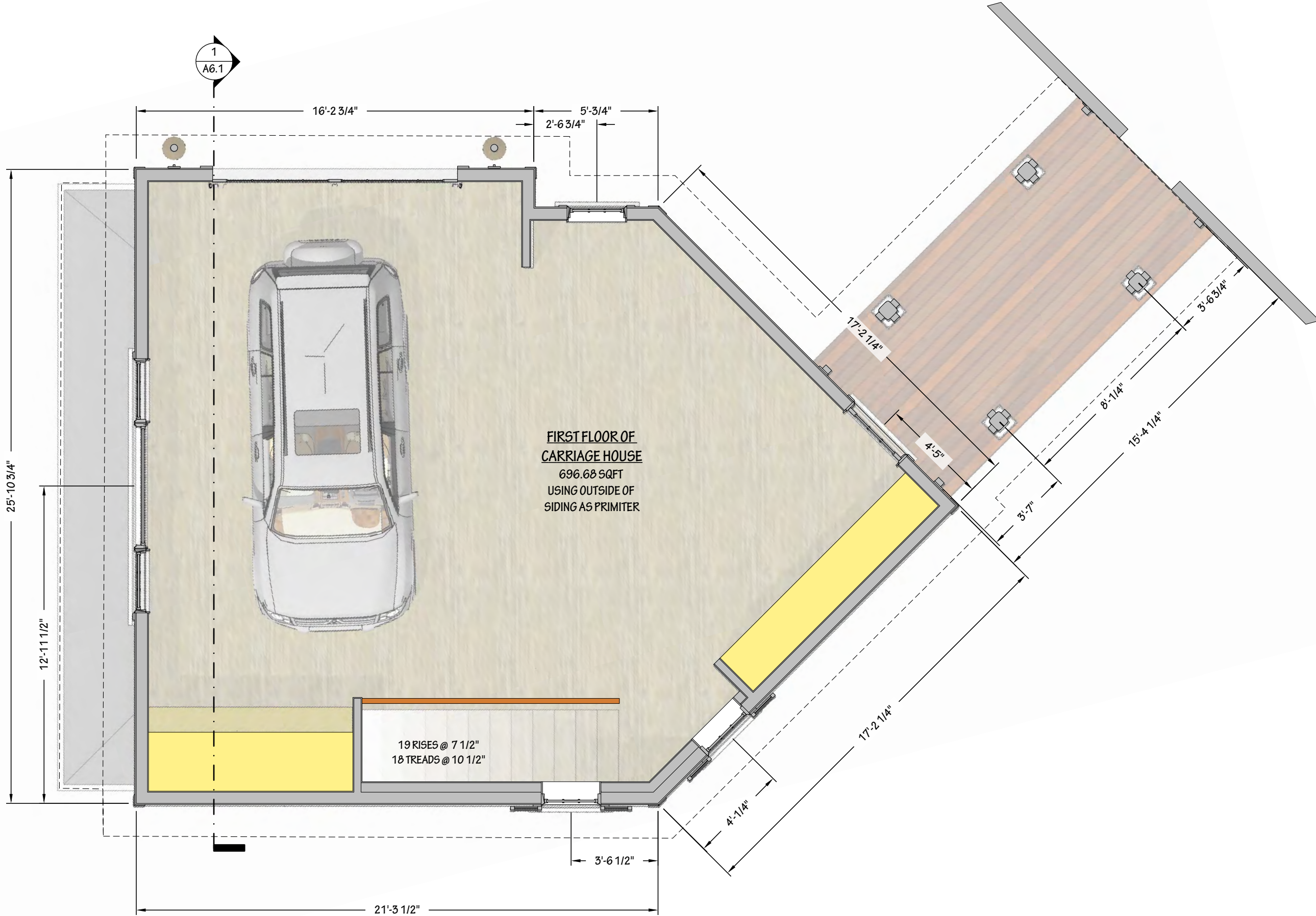
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MV	MV

DRAWING TITLE:

First Floor Plan

DRAWING NO:

A-3.2



PROJECT:

HOLBERGER/WINNIKI'S
CARRIAGE HOUSE
176 GROVE ST.
AUBURNDALE, MA

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SET:

HISTORIC APPROVAL

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04/02/21	1/8"=1'-0"

DRAWN BY:	REVIEWED BY:
MV	MV

DRAWING TITLE:

Exterior Elevations

DRAWING NO:

A-4.1



*AVERAGE HEIGHT TO MEDIAN GRADE IS 18.81'

WEST=317.7"
 SOUTH=228.4"
 SOUTHEAST=204"
 NORTHEAST=195.9"
 NORTH=182.7"
 + _____
 = 1128.7"
 /5 _____
 = 225.74"
 /12 _____
 =18.81

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 176 GROVE ST.
 AUBURNDALE, MA

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HISTORIC APPROVAL	
DRAWING DATE:	SCALE:
04/02/21	1/8"=1'-0"
DRAWN BY:	REVIEWED BY:
MV	MV

DRAWING TITLE:
Exterior Elevations

DRAWING NO:
A-4.2



PROJECT:

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AUBURNDALE, MA

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SET:

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MV	MV

DRAWING TITLE:

Exterior Elevations

DRAWING NO:

A-4.3



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SET:

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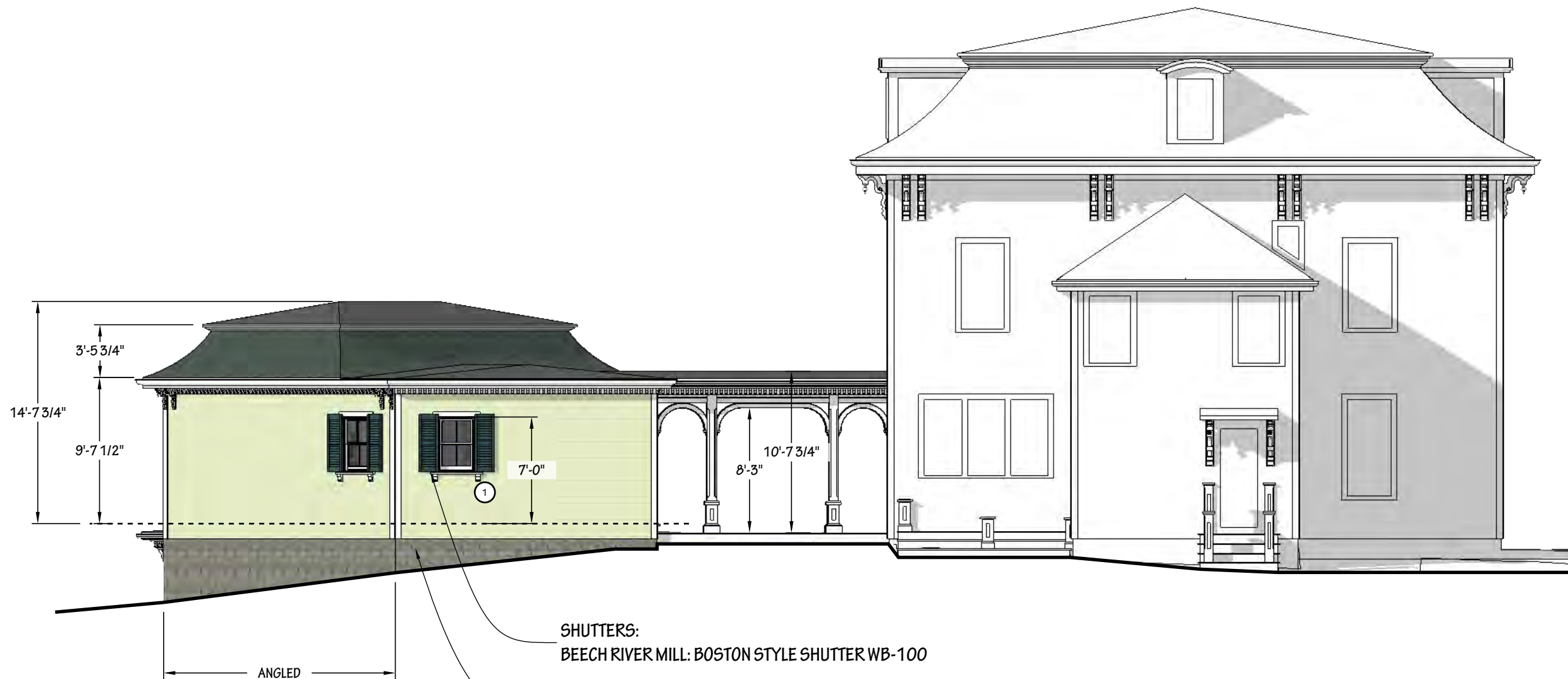
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MV	MV

DRAWING TITLE:

Exterior Elevations

DRAWING NO:

A-4.4



SHUTTERS:
BEECH RIVER MILL: BOSTON STYLE SHUTTER WB-100

FOUNDATION CLADDING:
STONEYARD: ROCKY RIVER SQ&REC

PROJECT:
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REVISIONS:

NO:	DATE:	DESCRIPTION:

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NO	DATE	DESCRIPTION
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HISTORIC APPROVAL	
DRAWING DATE:	SCALE:
04/02/21	1/8"=1'-0"
DRAWN BY:	REVIEWED BY:
MV	MV

DRAWING TITLE:
Exterior Elevations

DRAWING NO:
A-4.5

ROOFING

EDPM ROOFING ON PITCHES
UNDER 4:12 AREAS

REAL SLATE TO MATCH HOUSE,
(NEW ENGLAND SLATE-BLACK)
OR

SYNTHETIC SLATE TO
CLOSELY MATCH HOUSE
(INSPIRE - STEEL GRAY#804)

EDPM ROOFING ON PITCHES
UNDER 4:12 AREAS

MILLWORK

INTEX BOSTON GUTTER G46-20

ALL CORNER BOARDS AND
OTHER TRIM DETAILS
ARE FABRICATED FROM
BORAL TruExterior

SIDING

4" EXPOSURE, CEDAR SIDING

PAINT COLORS

SIDING COLOR:

BENIAMIN MOORE-ADEM GOLD HC-18

SHUTTERS COLOR:

BENIAMIN MOORE-RIVER ROCK 2139-10

TRIM COLOR:

BENIAMIN MOORE-NAVAIO WHITE

BASEMENT LEVEL BOARD AND BATTEN COLOR:

PRATT & LAMBERT- RAVEN 14-17

OVER HEAD CEILING COLOR:

BENIAMIN MOORE-YARMOUTH BLUE HC-150

STONE VENEER

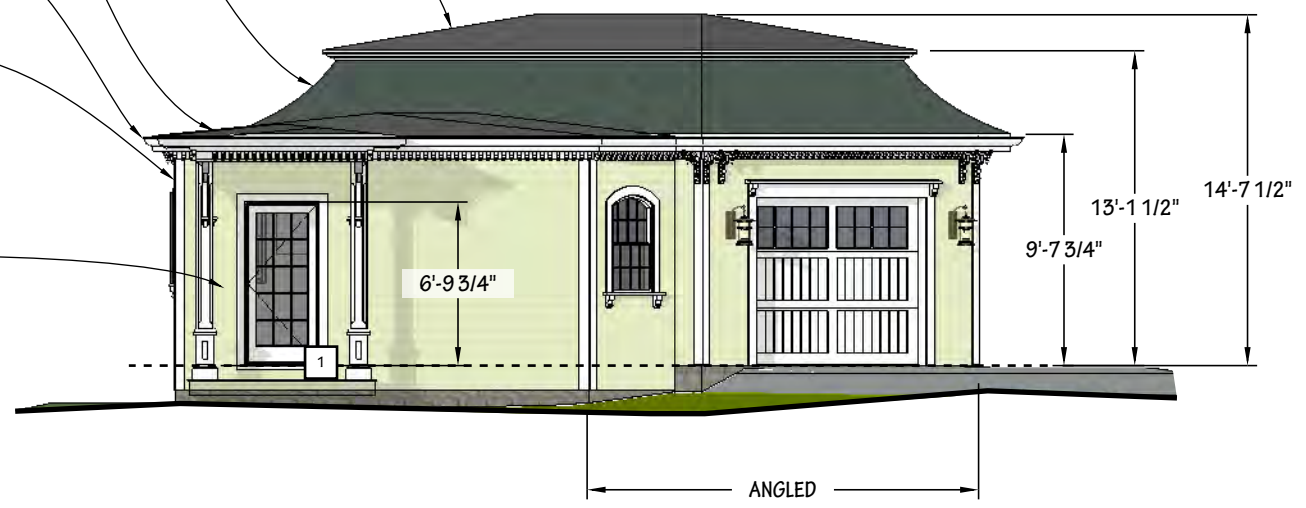
FOUNDATION CLADDING:

STONEYARD-ROCKY RIVER SQ&REC

DECKING

DECKING:

5 1/2" IPE (HIDEN FASTENERS)



PROJECT:

HOLBERGER/WINNIKI'S
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176 GROVE ST.
AUBURNDALE, MA

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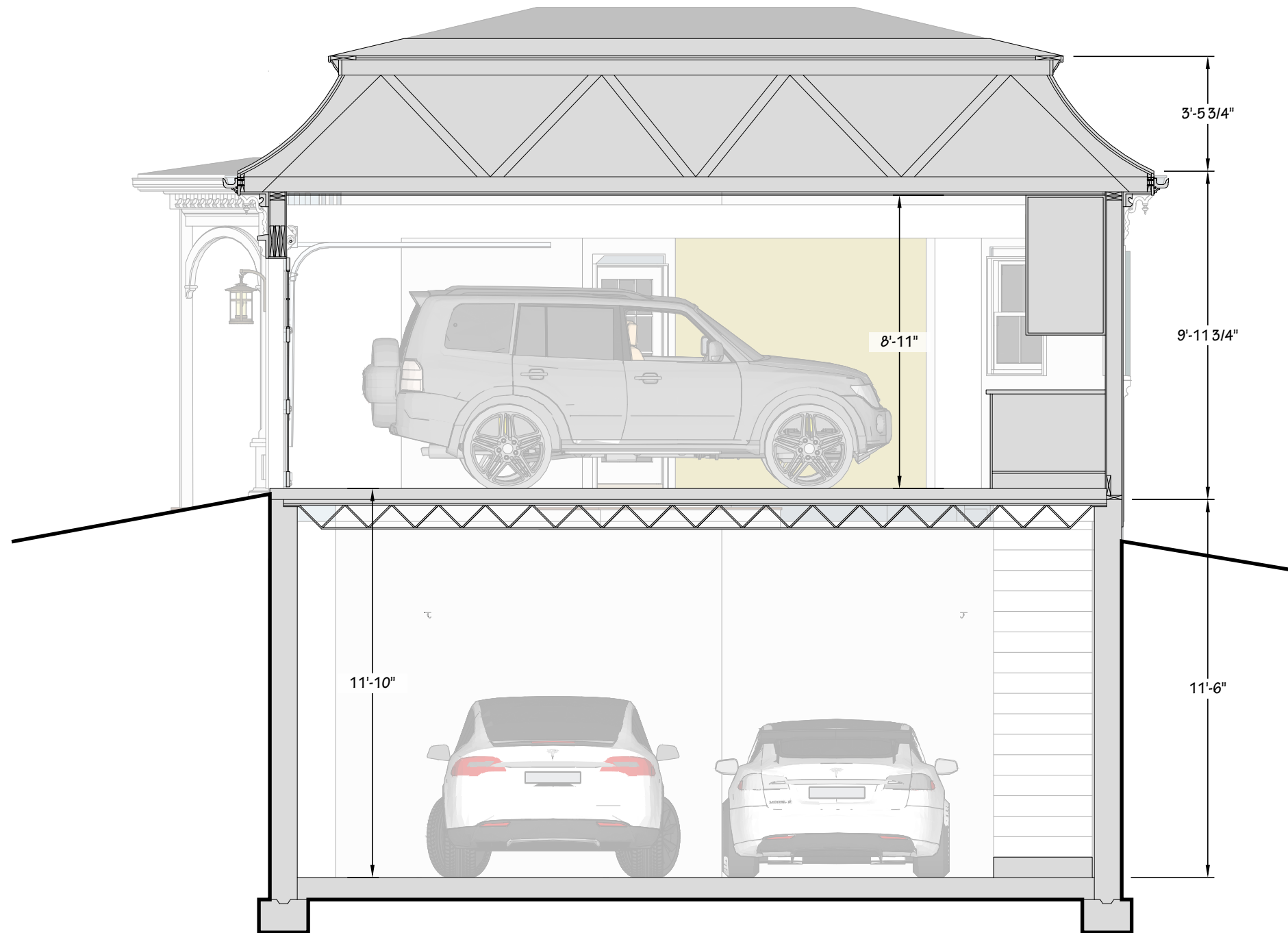
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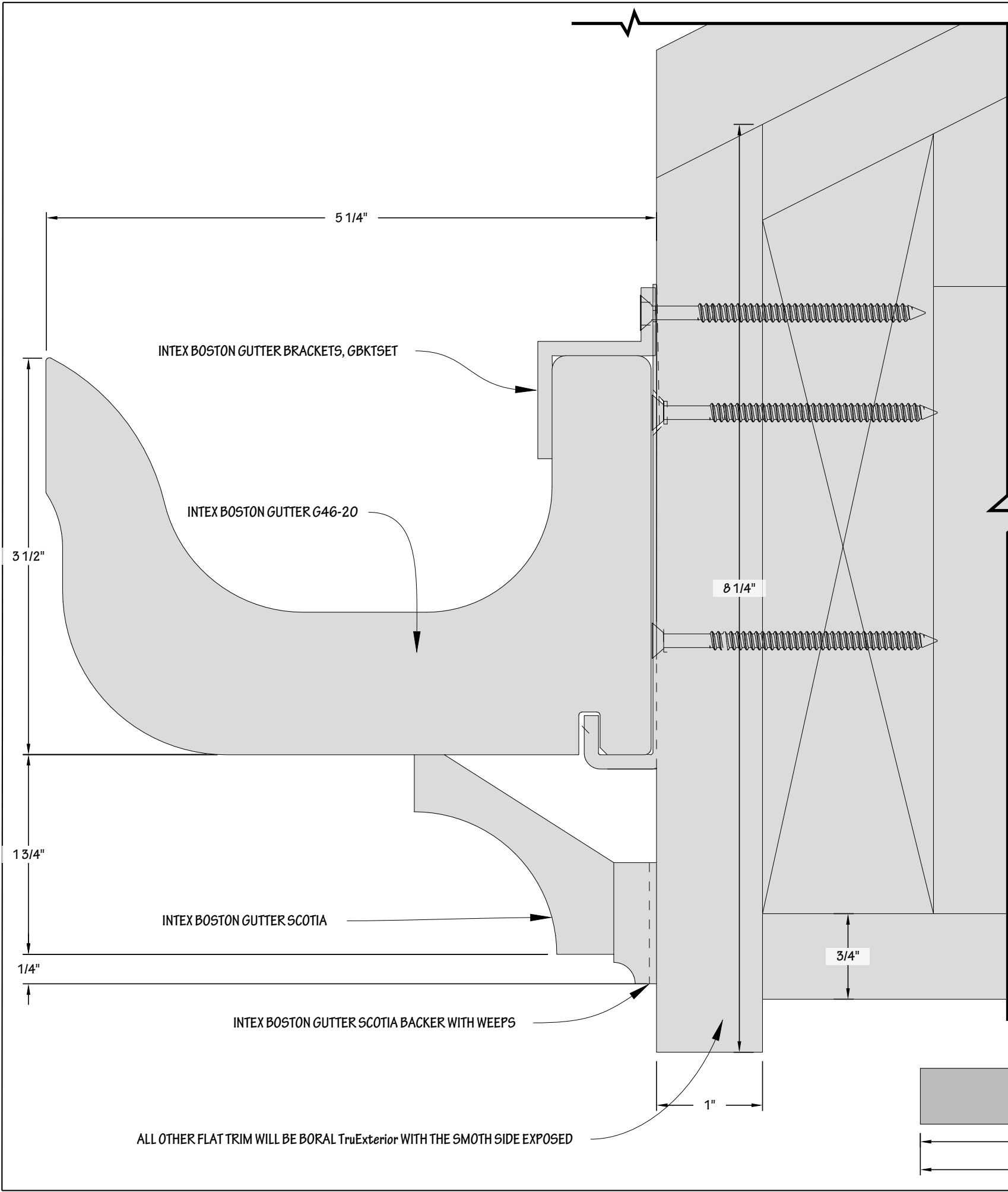
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Section A

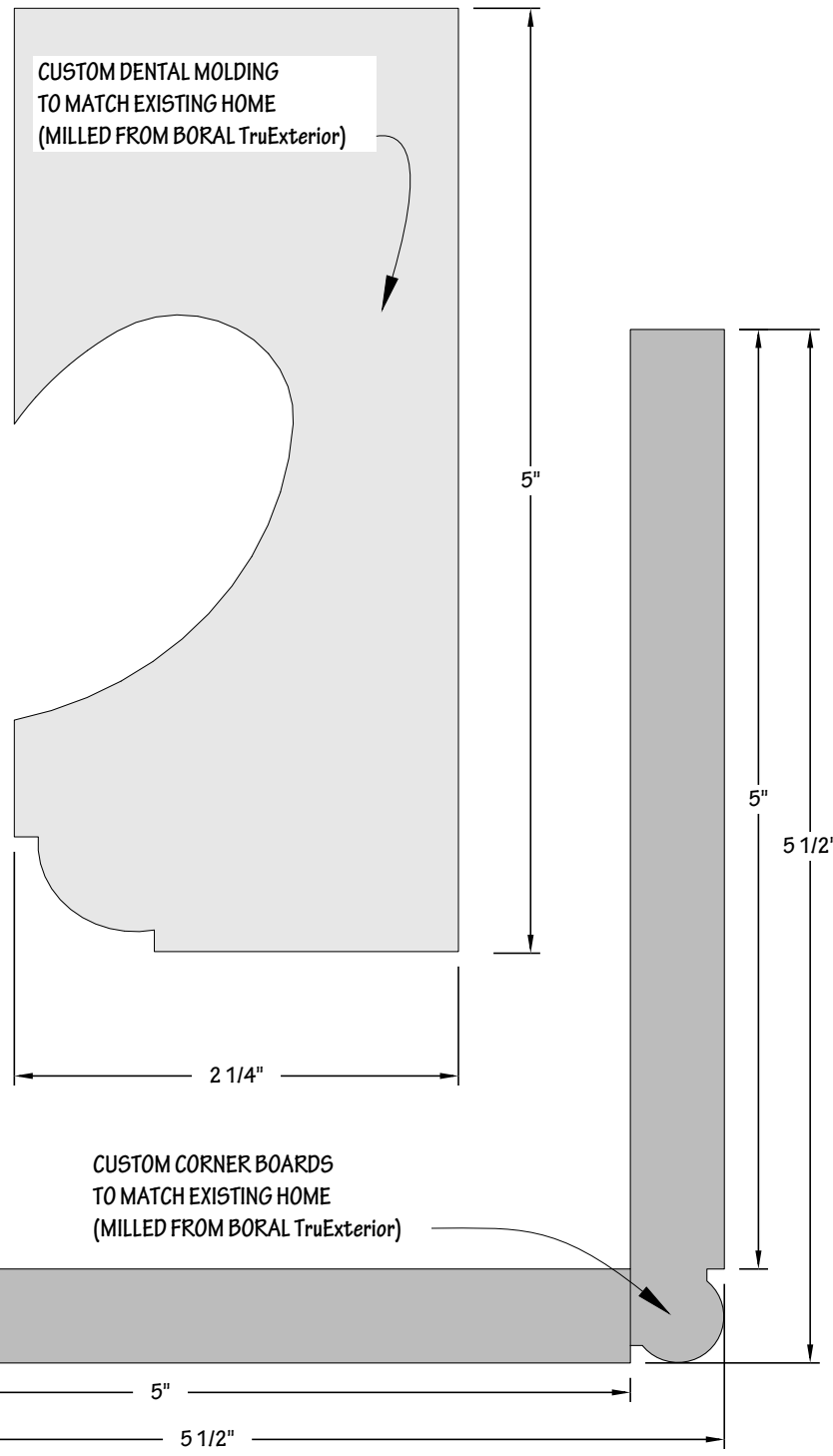
DRAWING NO:

A-6.1





EXISTING HOUSE DENTAL MOLDING



ALL OTHER FLAT TRIM WILL BE BORAL TruExterior WITH THE SMOOTH SIDE EXPOSED

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176 GROVE ST.
AUBURNDALE, MA

REVISIONS:

NO:	DATE:	DESCRIPTION:

ISSUED TO:

NO	DATE	CLIENT
1	4/2/2021	CLEINT

SET:

HISTORIC APPROVAL	
DRAWING DATE:	SCALE:
04/02/21	FULL
DRAWN BY:	REVIEWED BY:
MV	MV

DRAWING TITLE:
Millwork Details

DRAWING NO:
A-7.1