



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
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Barney S. Heath
Director

Newton Historical Commission Demolition Review Decision

Date: 3/31/21 Zoning & Dev. Review Project# 21030041

Address of structure: 20 Devon Road

Type of building : House

If partial demolition, feature to be demolished is portion rear

The building or structure:

is is not X in a National Register or local historic district not visible from a public way.

is is not X on the National Register or eligible for listing.

is is not X importantly associated with historic person(s), events, or architectural or social history

is X is not historically or architecturally important for period, style, architect, builder, or context.

is is not X located within 150 feet of a historic district and contextually similar.

is **NOT HISTORICALLY SIGNIFICANT** as defined by the Newton Demolition Delay Ordinance.

Demolition is not delayed and no further review is required.

is X **HISTORICALLY SIGNIFICANT** as defined by the Newton Demolition Delay Ordinance (See below).

The Newton Historical Commission staff:

X **APPROVES** the proposed project based upon materials submitted see below for conditions (if any).

Demolition is not delayed, further staff review may be required.

 DOES NOT APPROVE and the project requires
Newton Historical Commission review (See below).

Final review of construction plans required
prior to issuance of building permit

The Newton Historical Commission finds the building or structure:

is **NOT PREFERABLY PRESERVED**

Demolition is not delayed and no further review is required.

Owner of Record:

is **PREFERABLY PRESERVED – (SEE BELOW).**

Delay of Demolition:

 is in effect until

 has been waived - see attached for conditions

Please Note: if demolition does not occur within two years of the date of expiration of the demolition delay, the demolition will require a resubmittal to the Historical Commission for review and may result in another demolition delay.

Katy Hax Holmes, NHC

Determination made by:



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REQUEST FOR DEMOLITION REVIEW

DATE RECEIVED: March 30, 2021

PROJECT #: _____

PROJECT ADDRESS: 20 Devon Road

PROJECT INFORMATION

TYPE OF DEMOLITION: PARTIAL ** TOTAL

(** "Partial" demolition of a structure is the alteration or removal of over 50% of any single exterior wall surface or roof structure. Each is calculated by square footage.)

STRUCTURE TO BE DEMOLISHED (Check all that apply):

HOUSE GARAGE SHED NON-RESIDENTIAL BUILDING OTHER

IF OTHER, PLEASE DESCRIBE: Addition of accessible apartment behind rear wall of existing 2001 addition.

WHAT YEAR WAS THE STRUCTURE BUILT: 1892 with 2001 addition

IS THE STRUCTURE LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES? YES NO

DESCRIPTION OF THE DEMOLITION REQUEST BELOW (Briefly describe the project):

Attached are plans and elevations of a proposed accessible internal accessory apartment addition (781 sq ft) for use by the adult son of the owners who has Freidrich's Ataxia and will require increasing levels of care as the degenerative condition progresses. The rear wall area of the existing house is 1,563 sq ft. The wall area of the addition that will meet the existing house exterior wall is 152 sq ft. (less than 10% of the existing rear wall) and is behind the 2001 addition, not the original 1892 home. See attached drawing.

IF KNOWN, BRIEFLY DESCRIBE THE KNOWN HISTORY OF THE PROPERTY:

The MACRIS document is attached to provide historical information. The current owners purchased the home in 2000 and added a brick / slate roof/ cedar clapboard addition to the west end of the home in 2001. At the same time the white paint (1950's) was removed from the brick which was also re-pointed, the parapets were repaired using copper flashing and gutters and the aluminum siding on the rest of the home was replaced with cedar siding.

THE REVIEW APPLICATION SHOULD INCLUDE THE FOLLOWING INFORMATION

REQUIRED DOCUMENTATION:

- PROOF OF OWNERSHIP OF RECORD
- PHOTOGRAPHS OF THE AFFECTED STRUCTURE FROM THE FRONT, REAR, AND SIDES AND STREET
- ASSESSOR'S MAP SHOWING PROPERTY LOCATION
- BUILDING ELEVATION PLANS 11" X 17" OR SMALLER (FOR PARTIAL DEMOLITIONS ONLY).

SUGGESTED DOCUMENTS:

- BUILDING ELEVATION PLANS OR SKETCHES 11" X 17" OR SMALLER
- BUILDING PRODUCT/MATERIAL INFORMATION
- SITE PLAN
- PHOTOS OF NEIGHBORHOOD

APPLICATION AUTHORIZATION

PROPERTY OWNER:

Simon Dolan

(Print name)

Simon Dolan

(Signature name)

3/30/21

(Date)

(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.)