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STAFF MEMORANDUM

Meeting Date: December 14, 2021
DATE: November 30, 2021
TO: Auburndale Historic District Commission
FROM: Barbara Kurze, Senior Preservation Planner
SUBJECT: **Additional Review Information**

The purpose of this memorandum is to provide the members of the Auburndale Historic District Commission (Auburndale HDC) with information about the significance of the properties being reviewed and the application process, which may be useful in the review and decision-making process of the Auburndale HDC. Additional information may be presented at the meeting that the Auburndale HDC can take into consideration when discussing a Local Historic District Review application.

Dear Auburndale HDC Members,

The following is additional information for the Local Historic District Review applications that you should have received in your meeting packet.

Applications

46 Central Street – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: The circa 1870 house is a distinctive example of late-19th-century Gothic Revival-style architecture in Auburndale. It is the most intact of a group of three nearly identical houses and is a contributing component of the local historic district.

APPLICATION PROCESS: The owners want to demolish the garage and one-story rear addition and build a two-story rear addition and a carport on the right side of the house. The roof of the new addition will be taller than the existing main house block and the right-side carport will project past the main house block and be visible from the street. Cars parked under the carport would also be visible from the public way.

Notes: The existing house has a slate roof, and the new addition is proposed to have an asphalt shingle roof, so it will be important to understand how the asphalt shingle roof would look with the slate roof.

Per The Secretary of the Interior's Standards for Rehabilitation, and Newton's Historic Preservation Design Guidelines, an addition to a historic building should be subordinate to the historic building and read clearly as an addition. There is no

development as of right in the local historic districts; scale, form, and massing must be appropriate for the historic building. The City of Newton Historic Preservation Guidelines for Additions and New Construction are included for reference.

MATERIALS PROVIDED:

Assessors database map

MHC Form B

Project description

Site plan

Photographs

Plans

Elevations

List of products and materials

Product information

Newton Historic Preservation Guidelines for Additions and New Construction

Administrative Discussion

Minutes: Review the draft November meeting minutes.

Submission deadlines: Submission deadlines have been moved up and, starting in 2022, will be 22 days before the meeting. Currently applications are due 15 days before the meeting, and we are required to publish the agenda 14 days before the meeting which means less than a day to review submissions and determine if they can go on the agenda. The change was made to give Staff a week to review applications for completeness and to follow up with applicants before the agenda must be published. We will need to work out a process for when and how to allow applicants to “fix” incomplete applications and still make sure that we stick to the deadline to publish the agenda.