Historic Design Guidelines

• In Newton over 800 properties have historic preservation regulations on them, but property owners have no detailed design guidelines to use. In addition there are over 1,600 properties in Newton listed in the National Register of Historic Places, most have little protection or preservation guidance.

• The Newton Historical Commission proposes to hire a consultant to work with them, district commissions, and City staff to generate a detailed design guidelines booklet for the public, staff, Commission members, and others to use.

• Benefits: detailed preservation guidance for all to use, consistency in review of projects, and better projects with appropriate changes.

• Total Project Cost: $55,000
Historic Properties in Newton

17 City Landmarks:

473 Auburn Street
424-432 Cherry Street
29-31 Elmwood Street
29 Greenwood Street
236-242 Islington Road
65-71 Walnut Park
35 Webster Street
1515-1529 Washington Street

1734 Beacon Street
12 Drumlin Road
50 Fairlee Road
64 Hancock Street
320 Nevada Street
286 Waverly Avenue
401 Woodward Street
2276 Washington Street

450 Winchester Street
Historic Properties in Newton

30 Properties with preservation restrictions held by the City:

410 Newtonville Avenue

5 Park Place
Newton’s Local Historic Districts

Newton Upper Falls

Chestnut Hill

Newtonville

Auburndale

Encompassing in total 775 properties
Newton Upper Falls

Established in 1976 and expanded in 1985, includes approximately 200 properties.
Chestnut Hill

Established in 1991, the Chestnut Hill Historic District oversees approximately 250 properties.
Established in 2002, the District includes over 100 properties.
Auburndale

Established in 2005, the District includes approximately 275 properties.
Historic Design Guidelines

The proposed design guideline booklet will be arranged by architectural style. Any resident will be able to use it to preserve their property whether it's in a historic district or not.

Style → Appropriate change for that style

Greek Revival style window for a Greek Revival house

Material → Appropriate preservation method/replacement

Shingles should be used on a Shingle style house

Secretary of the Interior Standards will be a basis for review

Basically a how to book for historic approval
Design Guidelines
Examples

Architectural style guide

**Italianate (1840-1880):**
Based primarily on styles of the Italian Renaissance, these houses break the rules of symmetry that have dominated American architecture since the colonial era. Many different types of windows are used simultaneously and the old rectangular house form gives way to many different volumes that press out and sink in. Walls are not clapboard but are flat, using either large boards or stucco. Roofs are barely pitched, giving the illusion of flatness.

**Gothic Revival (1850-1870):**
Sometimes referred to as "gingerbread houses" these structures stress the vertical. This can be seen clearly in the steep roof pitch, decorative spires, and elongated windows. Moldings are highly decorative and delicate. Porches are a common feature.

**Victorian (1850-1890):**
Houses of this period incorporate all sorts of whimsical forms, decorative moldings, and many contrasting colors (although not in this illustration). Round or octagonal pointed turrets with elaborate spires are a common feature. Glass in these round turrets is sometimes also curved, and windows are very large with a single pane of glass in each sash.
Design Guidelines

Examples

Appropriate Windows

- Appropriate: Lower with original double hung, true divided windows.
- Appropriate: Greek Revival
- Appropriate: Colonial Revival
- Appropriate: Queen Anne
- Appropriate: Gothic
- Appropriate: Decorative Narrow Single Pane with molded stiles and caps.

- Inappropriate: Horizontally divided window replacement with incorrect number of panes. Missing stile caps.
- Inappropriate: Enlarged window opening for picture window. Window filled in.

Design Guidelines Examples

Mechanical equipment

Garage and driveway locations, site layout
Design Guidelines Examples

Setbacks and siting of new buildings

Massing and location of additions

**MASSING**
Avoid single massive forms which are not compatible with the original building's massing. Try to relate the addition to the type and variety of original forms and their composition.

**LOCATION**
Avoid additions which obscure and/or damage the original building's features. Try to locate the additions on non-character defining sides, set back from the building, or out of view from the street.
Design Guidelines Examples

Architectural glossary
Products

Design guideline booklet (800) hardcopies
Copies available to Board of Alderman, Urban Design Commission Newton Historical Commission, Upper Falls Historic District Commission, Chestnut Hill Historic District Commission, Newtonville Historic District Commission, Auburndale Historic District Commission, Planning and Development Department, property owners have historic preservation regulations on them, and other interested parties. Copies placed at the Newton Free Library and Jackson Homestead
Design guideline booklet electronic copy for City website
Guidelines preserve historic character and create appropriate changes