



Setti D. Warren
Mayor

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James Freas
Acting Director

PUBLIC HEARING MEMORANDUM

Public Hearing Date: February 10, 2015
Land Use Action Date: March 3, 2015
Board of Aldermen Action Date: April 21, 2015
90-Day Expiration Date: May 4, 2015

DATE: February 6, 2015

TO: Board of Aldermen

FROM: James Freas, Acting Director of Planning and Development
Alexandra Ananth, Chief Planner for Current Planning
Daniel Sexton, Senior Planner

SUBJECT: **Petition #17-15**, BARBARA & CHRISTIAN TALVITIE, for a SPECIAL PERMIT/SITE PLAN APPROVAL to EXTEND A NONCONFORMING STRUCTURE for an addition which added a two-car garage with two floors of living space above, which created a three story structure and increased the Floor Area Ratio from .35 to .44, and to allow two garages on one property at 1446 BEACON STREET, Ward 5, Waban, on land known as SBL 53, 14, 9, containing approximately 13,915 sf of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec 30-24, 30-23, 30-21(b), 30-15 Table 1, 30-15 Table A, 30-15(u)(2), 30-15(m)(5) of the City of Newton Rev Zoning Ord., 2012.

The purpose of this memorandum is to provide the Board of Aldermen and the public with technical information and planning analysis which may be useful in the special permit decision making process of the Board of Aldermen. The Planning Department's intention is to provide a balanced view of the issues with the information it has at the time of the public hearing. There may be other information presented at or after the public hearing that the Land Use Committee of the Board of Aldermen will want to consider in its discussion at a subsequent Working Session.



1446 Beacon Street

EXECUTIVE SUMMARY

The property at 1446 Beacon Street consists of a 13,915 square foot lot, and is improved with a noncompliant nonconforming three-story single-family residence constructed in 1924 and a detached garage built in 1934. The structure is considered a nonconforming three-story structure because the topography of the parcel is sloped such that the basement is exposed in the rear, and is considered the first floor. In 2009, a three-story addition was constructed on the rear of the dwelling with a building permit; however, a special permit should have been obtained for the addition, as it increased the nonconforming nature of the existing dwelling. In order to legalize this existing nonconformity, the petitioner is seeking a special permit. The petitioner is also proposing to construct a series of modest additions to the existing dwelling and to demolish the existing detach garage and construct a new two-car detached garage, the sum of which will exceed the maximum allowable floor area ratio. In order to construct the additions and detached garage as proposed, the petitioner is seeking a special permit to increase the floor area ratio (FAR) from .35 to .44, where .36 is the maximum allowed FAR by right, and to allow two garages on one property.

The proposed detached garage is approximately 670 square feet on the ground floor, which is 486 square feet larger than the existing 184 square foot accessory structure, and has a 670 square foot basement that is partially below-grade. The previous addition expanded the dwelling by approximately 850 square feet. The proposed addition will expand the floor area of the current dwelling by approximately 412 square feet, and enlarge the footprint of the house by 68 square feet. Per the Zoning Review Memorandum, the proposed detached garage will eliminate the nonconforming nature of the existing detached garage (**ATTACHMENT A**).

The Planning Department has no particular concerns with this petition. The *Newton Comprehensive Plan*, adopted in 2007, encourages residential property owners to consider modest additions to older homes in order to preserve the existing structure, while allowing them to meet the needs of today's families. While the project will be visible from Beacon Street and is partially visible from the abutting properties, the petitioner has designed the additions and detached garage to be subordinate to the current structure and echo certain architectural elements and styles present on the existing dwelling. The Planning Department typically recommends additional screening measures to mitigate the impact on abutting properties; however, the existing mature vegetation, which provides year-round screening, along the eastern property line appears adequate. For these reasons, it appears that the proposed additions and detached garage are consistent with and not in derogation of the size, scale and design of other structures in the neighborhood.

I. SIGNIFICANT ISSUES FOR CONSIDERATION:

When reviewing this request, the Board should consider whether:

- The proposed addition, which will increase the existing FAR of .35 to .44, where the maximum allowable FAR is .36, is consistent with and not in derogation of the size,

- scale and design of other structures in the neighborhood. (§30-15(u)(2) and §30-15 Table A)
- The extension of the nonconforming three-story structure, consisting of a previously constructed addition and the proposed 412 square foot addition, is not substantially more detrimental than the existing nonconforming structure is to the neighborhood (§30-21(b))
 - The site is an appropriate location for the proposed additions, which will expand an existing three-story structure and create two garages on a single property. (§30-24(d)(1), §30-15(m)(5)(a))

II. CHARACTERISTICS OF THE SITE AND NEIGHBORHOOD

A. Neighborhood and Zoning

The property is located along Beacon Street on the southern side, near the intersection of Beacon Street and Upland Road. The subject property and the surrounding neighborhood consist of single-family residences (**ATTACHMENT B**). A number of properties proximate to the site are also used as mixed use, open space, or are vacant lands. The immediate neighborhood is zoned Single Residence 2 (**ATTACHMENT C**).

B. Site

The site consists of approximately 13,915 square feet of land, and improved with a nonconforming three-story single-family residence that was constructed in 1924 and a detached garage built in 1934. The topography of the site slopes down significantly from the front to the rear of the site, with an elevation change of approximately 19 feet (**ATTACHMENT D**). Due to the grade change, the structure appears to be 2½-stories at the front and three-stories from the rear, and the slope causes the basement to count as a full story. The property has a bituminous driveway along the eastern property line, which wraps around the dwelling at the rear of the house to provide access to the two car garage in the basement of the structure. The remaining portions of the property consist of terraced segments of lawn. The site is partially screened by existing mature conifer trees and deciduous bushes.

III. PROJECT DESCRIPTION AND ANALYSIS

A. Land Use

The use will remain a single-family residence.

B. Building and Site Design

The petitioner is proposing to construct a series of modest additions to the side and front of the existing structure, comprised of an enlarged dining room (2nd floor) and

master bedroom (3rd floor). These additions will extend out from the front and eastern side of the existing structure, and will enlarge the footprint of the dwelling by approximately 68 square feet. The petitioner is also proposing to demolish the existing detached garage, which has limited functionality due to its size, and construct a new two-car detached garage. The proposed detached garage is approximately 670 square feet on the ground floor, which is 486 square feet larger than the existing 184 square foot accessory structure, and has a 670 square foot basement that is partially below-grade. Since the lower floor of the garage does not extend above the surrounding grade, and therefore is not considered story, only 335 square feet (or 50%) of the garage's basement contributes to the total FAR for the site. The petitioner is also proposing to legalize a previous addition, which totaled approximately 850 square feet, that was constructed in 2009 with a building permit. This addition should have obtained a special permit for its construction, as it increased the nonconforming nature of the existing dwelling.

Per the project plans, the proposed additions increase the total square footage of buildings on the site from approximately 4,837 square feet (including the 2009 addition) to 6,405 square feet (including the detached garage). The resulting building lot coverage of 19% will be far below the maximum 30% allowed, and the proposed open space of 62.3% will exceed the minimum requirement of 50%. The additions and detached garage will be clad with exterior finishes to match the existing structure.

To further understand how the mass and bulk of the expanded residence compares to other structures in the surrounding neighborhood, staff completed an analysis using data from the Assessors Database (**ATTACHMENT E**). City staff acknowledges the limitation of the Assessors Database, and notes that the data should be viewed as rough approximations. The following table summarizes the results:

	<u>Average</u>	<u>Median</u>	<u>Proposed</u>
Total Building SF	4,168	4,391	6,070
Lot Size	12,488	11,562	13,910
Approx. FAR	.40	.40	.44

As the data indicates, the previous and proposed additions will create a total square footage of the structures on the site that is significantly larger than the average and median size of the buildings found in the surrounding neighborhood. In terms of FAR, the proposed structures will result in an FAR that is slightly higher than the average and median FARs found on surrounding properties. It is important to note that many of immediate properties appear to have significantly higher FARs than proposed. Due to the topography of the site, which is steeper than the surrounding properties, the project is designed so as to be responsive to the existing grades. While the proposed additions to the dwelling do increase the mass and bulk of the

structure, the petitioner's architect has designed these additions to be subordinate to the current dwelling and echo the architectural elements and style of the existing dwelling.

The Planning Department is not particularly concerned with the proposed addition, as the resulting structure will not substantially increase the footprint of development on the site. Further, the additions and detached garage have been designed to blend into the topography and minimize the visual impact from Beacon Street. The *Newton Comprehensive Plan* also encourages property owners to consider modest additions to older homes in order to preserve the existing structure. For these reasons, the Planning Department believes the proposed structure is not in derogation of the scale and design of other structures in the neighborhood.

C. Landscape Screening

The proposed project will be visible from Beacon Street and partially hidden from view of the abutting properties. The site has existing mature vegetation along the rear and side (eastern) property lines, which partially screen the additions from view. The abutting properties also have landscape plantings and detached structures that will further buffer the proposed additions from the activities on the adjacent properties. The Planning Department believes the existing screening to be adequate, and does not recommend additional screening at this time.

IV. TECHNICAL REVIEW

A. Technical Considerations (Chapter 30, Newton Zoning Ordinance):

The Zoning Review Memorandum provides an analysis of the proposal with regard to zoning (**Attachment A**). Based on the completed Zoning Review Memorandum, the petitioner is seeking the following reliefs:

- §30-15, Table 1 and §30-21(b), to extend a nonconforming structure in regard to number of stories.
- §30-15 Table A, §30-15(u), to exceed the allowed FAR.
- §30-15(m)(5) to allow two garages on one property.

B. Engineering Review

The Engineering Division of Public Works has not reviewed the proposal with regard to engineering issues. Due to the increased amount of impervious and the sloping topography, the project will be reviewed by the Engineering Division prior to issuance of a building permit.

C. Historic Review

The existing structure is more than 50 years old and the proposed addition will

cover (i.e. demolish) more than 50% of a single façade, thus requiring the petitioner to file a demolition review application. The City's Senior Planner that staffs the Newton Historical Commission reviewed and approved the project, with the condition that final plans be reviewed during the building permit process (**ATTACHMENT F**).

V. PETITIONER'S RESPONSIBILITIES

The petition is considered complete at this time.

ATTACHMENTS:

- ATTACHMENT A:** Zoning Review Memorandum, dated December 30, 2014
- ATTACHMENT B:** Land Use Map
- ATTACHMENT C:** Zoning Map
- ATTACHMENT D:** Topography Map
- ATTACHMENT E:** Parcel Comparison
- ATTACHMENT F:** Historic Record of Action, dated August 12, 2014



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Attachment A
City of Newton, Massachusetts
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James Freas
Acting Director

ZONING REVIEW MEMORANDUM

Date: December 30, 2014

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official
Alexandra Ananth, Chief Planner for Current Planning

Cc: Peter Sachs, Architect
Barbara and Christian Talvitie, applicants
James Freas, Acting Director of Planning and Development
Ouida Young, Associate City Solicitor

RE: Request to exceed maximum allowed FAR, to extend a nonconforming structure, and to add a second garage structure

Applicant: Barbara and Christian Talvitie	
Site: 1446 Beacon Street	SBL: 53014 0009
Zoning: SR-2	Lot Area: 13,915 square feet
Current use: Single-family dwelling	Proposed use: No change

BACKGROUND:

The property at 1446 Beacon Street consists of a 13,915 square foot lot improved with a single-family residence constructed in 1924 and a detached garage built in 1934. The structure consists of two and a half stories and a basement (the original construction of the dwelling included a garage in the basement). The topography is sloped so-as to create a walk-out basement in the rear. As such, the basement is considered the first floor, creating three stories.

A 3-story addition was built with a building permit at the rear of the house in 2009 which added a two-car garage with two floors of living space above. A special permit should have been required for the addition, as it was increasing a nonconforming structure by adding additional living space to a nonconforming three-story structure, where only 2.5 stories are allowed. Without a special permit, the dwelling is noncompliant.

The applicants are proposing to legitimize the existing nonconformities now through the special permit process, to raze the existing detached accessory building, build a two car detached garage, and to exceed maximum allowable FAR.

The following review is based on plans and materials submitted to date as noted below.

- Zoning Review Application, prepared by Peter Sachs, architect, submitted 11/25/2014
- FAR Worksheet, prepared by Peter Sachs, architect, submitted 11/25/2014
- Topographic Site Plan, signed and stamped by Joseph R. Porter, surveyor, dated 7/2/2014, 10/14/2014
- Garage Plans and Elevations, signed and stamped by Peter Sachs, Architect, dated 8/8/2014, revised 11/1/2014
- FAR Worksheet, prepared by Peter Sachs, architect, dated 11/1/2014
- Architectural Plans, prepared by Peter Sachs, architect, dated 7/2/2014, revised 7/8/2014, 7/14/2014, 8/8/2014
 - Basement Plan
 - Proposed Second Floor Plan
 - Proposed Attic Plan
 - Proposed Elevations
 - Existing Elevations
 - Existing Basement Plan
 - Existing First Floor Plan
 - Existing Second Floor Plan
 - Existing Attic Plan

ADMINISTRATIVE DETERMINATIONS:

1. The maximum number of stories allowed in an SR2 district is 2.5 according to 30-15 Table 1. Due to the significantly downward sloping topography, the existing structure has a walk-out basement, making it a story, thus creating a three-story structure. The applicants received a building permit in 2009 and built a three-story addition to the rear of the house, which should have received a special permit to extend a nonconforming three-story structure. The applicants now wish to legitimize the existing situation with a building permit per Section 30-21(b) of the Ordinance.
2. The applicant's existing FAR is at .35, where .36 is the maximum allowed. The proposed additions to the main dwelling and the addition of the two-car detached garage will create an FAR of .44. A special permit is required to exceed allowable maximum FAR per sections 30-15 Table A, and 30-15(u)(2).
3. The applicants propose to raze an existing detached accessory structure built as a garage in 1934 and build in its place a 1.5 story two-car garage with a ground floor area of 670 square feet. There are three garage bays totaling 700 square feet of garage space attached to the house. Section 30-15(m)(5) requires a special permit to have more than one garage on a property.

SR2 Zone	Required	Existing	Proposed
Lot Size	10,000 square feet	13,915 square feet	No change
Frontage	80 feet	80.78 feet	No change
Setbacks <ul style="list-style-type: none"> • Front • Side • Rear 	25 feet 7.5 feet 15 feet	31.6 feet 14.5 feet 79.5 feet	26.5 feet No change No change
Building Height	36	34.55 feet	No change
Max Number of Stories	2.5	3	No change
FAR	.36	.35	.44
Max Lot Coverage	30%	13.7%	19%
Min. Open Space	50%	72.7%	62.3%
Detached Garage			
Setbacks <ul style="list-style-type: none"> • Front • Side • Rear 	25 feet 5 feet 5 feet	92.25 feet 2.1 feet 52.97 feet	90.3 feet 5.3 feet 51.1 feet
Building Height	22 feet	---	18.74 feet
Max Number of Stories	1.5	1	1.5

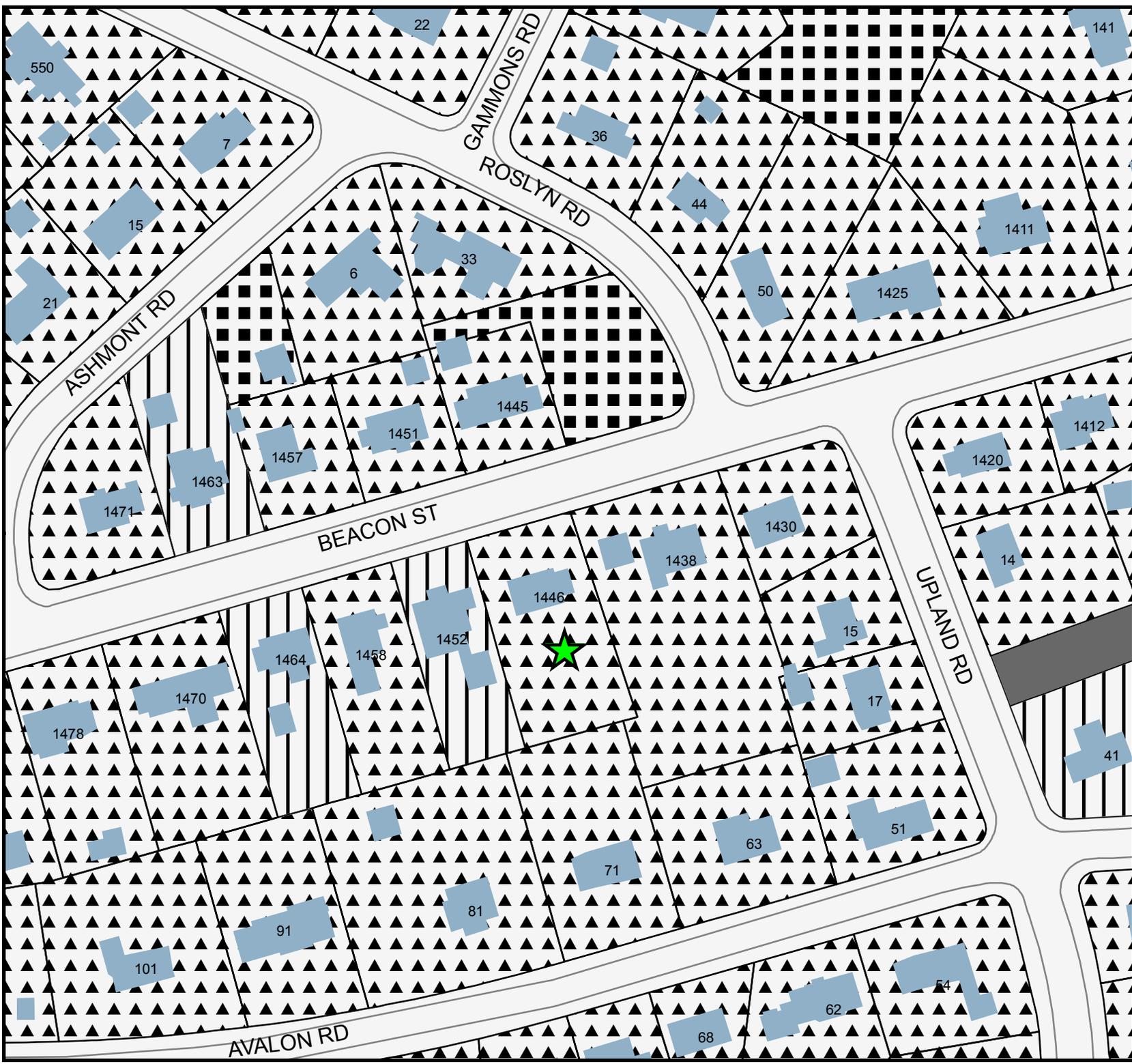
1. See "Zoning Relief Summary" below:

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§30-15 Table 1 30-21(b)	To extend a nonconforming 3-story single-family dwelling	S.P. per §30-24
§30-15 Table A, 30-15(u)(2)	Exceed Floor Area Ratio (FAR)	S.P. per §30-24
§30-15(m)(5)	Allow two garages on one property	S.P. per §30-24

Land Use Map 1446 Beacon Street

*City of Newton,
Massachusetts*

ATTACHMENT B

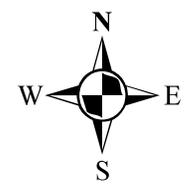


Legend

Street Names

Land Use

- Single Family Residential
- Multi-Family Residential
- Mixed Use
- Open Space
- Vacant Land
- Property Boundaries
- Building Outlines



The information on this map is from the Newton Geographic Information System (GIS). The City of Newton cannot guarantee the accuracy of this information. Each user of this map is responsible for determining its suitability for his or her intended purpose. City departments will not necessarily approve applications based solely on GIS data.

CITY OF NEWTON, MASSACHUSETTS
Mayor - Setti D. Warren
GIS Administrator - Douglas Greenfield



Zoning Map 1446 Beacon Street

*City of Newton,
Massachusetts*

ATTACHMENT C

Legend

- Street Names
- Single Residence 2
- Property Boundaries
- Building Outlines

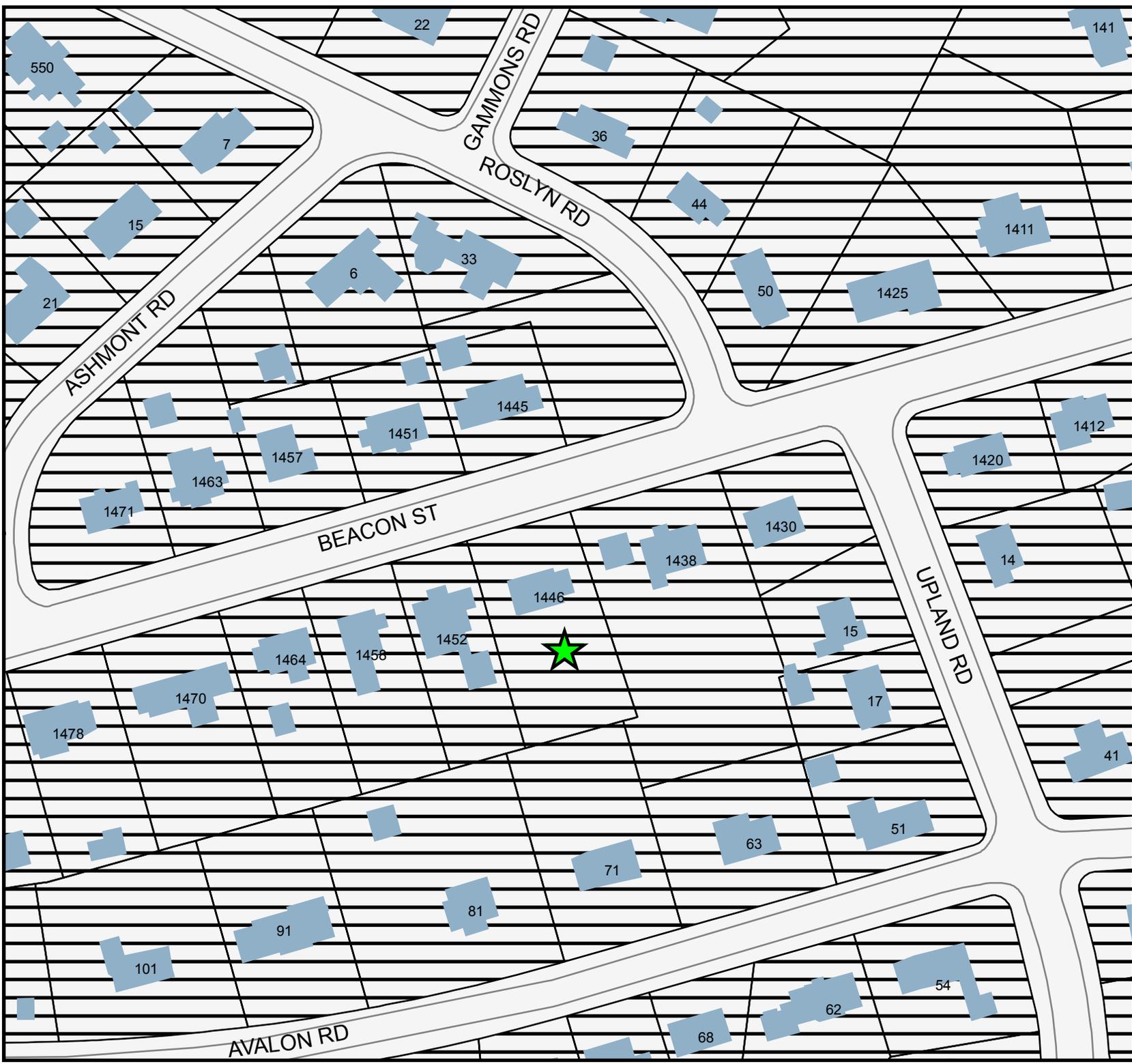


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CITY OF NEWTON, MASSACHUSETTS
Mayor - Setti D. Warren
GIS Administrator - Douglas Greenfield

0 12.5 25 50 75 100 125 Feet

Map Date: January 30, 2015



Topography Map 1446 Beacon Street

*City of Newton,
Massachusetts*

ATTACHMENT D

Legend

- Street Names
- Property Boundaries
- Building Outlines
- Contour Lines**
 - Two Foot Contour
 - Index (10 Foot) Contour
 - Wall

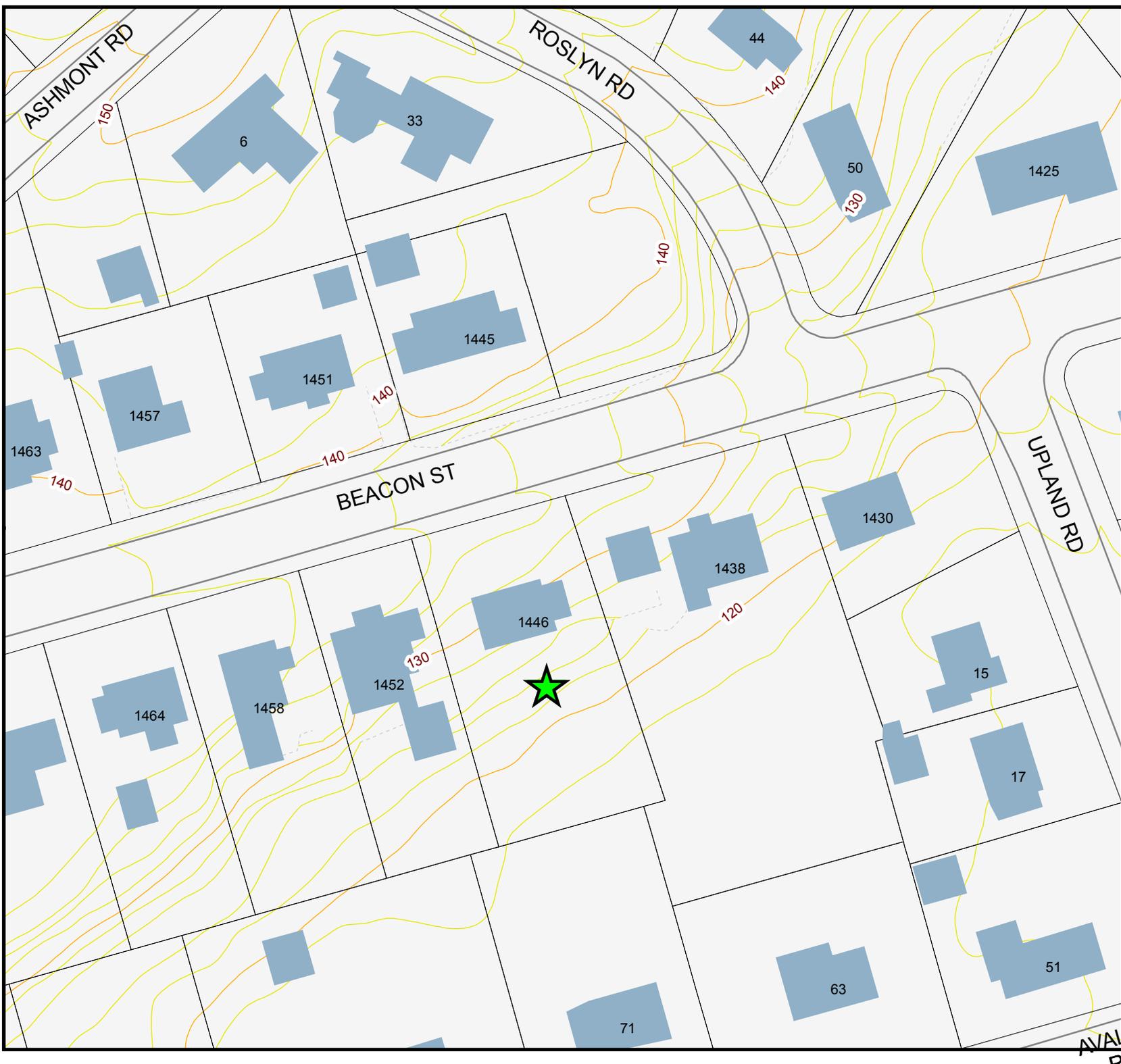


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CITY OF NEWTON, MASSACHUSETTS
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Map Date: January 30, 2015



Parcel Comparison of Lots Surrounding 1446 Beacon Street

Property	Total Building SF	Lot Size	Approx. FAR
1446 Beacon Street*	4,837	13,910	0.35
1438 Beacon Street	4,324	25,808	0.17
1430 Beacon Street	4,587	8,650	0.53
15 Upland Road	4,064	7,465	0.54
17 Upland Road	4,049	7,076	0.57
51 Avalon Road	4,907	11,574	0.42
63 Avalon Road	3,006	13,793	0.22
71 Avalon Road	4,931	15,235	0.32
81 Avalon Road	3,164	25,041	0.13
1464 Beacon Street	4,759	10,725	0.44
1458 Beacon Street	4,457	11,550	0.39
1452 Beacon Street	3,941	9,900	0.40
1457 Beacon Street	3,523	8,000	0.44
1451 Beacon Street	4,224	8,000	0.53
1445 Beacon Street	4,650	8,000	0.58
1445 Beacon Street***	-	12,100	0.36
50 Roslyn Road	6,171	14,400	0.35
1425 Beacon Street	5,432	13,560	0.40
Average	4,168	12,488	0.40
Median	4,391	11,562	0.40
1446 Beacon Street**	6,070	13,910	0.44

The information presented in this table was obtained from the City of Newton's Assessor's Database, and was used to calculate the approximate floor area ratio for adjacent parcels.

* Existing conditions for 1446 Beacon Street

** Proposed conditions, with addition, for 1446 Beacon Street

*** This parcel is current undeveloped.



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Mayor

Candace Havens
Director

REQUEST FOR DEMOLITION REVIEW

DATE RECEIVED: 8.12.14 PROJECT #: 14080093
PROJECT ADDRESS: 1446 Beacon St Newton, MA.

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 [x] GARAGE [] SHED [] NON-RESIDENTIAL BUILDING [] OTHER

IF OTHER, PLEASE DESCRIBE: master bath 2nd fl, new porch

WHAT YEAR WAS THE STRUCTURE BUILT: 1920's

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

DESCRIPTION OF THE DEMOLITION REQUEST BELOW (Briefly describe the project):
REMOVE and enlarge existing garage, add front porch & master bath 2nd floor

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

THE REVIEW APPLICATION SHOULD INCLUDE THE FOLLOWING INFORMATION

REQUIRED DOCUMENTATION:

- [x] PHOTOGRAPHS OF THE AFFECTED STRUCTURE FROM THE FRONT, REAR, AND SIDES AND STREET.
[] ASSESSOR'S MAP SHOWING PROPERTY LOCATION
[x] 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
[x] SITE PLAN [] PHOTOS OF NEIGHBORHOOD

APPLICATION AUTHORIZATION

PROPERTY OWNER: Barbara Salvatore (Print name) [Signature] (Signature name) 7.2.14 (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.)

NOTE: This Application MUST be accompanied by a General Permit Application.



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Setti D. Warren
 Mayor

Candace Havens
 Director

GENERAL PERMIT APPLICATION

PROJECT #: 14080093 ZONING DISTRICT: SP-2 DATE RECEIVED: 8-12-14

PROJECT DESCRIPTION:

PROPERTY LOCATION INFORMATION

STREET ADDRESS: 1446 Beacon St. CITY/ZIP: Newton

LEGAL DESCRIPTION (SECTION, BLOCK, LOT): _____

PROPERTY OWNER INFORMATION

NAME: Christian & Sabina Talvatie PHONE: 617-365-5994 ALT. PHONE: _____

MAILING ADDRESS: 1446 Beacon St. E-MAIL ADDRESS: talvatiec@verizon.net

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 Christian Talvatie _____ (Date) _____
 (Property Owner Signature)

X _____ (Date) _____
 (Property Owner Signature)

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: Peter Sachs PHONE: 617-302-5045 ALT. PHONE: _____

MAILING ADDRESS: _____ E-MAIL ADDRESS: petersachs@gmail.com

X Peter Sachs _____ (Date) 8-12-14
 (Applicant/Agent Signature)

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



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Candace Havens
Director

Newton Historical Commission Demolition Review Decision

Date: 8/12/2014 Zoning & Dev. Review Project# 14080093

Address of structure: 1446 Beacon Street

Type of building : House

If partial demolition, feature to be demolished is second floor side addition, front porch

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 HISTORIC** as defined by the Newton Demolition Delay Ordinance.

Demolition is not delayed and no further review is required.

is x **HISTORIC** 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 plans required.

The Newton Historical Commission finds the building or structure:

is _____ **NOT PREFERABLY PRESERVED**

Demolition is not delayed and no further review is required.

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.

Determination made by:
Preserving the Past Planning for the Future