



# CITY OF NEWTON, MASSACHUSETTS

Department of Planning and Development

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## NEWTON LOCAL HISTORIC DISTRICT

Amendment to Existing

CERTIFICATE OF APPROPRIATENESS or CERTIFICATE OF HARDSHIP

I. **Property Address** 321 Central Street

**Name of Historic District** Auburndale

II. **Applicant's Name** Doug Cornelius & Natascha George

Address 321 Central Street, Auburndale Phone # 617-795-2496

**Property Owner (if different)** \_\_\_\_\_

Address \_\_\_\_\_ Phone # \_\_\_\_\_

**Architect** Carr, Lynch and Sandell, Inc.

Address 727 Massachusetts Avenue Cambridge Phone # 617.661.6566

**Contractor** TBD

Address \_\_\_\_\_ Phone # \_\_\_\_\_

### III. CERTIFICATE AMENDMENT

Date of Original Certificate Approval April 13, 2010

Proposed Change to Previous Approval (attach additional material if needed):

Increase size and redesign of addition, add a roof dormer,

widow's walk, chimney, vestibule, deck, redesign porch.

See more detail in the attached addendum and

accompanying plans.

IV. **ACTION** \_\_\_\_\_ Accepted \_\_\_\_\_ Denied

Reason: \_\_\_\_\_

\_\_\_\_\_  
Chairman or Secretary

\_\_\_\_\_  
Date

# **Addendum to Amendment to Existing Certificate of Appropriateness**

## **321 Central Street, Auburndale**

In our original approval for a certificate of appropriateness, the Auburndale Historic Commission granted the conceptual approval for (1) rotating the house and (2) the scope, size and placement of the addition. We are returning for approval for the following changes:

### **Increase Size and Redesign of Addition**

In planning the interior with the theme of preserving the majority of the historic fabric of the house, including a modern a modern kitchen and obtaining a sensible flow through the house, we realized we needed some additional space in the addition for the kitchen. We have made small increases in the width and depth of the addition.

### **Redesign Rear Porch and Steps**

We are re-configuring the rear porches and step to have small decks on the back of the addition wings, with stairs descending to a central platform and then down to the ground.

### **Second floor deck**

Rather than bringing the rear wall of the addition from the first floor all the way up, we are proposing to add a small deck on the second floor of the addition. We think this creates some better massing and alignment with the lines of the structure.

### **New Rear Chimney**

We have added a fireplace to the space in the addition. This would require a new chimney protruding from the roof of the addition.

### **Roof Dormer**

We are proposing to add a dormer to the rear roof to create usable space in the attic. Dormers are common to other houses in the area of similar style in vintage. The houses at 324 Central and 304 Central have a similar design as our house and both have dormers. Dormers are common on other properties in the immediate area: 316 Central, 298 Central and 290 Central.

### **Widow's Walk**

The house originally had a widow's walk on the roof. The staircase to the roof is still in place in the attic. We were told by the prior owners that the original widow's walk was damaged during a hurricane (1954's Carol?) and never replaced.

## **Side Entrance Vestibule**

We expect to make extensive use of the side entrance of the house (as we do currently). Rather than a mere exposed doorway, we propose to include a vestibule that blends into the addition. We feel the vestibule pays an appropriate homage to the existing mudroom that is currently located in a similar position on the the property.

## **Foundation Wall**

Based on the prior comments from the AHDC, we have proposed that the exterior foundation walls will be covered with stucco instead of using a stone veneer.

## **Pending Items:**

We have not yet chosen the following materials and will return to the commission for approval:

- Roofing material
- New rear windows on the existing structure
- Windows in the addition
- Doors in the addition
- Windows in the dormer
- Balustrade for the widow's walk