



Historic District Review Board Staff Report

Agenda Title: 538 Randolph Avenue
Agenda Date: August 18, 2026
Prepared by: Tracy Outten, Planning & Zoning Deputy
Reviewed By: Rick Keuroglan, Interim Zoning Administrator
Date: August 3, 2026

Applicant: Eric and Kirstain McArdle
represented by W & K Construction LLC

Type Of Application: Pre-Application/Certificate
of Appropriateness

Site Address: 538 Randolph Avenue

Work to be Performed: to install brick veneer to
the front steps and porch

Tax Map: 83A3-1-569A

Current Zoning: R-1

Lot Size: 3,735

Historic Register: CONTRIBUTING

Description: Ca. 1890, No Discernible Style

Accessory Structure: Non-Contributing

Date Application Received: June 30, 2026

Pre-Application Meeting: August 18, 2026

Date Application Deemed Complete: July 6, 2026

Legal Deadline: HDRB Decision (90 Days from Complete Application): September 24, 2026

Overview:

The applicant is seeking to install a thin layer of brick veneer over the existing concrete front porch floor and steps.

Aerial Map:**Materials:**

Masonry: Old Mill Thin Brick in Boston Mill Color

Staff Analysis:**Zoning Compliance:**

The property is a legal, non-conforming use. The proposed project seeks to install a layer of brick veneer over the existing concrete front porch floor and steps on the single-family dwelling. Zoning Compliance has been achieved based upon this application to the HDRB.

Any property within the Historic District Overlay is required to meet the Historic District Guidelines, which are superimposed on the underlying zoning district regulations.

Historic District Guidelines:

Section 3.1: Architectural Character

Section 3.2: Building Types, Forms, & Associated Architectural Styles (Page 3-20 – No Discernible Style)

Page 4-11: Porches and Associated Features

Section 5.4.2: Porches

Staff Recommendation:

Staff requests that the HDRB review the application materials submitted by the applicant and determine whether the proposed installation of brick veneer on the front porch and steps of the single-family dwelling and the materials are in keeping with the Guidelines of the Historic District and reflect the character and historic appearance of the neighborhood.

Staff is prepared to assist in developing a motion, if needed.

The Historic District Review Board makes the final determination on whether or not a Certificate of Appropriateness will be issued for this project and may impose conditions on an approval.

If approved, a Certificate of Appropriateness shall expire of its own limitation six (6) months from the date of issuance if the work authorized thereby is not commenced by the end of such six (6) month period; and further, any such certificate shall also expire and become null and void if such authorized work is suspended or abandoned for a period of six (6) months after being commenced.

Attachments:

Attachment 1: Application and Supporting Documents