



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
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Barney S. Heath
Director

Community Preservation Committee
Funding Recommendation for the
Newton Architectural Survey 1940-1972 Project

Date: January 21, 2022
From: Community Preservation Committee
To: The Honorable City Council

PROJECT GOALS & ELIGIBILITY This proposal requests \$17,500 in CPA funds, under the category of historic resources, to hire historic preservation consultants to undertake a new survey of approximately 140 properties constructed between 1940 and 1972. This work builds on previous studies completed in 2001 and 2003 which looked at the City's development in the mid-twentieth century and identified a list of then 50 year old structures and neighborhoods which warrant further study. The proposed project will extend the timeframe of the previous studies to include properties built through 1972 and will be completed in coordination with the Survey and Planning grant program from the Massachusetts Historical Commission.

This project is eligible for CPA funding under historic resources as it provides important baseline information for the preservation, restoration and rehabilitation of Newton's Historic Resources.

RECOMMENDED FUNDING At its monthly meeting on Tuesday, January 11, 2022, the Community Preservation Committee unanimously recommended, with a vote of 9 to 0, that \$17,500 in Community Preservation Act funding be appropriated from the FY22 Historic Resource Reserve Fund to the control of the Planning & Development Department for the completion of the Newton Architectural Survey of structures built between 1940 and 1972.

Proposed CPA Funding Accounts for the Newton Architectural Survey, 1940-1972 Project			
Account Name	Account Number	Amount Currently Available in Account	Proposed Amount for Newton Architectural Survey Project
FY22 Historic Resource Reserve Funds	#58B10498-57900B	\$37,122	\$17,500
Total Project Funds			\$17,500

SPECIAL ISSUES CONSIDERED BY THE CPC

Community Need: The Applicant noted in the project proposal that this period of Newton's development has been the subject of several recent discussions by City Councilors and the Newton Historical Commission as they considered potential changes to the City's existing Demolition Delay

www.newtonma.gov/cpa

Lara Kritzer, Community Preservation Program Manager
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and Local Landmark Ordinances. During these discussions, it was noted that more information is needed on this period in the City’s development and the resources it produced. This goal is also reflected in the City’s Comprehensive Plan, Section 9, Action #3, which states that the City should “Continue using and supporting Newton’s existing regulatory tools for preservation” by providing the critical details needed for properties under review by the Demolition Delay and Landmark Review Ordinances. In addition, both the 2001 City of Newton Demolition Review and Post WWII Housing Survey and the 2003 Communitywide Survey of Mid-20th Century Housing encouraged further study of the architectural styles and housing forms built in Newton from the 1950s onward.

Project Budget: The recommended CPA funding represents 50% of the project budget. The Applicant is in the process of applying for federal grant funds through the Massachusetts Historical Commission’s Survey and Planning Grant program which would provide the 50% match to the project. In addition, the City’s Preservation Planning staff will be providing their time and expertise to manage the project and will handle all of the administrative requirements of the funding match.

Historic Significance: Mid-twentieth century resources are a significant part of the City’s historic fabric and represents a vital period of its development. However, this period is one of the least studied Newton, with over 3,000 known resources yet to be reviewed. The proposed project is a first step to better understanding Newton’s mid-twentieth century development and how this period reshaped the City into its current form. The Newton Historical Commission has unanimously voted to support this project and has submitted a letter of support which is included as an attachment.

ADDITIONAL RECOMMENDATIONS (*funding conditions*)

1. CPA Funding will be used to hire consultants to gather the architectural and historical information necessary to complete 140 historic resource inventory forms.
2. The project will be completed according to the Massachusetts Historical Commission’s Survey and Planning grant program requirements and timeframe.
3. All recommended CPA funds should be appropriated by the City Council within 6 months and the project should begin within 1 year of the date of any CPC recommendation. If the City does not receive funding during the current Survey and Planning Grant round for this project, the applicants may submit a written request to the CPC to extend the timeframe of the project to allow for future grant funding rounds.
4. The release of CPA funds should be governed by a grant agreement that includes but is not limited to the usual conditions for the phased release of CPA funds for historic resource projects, including a final report to be presented to the CPC at the close of the project.
5. Any CPA funds appropriated but not used for the purposes stated herein should be returned to the Newton Community Preservation Fund.

KEY OUTCOMES

The Community Preservation Committee anticipates that the project will produce valuable information on 140 of the City’s mid-twentieth century residential, commercial, and institutional resources which will further the preservation opportunities for those structures in the future.

ATTACHMENTS

- Proposal and selected attachments submitted to the CPC for their January 11, 2022 review
- Letters of support received for the project during the review process

Additional information not attached to this recommendation, including petitions and letters of support, are available on the CPC’s website at:

<https://www.newtonma.gov/government/planning/community-preservation-program/proposals-projects/historic>



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Mayor

**Newton, Massachusetts Community Preservation Program
FUNDING REQUEST**

146-22

(For staff use)
date rec'd:

PRE-PROPOSAL

PROPOSAL

Last updated February 2020.

Please submit this completed file directly – do not convert to PDF or other formats.

For full instructions, see www.newtonma.gov/cpa or contact:

Lara Kritzer, Community Preservation Program Manager

City of Newton Planning & Development Department, 1000 Commonwealth Ave., Newton, MA 02459

lkritzer@newtonma.gov

617.796.1144

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

Project TITLE	Newton Architectural Survey 1940 to 1972		
Project LOCATION	Full street address (with zip code), or other precise location. Various		
Project CONTACTS	Name & title or organization	Email	Phone
Project Manager	Barbara Kurze, Senior Preservation Planner	bkurze@newtonma.gov	617-796-1129
Other Contacts	Valerie Birmingham, Chief Preservation Planner	vbirmingham@newtonma.gov	617-501-1143
Project FUNDING	A. CPA funds requested: \$17,500	B. Other funds to be used: \$17,500	C. Total project cost (A+B): \$35,000
Project SUMMARY	<p>Explain how the project will use the requested CPA funds. You may provide more detail in attachments, but your PROJECT SUMMARY MUST FIT IN THE SPACE BELOW. Use a cover letter for general information about the sponsoring organization's accomplishments.</p> <p>The City of Newton requests CPA funding to preserve and protect its mid-twentieth century historic resources by undertaking a new survey of approximately 140 properties constructed between 1940 and 1972. In 2001 and 2003, Newton completed two projects to understand the City's largely unrecognized Post WWII development and plan for its preservation. The current proposal uses these resources as a starting point to develop a list of historically and architecturally significant mid-twentieth century structures for additional research and study. While those initial studies looked at any structure then 50 years old (built before 1961 and 1963), the current project extends this time frame to consider structures built over the last 80 years (from 1942 – 1972).</p> <p>The goal of this project is to preserve Newton's historically significant mid-twentieth century resources by completing new historic inventory forms that will allow for a more complete understanding of the individual structures and neighborhoods constructed during this period. Newton has over 3,200 structures built between 1940 and 1972 yet to survey, including commercial and institutional structures which warrant recognition and preservation, and this project is seen to be the first of several phases of survey needed to fully document this period. This survey will provide the City with much needed information to help it better implement its existing preservation tools and strategies to preserve, rehabilitate, and restore mid-century structures for future generations.</p> <p>The City has applied to the Massachusetts Historical Commission's Survey and Planning Program for a 50/50 funding match to hire an outside historic preservation consultant to complete the field work and research necessary for this project. This program also provides assistance from MHC staff to ensure that the individual survey forms meet all of the state's requirements and are as complete and detailed as possible. Senior Preservation Planner Barbara Kurze and Chief Preservation Planner Valerie Birmingham will manage the project and complete the preliminary work necessary to develop the list of survey projects from reviews of the existing 2001 and 2003 studies, GIS research, and field assessments.</p>		

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

Project TITLE	Newton Architectural Survey 1940 to 1972			
USE of CPA FUNDS	HISTORIC RESOURCES			
CHECK ALL THAT	Preserve	X		
COMMUNITY NEEDS	<p>From each of at least 2 plans linked to the CPA Funding Process and Materials page of www.newtonma.gov/cpa, provide a brief quote with plan title, year, and page number, showing how this project meets previously recognized community needs. You may also list other community benefits</p> <p>From 2001 City of Newton Demolition Review and Post WWII Housing Survey, Neil Larson and Associates: Strategy #1 of the Executive Summary urges Newton to “Initiate new survey efforts that will identify all individual and groups of buildings meeting the national, state and local criteria for designation.”</p> <p>From 2003 Communitywide Survey of Mid-20th Century Housing, Kathleen Kelly Broomer, Architectural Historian. Part 5 (Page 22) recommended that additional research be completed in the following:</p> <ul style="list-style-type: none"> • Concomitant commercial and institutional (including municipal) development in Newton in the 1940s-1950s • Further study of the architectural styles and housing forms from the 1950s onward • Only 15 of the 54 areas identified in the initial survey completed as part of this project were able to be fully reviewed. This report includes 39 remaining areas that merited further survey and research which have yet to be completed. A list of these areas is included on Page 28 of the 2003 Survey. • In addition to the recommended areas, the 2003 Survey included 15 individual properties built between 1940-1960 which merited further survey <p>Comprehensive Plan, Section 9, Planning For and With History: Addresses Action #3 “Continue using and supporting Newton’s Existing regulatory tools for preservation” by providing the critical details needed for properties under review by the Demolition Delay and/or Landmark Review Ordinances</p>			
COMMUNITY CONTACTS	List at least 3 Newton residents or organizations willing and able to comment on the project and its manager’s qualifications. No more than 1 should be a supervisor, employee or current work colleague of the project manager or sponsor. Consult staff on the community contacts required for your specific proposal.			
	Name & title or organization	Email	Phone	Mailing address
	Lisa Dady, Director Historic Newton	ldady@newtonma.gov	617-796--1451	527 Washington Street Newton, MA 02458
	Councilor Deb Crossley, Zoning and Planning Chair	debcrossley@gmail.com	617-775-1294	Newton City Hall 1000 Commonwealth Avenue Newton, MA 02459

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

Full proposals must include separate, detailed budgets in addition to this page.

Project TITLE	Newton Architectural Survey 1940 to 1972	
SUMMARY CAPITAL/DEVELOPMENT BUDGET		
Uses of Funds		
Hiring of Historic Preservation Consultant to complete field work and research on up to 140 properties		\$35,000
		\${amount}
		\${amount}
		\${amount}
		\${amount}
D. TOTAL USES (should equal C. on page 1 and E. below)		\$35,000
Sources of Funds	Status (requested, expected, confirmed)	
CPA funding	Requested	\$17,500
MHC Survey and Planning Grant	Requested	\$17,500
		\${amount}
		\${amount}
E. TOTAL SOURCES (should equal C. on page 1 and D. above)		\$35,000
SUMMARY ANNUAL OPERATIONS & MAINTENANCE BUDGET (cannot use CPA funds)		
Uses of Funds		
Non Applicable		\${amount}
		\${amount}
		\${amount}
		\${amount}
F. TOTAL ANNUAL COST (should equal G. below)		\${amount}
Sources of Funds		
Non Applicable		\${amount}
		\${amount}
G. TOTAL ANNUAL FUNDING (should equal F. above)		\${amount}
Project TIMELINE	Phase or Task	Season & Year
	Submit Funding Applications for MHC Survey and Planning Grant and CPA funding	December 2021- February 2022
	Complete Funding Agreements with MHC, develop RFP and choose project, consultants and complete initial Procurement	Spring – Summer 2022
	Work with Consultants to define phases of project in coordination with MHC	Fall 2022
	Consultant completes field work and research, submits draft forms for review	Winter – Spring 2023
	Draft Forms finalized and Submitted by Project Completion Deadline	June 30, 2023

Project TITLE		Newton Architectural Survey 1940 to 1972	
↓ Check off submitted attachments here.			
REQUIRED.		PHOTOS	of existing site or resource conditions (2-3 photos may be enough)
		MAP	of site in relation to nearest major roads (omit if project has no site)
Pre-proposals: separate attachments not required, just use page 3 of form. Full proposals: separate, detailed budget attachments REQUIRED.	PROJECT FINANCES printed and as computer spreadsheets, with both uses & sources of funds		
		Development pro forma/capital budget: include total cost, hard vs. soft costs and contingencies, and project management – amount and cost of time from contractors or staff (in-kind contributions by existing staff must also be costed)	
		Non-CPA funding: commitment letters, letters of inquiry to other funders, fundraising plans, etc., including both cash and est. dollar value of in-kind contributions	
		Purchasing of goods & services: briefly summarize sponsor's understanding of applicable state statutes and City policies	
Pre-proposals: recommended. Full proposals: REQUIRED.	HISTORIC SIGNIFICANCE	ATTACHMENT 1: Analysis of Historical Significance (narrative; maximum 1 page)	
		ATTACHMENT 2: Description of Historically Significant Features (maximum 1 page)	
		ATTACHMENT 3. Summary & Justification of Proposed Treatment (maximum 1 page)	
		ATTACHMENT 4. Newton Historical Commission Review (based on attachments 1-3 above)	
REQUIRED for all full proposals.	SPONSOR FINANCES & QUALIFICATIONS, INSTITUTIONAL SUPPORT		
		For sponsoring organization, most recent annual operating budget (revenue & expenses) & financial statement (assets & liabilities); each must include both public (City) and private resources ("friends" organizations, fundraising, etc.)	
		for project manager: relevant training & track record of managing similar projects	
OPTIONAL for all proposals.		LETTERS of SUPPORT	from Newton residents, organizations, or businesses

Attachment 1- Analysis of Historical Significance

The City of Newton will continue its ongoing efforts to preserve and protect the City's historic resources by undertaking a survey of approximately 140 properties that are between 50 and 80 years old (built from 1940 to 1972). Newton's Multiple Resource Area focused on a period of significance 1908-1940 but noted in its research that more houses were built in Newton in the years immediately following World War II than in any other city in Massachusetts. Newton evolved into the City we know today during this period, particularly in its northern and southern extremes where larger estates and the City's remaining agricultural parcels were developed into subdivisions of predominantly single family homes. In the 1950s alone, City records show that nearly 4,000 additions were made to the City's housing stock and this construction boom extended well into the 1960s and 1970s. The history of this period convincingly illustrates the patterns of growth, innovative designs and methods of construction, and domestic reform distinctive to this historic period of American community building and architecture.

While it is evident that the post-WWII Era represents an important period of development in Newton, very little detailed research has been completed on the individual structures designed and built during that time. Only in recent years has the significance of these resources become more widely accepted, while at the same time many resources have already been lost to demolition as a result of Newton's lack of available undeveloped land. Recognizing the threat of loss to these resources, the City took action in 2001 to research the City's Post WWII resources as part of its work to understand how the Demolition Delay process was working to protect the City's historic and architectural resources. This study was continued in 2003, when the City completed the Communitywide Survey of Mid-20th Century Housing that analyzed the mid-century development of the City as a whole and also began the necessary work of inventorying its individual resources. The current proposal is a long overdue next step in this process, building from the work completed in 2003 to consider structures, including commercial and institutional structures as well as residential ones, built prior to 1972 and their historical and architectural contributions to the City.

Attached for review are the final reports for both projects.



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Barney Heath
Director

January 6, 2022

Community Preservation Committee
c/o Lara Kritzer, Community Preservation Programs Manager
City of Newton
1000 Commonwealth Avenue
Newton, MA 02459

Re: Newton Architectural Survey 1940-1972 Proposal

Dear Community Preservation Committee members,

On behalf of the Department of Planning and Development, I am pleased to support the application submitted by this department for CPA funding of the Newton Architectural Survey 1940-1972 proposal. If granted, the city's Chief and Senior Preservation Planner are committed to managing the project and abiding by the standards and guidelines set forth by the Massachusetts Historical Commission.

Roughly two decades ago, the city completed two projects to begin to understand the city's largely unrecognized mid-century resources, and with the recent discussions of City Council to consider changing the age trigger in the Demolition Delay Ordinance from 50 to 75 years, it seems fitting to resume the project to have a more complete understanding of these buildings. The survey will provide the city with much needed information to help better implement its existing preservation tools and plans and continue to acquire a more complete assessment of all of its resources which come under the Demolition Delay Ordinance. In addition to aiding the work of the City's Preservation Planners and Historical Commission, the completed work will be available for the public for their own research and interest.

Sincerely,

Barney Heath, Director
Planning and Development Department



Ruthanne Fuller
Mayor

City of Newton, Massachusetts

Newton Historical Commission
1000 Commonwealth Avenue Newton, Massachusetts 02459
Peter Dimond Chairman

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Barney Heath
Director

January 10, 2022

Dan Brody, Chairman
Newton Community Preservation Committee
Planning & Development Department
1000 Commonwealth Avenue
Newton Centre, MA 02459

Re: Newton Architectural Survey 1940-1972 Proposal

Dear Chairman Brody,

At its January 4, 2022 meeting, the Newton Historical Commission voted to support the request of the City's Planning Department for CPA funding for the Newton Architectural Survey 1940-1972. CPA funds would provide an important 50% match to the Massachusetts Historical Commission's FY22 Survey and Planning Grant.

The goal of the project is to preserve Newton's historically significant mid-twentieth century resources, which are vastly under surveyed, with over 3200 properties not yet looked at. Completed inventory forms will allow for a more complete understanding of the individual structures and neighborhoods constructed during this period, and if there is any historical significance yet to be uncovered. At the time of completion of the project, all of the resources that will be included on the final list for the project will be fifty years or older and will come under the Demolition Delay Ordinance. The completed documents will aid the city's Preservation Planners and the Historical Commission immensely as more inquiries and applications are submitted.

The Newton Historical Commission unanimously voted to support the proposal and is in favor of the project proceeding. Thank you for your interest in this valuable project.

Sincerely,

Peter Dimond
Chairman, Newton Historical Commission

Newton Historical Commission
1000 Commonwealth Avenue, Newton, Massachusetts 02459
Email: vbirmingham@newtonma.gov