



RUTHANNE FULLER
MAYOR

City of Newton, Massachusetts
Office of the Mayor

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April 25, 2022

Honorable City Council
Newton City Hall
1000 Commonwealth Avenue
Newton Centre, MA 02459

Councilors:

I respectfully submit a docket item to your Honorable Council requesting the authorization to accept and expend a grant of \$17,500 from the Massachusetts Historical Commission's FY22 Survey & Planning program.

The grant will fund the Newton Architectural Survey 1946-1971. Including an approved \$17,500 match from CPA funds, the total project cost will be \$35,000.

The monies will be used to hire consultants to research and document approximately 140 historic buildings that are between 50 and 75 years old (built between 1946 and 1971.) Buildings in this date range are under-surveyed, and, given recent City Council discussions about changing the demolition delay age trigger from 50 years to 75 years, it is important to understand and document the significance of these resources.

Attached are the Full Grant Application and the MHC Award Letter. Also attached is a memo from Senior Preservation Planner Barbara Kurze with further details on the project.

Thank you for your consideration of this matter.

Sincerely,

Ruthanne Fuller
Mayor

CITY CLERK
NEWTON, MA, 02459

2022 APR 25 PM 5:05

RECEIVED



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

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Barney S. Heath
Director

STAFF MEMORANDUM

DATE: April 22, 2022

TO: Mayor Ruthanne Fuller

FROM: Barbara Kurze, Senior Preservation Planner

CC: Valerie Birmingham, Chief Preservation Planner
Jennifer Caira, Deputy Director of Planning
Barney Heath, Director of Planning
Lara Kritzer, Community Preservation Program Manager

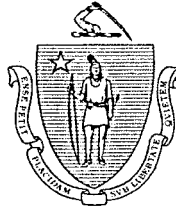
SUBJECT: Request to Docket the Acceptance and Expenditure of the Massachusetts Historical Commission FY22 Survey & Planning Matching Grant

Historic Preservation Staff is requesting that the authorization to accept and expend a matching grant from the Massachusetts Historical Commission by docketed.

The seventeen thousand five hundred dollar (\$17,500) matching grant from the Massachusetts Historical Commission Survey & Planning FY22 grant program will fund the Newton Architectural Survey 1946-1971. The seventeen thousand five hundred dollar (\$17,500) match from CPA funds has been approved; in total the grant project is thirty-five thousand dollars (\$35,000.)

The monies will be used to hire consultants to research and document approximately 140 historic buildings that are between 50 and 75 years old (built between 1946 and 1971.) Buildings in this date range are under-surveyed, and, given recent City Council discussions about changing the demolition delay age trigger from 50 years to 75 years, it is important to understand and document the significance of these resources. The City's match would come from CPA funding.

Attached are the Full Grant Application and the Award Letter.



The Commonwealth of Massachusetts
 William Francis Galvin, Secretary of the Commonwealth
 Massachusetts Historical Commission

March 11, 2022

Barbara Kurze
 City of Newton Planning Department
 1000 Commonwealth Ave.
 Newton, MA 02459

RE: FY 2022 MHC Survey and Planning Grant Award

Dear Ms. Kurze:

I am pleased to inform you that your proposed project has been selected for an allocation of \$17,500 from the Massachusetts Historical Commission's FY 2022 Survey and Planning Grant Program. This award will support the Newton Architectural Survey 1946-1971 project.

Please keep in mind that project work can begin only after the MHC executes a contract with you that specifies the scope of grant-assisted work and defines responsibilities and deadlines under applicable laws and regulations.

Please respond in writing to Michael Steinitz, MHC Deputy State Historic Preservation Officer, no later than Friday, April 15th with your intention to accept the grant allocation.

MHC will contact all Local Project Coordinators in April, and will schedule a Coordinators meeting by Zoom in May to review the provisions and requirements of the grant contract, to discuss your work program, and to discuss consultant procurement procedures. Attendance at this meeting is mandatory for all Local Project Coordinators as a condition of the grant. A Local Project Coordinators Manual will be forwarded to you separately.

The MHC looks forward to working with you toward the successful completion of your project. Please contact Michael Steinitz at MHC with any questions regarding the grant program or this award. We sincerely hope that this grant allocation will help you achieve your preservation goals.

Sincerely,

A handwritten signature in cursive script that reads "Brona Simon".

Brona Simon
 Executive Director
 State Historic Preservation Officer
 Massachusetts Historical Commission

ATTACHMENT A

FISCAL YEAR 2022
SURVEY AND PLANNING GRANT - FULL APPLICATION

COVER SHEET FOR APPLICATION PROPOSAL
DEADLINE – MONDAY, FEBRUARY 7, 2022

- 1. Project Title: Newton Architectural Survey 1946 to 1971
- 2. Project Type: Communitywide Survey
- 3. Community/Communities: Newton
- 4. Local Project Coordinator: Barbara Kurze

Address: City of Newton, Planning & Development Department
 1000 Commonwealth Avenue
 Newton, MA 02459
 Phone: 617-796-1129
 Fax: 617-796-1086
 E-mail: bkurze@newtonma.gov

5. Amount of Funding Requested:	\$	<u>17,500.00</u>
Local Share:	\$	<u>17,500.00</u>
Total Project Cost:	\$	<u>35,000.00</u>

6. Attachments: (Please check as completed)

- | | |
|---|--|
| <input checked="" type="checkbox"/> Work Program | <input checked="" type="checkbox"/> Matching Share Information (Attachment C) |
| <input checked="" type="checkbox"/> Narrative Statement | <input checked="" type="checkbox"/> Assurances and Certification (Attachment B) |
| <input checked="" type="checkbox"/> Budget (Attachment D) | <input checked="" type="checkbox"/> Debarment Certification (Attachment E) |
| | <input checked="" type="checkbox"/> Local Historical Commission Comment
(If Applicable) |

7. Authorized Applicant Signature:

Ruthanne Fuller
 (Signature)

Ruthanne Fuller
 (Name -- please print)

Mayor 2/7/2022
 (Title) (Date)

ATTACHMENT BASSURANCES & CERTIFICATIONS

If selected for funding, the City of Newton Planning & Development Department (hereinafter the "Applicant") agrees to comply with the following (where applicable) and with all other guidelines, which will be outlined by the Massachusetts Historical Commission (MHC) in the Funding Agreement:

- a) Applicant is willing to have the necessary and agreed upon surveys, nominations, plans, drawings, studies, and reports (archaeological, engineering, historical, etc.) professionally prepared as required by the MHC and subject to approval by the MHC.
- b) Applicant's project manager agrees to attend a grant orientation meeting.
- c) Applicant will conduct contract and procurement (bidding) actions in a manner that provides for maximum open and free competition in compliance with the Title 2, Part 200 of the Code of Federal Regulations (2 CFR 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards), the Historic Preservation Fund Grant Manual, and the State Procurement Code.
- d) Applicant agrees that the MHC will be involved in the consultant selection process. The MHC reserves the right to review all proposals, to make recommendations concerning consultant selection, and to approve consultant selection.
- e) Applicant agrees to arrange a meeting with the consultant(s) and MHC staff following hiring of consultant and prior to beginning of project work. Applicant also agrees to attend periodic meetings as needed concerning the project's progress.
- f) Applicant agrees that all work conducted under the project will be carried out in accordance with the Secretary of the Interior's Standards and Guidelines for Treatment of Historic Properties. Contact MHC staff for a copy.
- g) Applicant agrees to sign a Funding Agreement with the MHC and to follow all state and federal regulations pertaining to this grant program.
- h) Applicant understands that the Funding Agreement will specify a schedule and due dates for specific products. The grant amount may be reduced if a product required in the Funding Agreement is submitted after an agreed upon due date.
- i) Applicant certifies that the matching cash share, if required, is available to meet the non-federal share of the costs of the project and that federal monies will not be used for match. (Under federal law, Indian Self Determination and Education Assistance Act funds to tribal organizations and Community Development Block Grant funds are allowable for match.)
- j) Applicant agrees to comply with Title VI of the Civil Rights Act of 1964 (P.L. 88-352) and all requirements imposed by or pursuant to Department of Interior regulation 43CFR17.
- k) Applicant agrees to comply with Executive Order 12432, "Minority Business Enterprise Development," to encourage greater economic opportunity for minority entrepreneurs.
- l) Applicant agrees to comply with the provisions of 18 USC 1913, which prohibits lobbying with appropriated funds. Certification and disclosure is required by 43 CFR 18 and 31 USC 1352.
- m) Applicant agrees to comply with Executive Order 12549, and with 43 CFR Part 12, which prohibits contracts with suspended and debarred persons or businesses.

- n) Applicant agrees that work for which reimbursement is expected will not begin until MHC issues its approval.
- o) Applicant agrees to comply with Title 2, Part 200 of the Code of Federal Regulations (2 CFR 200).
- p) Applicant agrees that, if applicable, as required by the National Park Service, a covenant agreement will be executed at the end of the project, to be recorded with the property deed, requiring that the owner receive prior review and approval from the MHC before any subsequent repairs or alterations are made to the building (covenant agreements last 10 to 20 years, depending on dollar amount of grant).
- q) Intellectual property – NPS has royalty-free right to republish any materials produced under this grant. Notice of rights in data; the NPS may publish, reuse, etc. data, including architectural plans & specifications. Data produced will be made available to NPS including the data relied upon, the analysis relied upon, and the methodology used to gather and analyze the data.
- r) Applicant agrees to comply with Trafficking Victims Protections Act of 2000, as amended (2 CFR 175.15).
- s) Substance of Whistleblower Rights clause incorporated in sub-awards over the simplified acquisition threshold (\$250,000).
- t) Unless exempt, the applicant will comply with Reporting Sub-awards and Executive Compensation (2 CFR 170).
- u) Applicant will disclose any conflict of interest to the MHC in accordance with 2 CFR 200.112.
- v) Applicant will comply with Executive Order 13658 "Establishing a Minimum Wage for Contractors" clause incorporated in sub-awards subject to the Service Contract Labor Standards statute or the Wage Rate Requirements (Construction) statute.
- w) Applicant will comply with Executive Order 113858 "Strengthening Buy-American Preferences for Infrastructure Projects".
- x) Applicant will create public notification of the project in the form of a project sign, website posting, and proper credit for announcements and publications as appropriate. Signage/notification will be submitted for approval by NPS in advance.

The Applicant's signature below (use only the applicable signature area) certifies acceptance of all the above conditions. Unsigned applications will not be considered.

Applicants will also be expected to demonstrate a satisfactory record of integrity, sound judgment, and satisfactory prior performance on grants and contracts. Applicants are expected to have adequate accounting and auditing procedures.

To the best of my knowledge, this application constitutes a legitimate grant request and contains correct and accurate information. I understand that I may not proceed with any work for which reimbursement is expected until I have first been notified in writing (1) that my project has been selected to receive a grant, (2) that the project application has been approved by the U.S. Department of the Interior, National Park Service, and (3) that a funding agreement has been signed, and (4) that the MHC approves the beginning of work.

SIGNATURE OF AUTHORIZING OFFICIAL (Original copy must have an original signature and be in ink.)

2/7/2022
DATE

Ruthanne Fuller
APPLICANT-RECIPIENT SIGNATURE

Ruthanne Fuller, Mayor
TITLE

ATTACHMENT C

MATCHING SHARE INFORMATION

1. Cash

Donor: City of Newton

Source: CPA funding

Amount: \$ 17,500

2. In-Kind Services (if applicable)

Donor: NA

Source: _____

Amount: \$ _____

I certify that the matching share identified above is available and will be allocated to the survey and planning project called:

Newton Architectural Survey 1946 to 1971
(Name of Project)

Ruthanne Fuller
(Signature)

Ruthanne Fuller
(Name -- please print)

Mayor _____
(Title) (Date)

ATTACHEMENT DBUDGET

	MATCHING (LOCAL) SHARE	FEDERAL SHARE	TOTAL
1. Consultant Services Title/Function Rate per Hour # of Hours or Total Dollars Estimated	\$17,500	\$17,500	\$35,000
2. Personnel - In-Kind (paid) Title/Function Annual Salary % Time to Project			
3. Travel - Rate per Mile _____ # Miles _____			
4. Supplies - (list each item or category)			
5. Other			
TOTAL PROJECT COST	\$17,500	\$17,500	\$35,000

ATTACHMENT E

**Certification Regarding
Debarment, Suspension, Ineligibility and
Voluntary Exclusion**

Lower Tier Covered Transactions

This certification is required by the regulations implementing Executive Order 12549, **Debarment and Suspension**, 43 CFR Part 12, Section 12.510, Participants' responsibilities. The regulations were published as Part VII of the May 26, 1988 Federal Register (pages 19160-19211). Copies of the regulations are included in the proposal package. For further assistance in obtaining a copy of the regulations, contact the U.S. Department of the Interior, Acquisition and Assistance Division, Office of Acquisition and Property Management, 18th and C Streets, N.W., Washington, D.C. 20240.

(BEFORE COMPLETING CERTIFICATION, READ INSTRUCTIONS ON REVERSE)

(1) The prospective lower tier participant certifies, by submission of this proposal, that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.

(2) Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

Ruthanne Fuller, Mayor

Name and Title of Authorized Representative

Ruthanne Fuller

Signature

2/7/2022

Date

DI-1954

(9/88)

Instructions for Certification

1. By signing and submitting this proposal, the prospective lower tier participant is providing the certification set out below.
2. The certification in this clause is a material representation of fact upon which reliance was placed when this transaction was entered into. If it is later determined that the prospective lower tier participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.
3. The prospective lower tier participant shall provide immediate written notice to the person to whom this proposal is submitted if at any time the prospective lower tier participant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.
4. The terms "covered transaction," "debarred," "suspended," "ineligible," "lower tier covered transaction," "participant," "person," "primary covered transaction," "principal," "proposal," and "voluntarily excluded," as used in this clause, have the meanings set out in the Definitions and Coverage sections of rules implementing Executive Order 12549. You may contact the person to which this proposal is submitted for assistance in obtaining a copy of those regulations (13 CFR Part 145).
5. The prospective lower tier participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency with which this transaction originated.
6. The prospective lower tier participant further agrees by submitting this proposal that it will include this clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion-Lower Tier Covered Transaction," without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions.
7. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that it is not debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant may decide the method and frequency by which it determines the eligibility of its principals. Each participant may, but is not required to, check the Nonprocurement List.
8. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.
9. Except for transactions authorized under paragraph 5 of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.

City of Newton, Planning & Development Department
Newton Architectural Survey 1946 to 1971
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PART II - WORK PROGRAM

INTRODUCTION

The City of Newton's Planning & Development Department is seeking funding from the Fiscal Year 2022 Survey and Planning Grant program to continue its efforts to expand and update the City's community-wide survey resources. In accordance with the selection criteria listed in the FY 2020 funding guidelines, the City of Newton's Preservation Planners propose to focus this year's efforts on a survey of approximately 140 properties that are between 50 and 75 years old (built between 1946 and 1971) and to focus on historic properties and neighborhoods that are vulnerable to demolition. The City Council has recently started discussing changing the demolition delay age trigger from 50 to 75 years and Newton's Planning & Development Department has committed to begin examining the significance of buildings constructed between 1946 and 1971 that have not yet been surveyed. Buildings in the proposed date range are under-surveyed and under increasing threat of demolition; it is important to understand and document the significance of these resources.

PROJECT OBJECTIVES

The purpose of this project is to start a multi-phase survey of the architectural resources that are between 50 and 75 years old that have not yet been surveyed. This project proposes to document approximately 140 properties and to focus on residential property; however, we plan to identify approximately 10 to 15 commercial, institutional, or religious buildings which are also under-surveyed, and we might identify properties eligible for future CPA funding. This application includes a preliminary target list of areas and neighborhoods with multiple properties and groupings of buildings that still have most of their integrity, as well as some individual properties that appear to be significant. This survey effort will follow standard MHC methodology as well as the specific recommendations of the Preservation Planners regarding property selection. This project will be structured to provide professional cultural and architectural resource survey expertise to the community. Specific project goals are as follows:

- 1) To conduct a community-wide survey to assess and document approximately 140 selected cultural and architectural resources built between 1946 and 1971, following Massachusetts Historical Commission (MHC) survey standards and methodology.
- 2) To identify contexts for National Register evaluation and to apply the National Register criteria to all resources identified in the survey;
- 3) To submit to MHC a list of individual properties and/or districts that are recommended for nomination to the National Register of Historic Places.

METHODOLOGY

The Analytical Framework:

This community-wide survey project will incorporate MHC criteria and methodology, to current standards. (See MHC's *Historic Properties Survey Manual: Guidelines for the Identification of Historic and Archaeological Resources in Massachusetts* (1992), *Survey Technical Bulletin #1* (1993), *MHC Interim Survey Guidelines* (March 1999, et seq.), *MHC Interim Guidelines for Inventory Form Photographs* (2009), and *Technical Guidelines for Electronic Files in MHC S&P Surveys* (2020). Both

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MHC survey guidelines and the tasks and products of the survey Scope of Work meet the Secretary of the Interior's *Standards and Guidelines for Identification* (1983).

The MHC criteria for conducting a community-wide survey are designed to identify the full range of cultural resources. Cultural resources are the physical elements in the landscape that remain from historical patterns of human activity. Many components of a community's historical development are associated with the location and type of surviving cultural resources, and the *Newton Architectural Survey 1946 to 1971* will therefore relate cultural resources to historic patterns of architectural development, land use, economic development, social and demographic history, and events that had an impact on these areas and neighborhoods in Newton. The community-wide survey will recognize ethnic and cultural diversity within the community, and seek to identify cultural resources associated with the history of the minority social and cultural groups and individuals that have played a role in Newton's history.

The *MHC Reconnaissance Survey Town Report* for Newton and the corresponding MHC Reconnaissance Survey Regional Report, and existing survey forms and National Register nominations within the target areas that are on file with the MHC will provide a preliminary framework and base of information for this analysis. Individual forms and area forms will expand upon the information in the *Town Report* and will relate inventoried properties to the significant themes in the historical development of Newton.

Phase Meetings:

The project consists of four phases. Project personnel, both the consultant and the project coordinator, will participate with MHC staff in conference calls or online meetings to review project progress and products at the end of each phase. Work to be carried out during each phase and products due at the end of each phase, are described below.

The Inventory:

The *Newton Architectural Survey 1946 to 1971* will consider the full range of cultural resources available in each area or neighborhood in terms of theme, property type, architectural form and style, and geographic distribution. Significant themes of historical and architectural development will be identified, and resources will be related to these themes.

The survey will identify buildings and structures that are architecturally and historically significant in the history and development of the areas or neighborhoods. The survey will include both representative and outstanding examples of the building forms, types, and styles present in the areas or neighborhoods. The survey will also identify 10 to 15 commercial, institutional, or religious buildings that are significant in the history and development of Newton.

MHC individual property and area inventory forms, maps and National Register recommendations will be completed and submitted to MHC in accordance with the survey guidelines set forth in the MHC's *Historic Properties Survey Manual: Guidelines for the Identification of Historic and Archaeological Resources in Massachusetts* (1992) and *Survey Technical Bulletin #1* (1993), *MHC Interim Survey Guidelines* (March 1999 et seq.), and *MHC Interim Guidelines for Inventory Form Photographs* (2009), *Technical Guidelines for Electronic Files in MHC S&P Surveys* (2020), as well as the Secretary of the Interior's *Standards and Guidelines for Identification* (1983, copies available from the MHC). These publications and memoranda are all incorporated into this contract by reference. The work to be carried out during each phase, and products due at the end of each phase, are described on the following pages.

City of Newton, Planning & Development Department
Newton Architectural Survey 1946 to 1971
FY 2022 Survey and Planning Grant

SCOPE OF WORK

Phase I (6 weeks)

Tasks:

- (Start-up meeting) City of Newton Preservation Planners and MHC staff to discuss the scope and inventory methodology of the project and to assess the available online documentary materials and other collections accessible by consultants ((City of Newton files, local and regional libraries and archive collections, etc.); Select maps, including a working map and large-scale base map (assessor's parcel map is preferred), to identify inventoried areas and properties;
- Determine availability of electronic mapping and parcel data and of Newton GIS data suitable for use in the project;
- Review existing inventory forms on file at both the City of Newton and at the MHC;
- Conduct initial research and reconnaissance survey to verify the types and geographical distribution of cultural resources, and to develop criteria for selecting properties to be extensively researched in the survey.
- Discuss with the City of Newton Preservation Planners and MHC staff to review the products of Phase I and discuss outstanding issues related to the selection of properties in Phase II.

Products:

- Working maps and large scale base map(s) to be used to identify inventoried properties
- Methodology statement, specifying:
 1. Survey objectives;
 2. Criteria for selecting properties for survey;
 3. Procedures to be followed in the survey and forms of products to be created;
 4. Expectations about the kind, location, and character of historic properties to be recorded;
 5. An assessment of existing documentation;
 6. A brief description of the amount and kinds of information to be gathered about the properties;
 7. Bibliography, including identification of web-based resources to be used in the project.

Phase I will be completed by Friday, October 28, 2022

Phase II (8 weeks)

Tasks:

- Conduct continued architectural assessments and documentary research to identify important historic themes, events, and persons for the survey target areas, with particular attention to substantially synthesizing and supplementing the information already available. Research collections, should include relevant local, regional and state library and archive collections, as well as web-based research sites.
- Apply selection criteria and prepare list of specific properties to be surveyed.
- Complete representative draft inventory forms for different property types.
- Discuss with the City of Newton Preservation Planners and MHC staff to review property lists and draft forms.

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Products:

- List of properties to be surveyed, arranged alphabetically by street address
- Representative draft inventory forms, to be submitted in both hard copy and MS Word format.

Phase II will be completed by Friday, December 23, 2022

Phase III (20 weeks)

Tasks:

- Conduct intensive research of properties selected for inventory
- Identify contexts for National Register evaluation and apply National Register criteria to inventoried areas and resources;
- Prepare draft list of all areas and resources recommended for National Register nomination;
- Prepare inventory forms with photographs and property location maps. Forms for any surveyed properties listed in the State Register of Historic Places must be marked at top front with appropriate designation code and date.
- Submit draft inventory forms with photographs, draft National Register contexts, and National Register recommendation to MHC and the City of Newton Preservation Planners for review and comment (comments to be incorporated during Phase IV).
- In consultation with the City of Newton Preservation Planners, MHC survey and MACRIS staff, develop lettering and numbering system for inventoried properties.
- Discuss with the City of Newton Preservation Planners and MHC staff to review the draft survey forms and National Register nomination recommendations.

Products:

- Unnumbered complete draft inventory forms for approximately 140 properties with photos and locus maps for all areas, buildings, sites, structures, and parks/landscapes. (This information may optionally be submitted in electronic form only for this project phase [CD or DVD].)
- Draft discussion of National Register contexts and list of all areas and resources recommended for National Register nomination

Phase III will be completed by Friday, May 12, 2023

Phase IV (7 weeks)

Tasks:

- Add inventory letters/numbers to forms, if these were not added in Phase III.
- Name MS Word files to conform to MHC file-naming convention.
- Complete National Register Recommendation statements to be attached to appropriate inventory forms.
- Prepare base map(s) identifying inventoried properties.
- Prepare street index of inventoried areas and properties.

City of Newton, Planning & Development Department
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Products:

- Hard-copy numbered MHC inventory forms for approximately 140 properties (two sets with original photographic prints: one for MHC and one for the City of Newton. Inventory forms must be printed single-sided on 24 lb. bond paper of at least 25% cotton fiber content. Photographs must be 3½" x 5½" or 4" x 6" digitally produced ink jet prints using MHC approved printer/paper/ink combinations that produce prints with a minimum 75-year permanence rating. (The paper inventory forms should incorporate the electronic version photograph(s) in addition to an attached photographic print. Only one archivally-permanent paper print, of the primary view, is required for most inventory forms, clipped - not stapled - to each form.)
- Large-scale base map(s) with all inventoried areas and properties identified by inventory number (two sets: one for MHC and one for the City of Newton).
- Survey Final Report (four *paginated, unbound, single-sided* copies (two for MHC, two for the City of Newton) which will include the following sections:
 1. Abstract;
 2. Methodology statement, including survey objectives, assessment of previous research, selection criteria, procedures followed in the survey, description of products and accomplishments and an explanation of how results of survey differed from those expectations;
 3. Street index of inventoried properties. Areas will be listed separately at the beginning, arranged alphabetically by area name. Individually inventoried properties follow, arranged alphabetically by street name. Property name (if any) and inventory number also will be included on this list;
 4. Final discussion of National Register contexts and list of recommendations for areas and properties to be nominated to the National Register of Historic Places
 5. Further study recommendations; and
 6. Bibliography.
- CD containing a MS Word file for each inventory form. Each Word file should conform to MHC file naming convention, and incorporate photograph(s) and map(s). The CD should also include an MS Word version of the final survey report.
- A separate CD containing high-resolution TIF or JPG images for surveyed properties, identified by street address or MACRIS number, following MHC file naming convention for photographic images. Digital images must be a minimum of 1.0 megapixels in resolution.

** The Survey Final Report must identify the community repository and/or municipal office(s) where completed survey documentation (inventory forms, base maps and final report) will be made available to the public.

Phase IV will be completed and submitted to the MHC and LHC by Friday, June 30, 2023

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PART III – NARRATIVE STATEMENT

The City of Newton's Certified Local Government Program, through the Planning & Development Department, seeks Fiscal Year 2022 Survey and Planning Grant funds to continue its local preservation planning efforts. Newton has long been a popular residential community, and the current boom in real estate has placed increased pressure on its historic properties and neighborhoods to meet contemporary buying trends. As a result, the Newton Historic Commission has seen a significant increase in demolition requests over the last few years.

The proposed project is to survey approximately 140 properties that are between 50 and 75 years old (built between 1946 and 1971) and to focus on historic properties and neighborhoods that are vulnerable to demolition. This is consistent with the City of Newton's commitment to the preservation and maintenance of its historic and architectural resources, and with the objectives of the Massachusetts State Historic Preservation Plan and the selection criteria listed in the FY 2022 funding guidelines.

This project is important to Newton as the City Council has recently started discussing changing the demolition delay age trigger from 50 to 75 years. At this time, the 50-year age trigger remains in place with a commitment from Newton's Planning Department to begin examining the significance of buildings constructed between 1946 and 1971, that have not yet been surveyed. Buildings in the proposed date range of 1946 to 1971 are under-surveyed, and it is important to understand and document the significance of these resources. While several post-World War II subdivisions have been surveyed, including Oak Hill Park and the Andrew-Dedham Street area, and we have the 2003 *Communitywide Survey of Mid-20th Century Housing* report by Kathleen Broomer, we have identified approximately 3,200 properties in this date range that have not yet been surveyed.

We have developed a preliminary target list which is included with the application. The starting point for the list is the areas and neighborhoods recommended for further study in Kathleen Broomer's 2003 report *Communitywide Survey of Mid-20th Century Housing* that have multiple properties and groupings of buildings that appear to have most of their integrity. We can identify additional properties from a map of the City generated by the Newton GIS Database which identifies properties that have not been surveyed and were built within the 1946 to 1971 date range. The focus of the list is residential properties; however, we have identified some commercial, institutional, and religious buildings. For the final list, we would like to have approximately 10 to 15 commercial, institutional, or religious buildings that could be eligible for future CPA funding.

Because there are at least 3,000 properties in the 1946 to 1971 date range that have not been surveyed, and given the concerns with existing demolition and possible changes to the demolition delay age trigger, we consider the FY22 survey project to be the start of a phased multi-year undertaking. It is crucial to the protection of Newton's significant historic and architectural resources that these properties be surveyed and documented, before more properties are lost to demolition and significant alterations.

To date, Newton has received and successfully executed six MHC grants to do architectural surveys. The Planning Staff is experienced in managing and executing these types of grant projects within budget and the time frame of the project and is confident that the proposed project can be successfully executed.

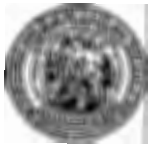
The existing building inventory forms are an invaluable tool for the Newton Historical Commission to evaluate projects that come up for review under the Demolition Delay Ordinance and to fulfill our mandate to protect the city's historic resources. The building inventory forms also serve a broader

City of Newton, Planning & Development Department
Newton Architectural Survey 1946 to 1971
FY 2022 Survey and Planning Grant

purpose in providing the public, including property owners, with useful information about the buildings in Newton.

Newton Architectural Survey 1946 to 1971: Individual Properties For Review				
Street #	Street Name	Village or Area	Assessors Date	Notes
33	Austin Street	Newtonville	1960	Star Market
128	Baldpate Hill Road	Oak Hill	1958	Part of Baldpate Hill Road Area (NWT.ET)
165	Baldpate Hill Road	Oak Hill	1965	Part of Baldpate Hill Road Area (NWT.ET)
223	Baldpate Hill Road	Oak Hill	1959	Part of Baldpate Hill Road Area (NWT.ET)
225	Baldpate Hill Road	Oak Hill	1958	Part of Baldpate Hill Road Area (NWT.ET)
280	Boylston Street	Chestnut Hill	1970	Apartments, Condominiums
	Carney Faculty Center	Chestnut Hill	?	Boston College Main Campus Form (NWT.DI)
790	Centre Street	Newton Centre	1965	1987 Individual Inventory Form for 1913 Madden House; No information on school building other than age
855	Centre Street	Newton Centre	1955	Boston Law School Dorms
885	Centre Street	Newton Centre	?	NWT.DL - Boston College Newton Campus (1987) - One 1947 building referenced, No reference to church
1481	Commonwealth Avenue	West Newton	1960	
1525	Commonwealth Avenue	West Newton	1948	
1551	Commonwealth Avenue	West Newton	1954	
2345	Commonwealth Avenue	Auburndale	1969	Marriot Hotel
270	Country Club Road	Oak Hill	1958	Included in Oak Hill Village Area Form, 1986 - no specific info included - "interesting Modern example"
278	Country Club Road	Oak Hill	1958	Same as 270 but not included on that form
64	Dorcar Road	Oak Hill	1959	
20	Drumlin Road	Oak Hill	1948	Samuel Glaser, Arch. 1987 Inventory Form - Update?
24	Essex Road	Chestnut Hill	1951	International Style; George Homer Perkins; MHC Form B has no information on it
43	Gate House Road	Chestnut Hill	1957	International Style; Paul Rudolf; MHC Form B has no information on it except for the architects name
30	Jacobs Terrace	Oak Hill	1958	
10	Malubar Lane	Newton Highlands	1960	
15	Manet Circle	Chestnut Hill	1950	Adjacent to Stanley Myer home, also by him?
	McElroy Commons	Chestnut Hill	?	Boston College Main Campus Form (NWT.DI)
	McGuinn Hall	Chestnut Hill	?	Boston College Main Campus Form (NWT.DI)
60	Rosalie Road	Oak Hill	1950	
161	Waban Hill Road N.	Chestnut Hill	1940	
15	Walnut Park	Newton Corner	1965	Former Aquinas School/Rashi School
55	Walnut Park	Newton Corner	1963	Jackson School - located on Potter Estate (65-71 Walnut Park, NR 1986, Local Landmark) - No reference to school on forms
743	Washington Street	Newtonville	1966	Commercial, Restaurant (Cabots)
326	Watertown Street	Nonantum	1950	Nonantum Post Office
20	Westgate Road	Oak Hill	1952	

Newton Architectural Survey 1946 to 1971: Potential Neighborhoods and Areas To Be Reviewed						
Street #	Street Name	Village or Area	Assessors Date	Estimated Number of Properties	Notes	Recommended in K Broomer 2003 Study
	Anthony Road/ Anthony Circle/ Joseph Road	Newtonville/ Nonantum	1963-1965	36	Anthony Road/Circle brick ranches, raised ranches Joseph Road ranches	Joseph Road Recommended
	Baker Place	Lower Falls	1947-1953	12		Recommended
	Brandeis Road	Oak Hill	1956-1968	40		Recommended
	Carlson Avenue	Oak Hill	1948-1955	4		Recommended
	Elinor Road	Newton Highlands	late 1940s - 1950	20	Could extend down Mildred Road as well	Recommended
	Fessenden Street/ Schofield Drive	Newtonville/ Nonantum	1940-1960	45	5 properties on these streets included in Albemarle Village 2 (1987) - not sure why some not others?	Recommended
	Hazelhurst Ave	West Newton	1953-1960	15	22-60 Hazelhurst, Even numbers 88-112 Harding, 18 Chase Ave, 14 Fuller	Recommended
	Ithaca Circle	Lower Falls	1940-1949	7		Recommended
155- 181	Lexington Road	Auburndale	1970	4	Two others look same, different dates? 145 Lexington (1990) and 199 Lexington St (1978)	
	Longfellow Road	Lower Falls	1948-1956	29		Recommended
	Nancy Road	Chestnut Hill	1950-1955	6	Split Level Development	
	Payne Road	Newton Highlands	1945-1950	11	Multi Family Development	Recommended
	Ruane Road/ Mignon Road	West Newton	1950-1951	26	include 230 Temple St.	
	Sevland Road/ Deborah Road/ Cynthla Road	Oak Hill	1955-1961	87		
	Travis Drive/ Woodlawn Drive	Nonantum	1945-1960	22	Country Club Estates Area Form (1987) references three properties (Colonials and Garison) on Woodlawn, 1930-1950 - includes Travis but no properties specified	Recommended
	Withington Road/ Blake Street	Newtonville	1949- 1954	22	mixed with older and newer structures at edges	Recommended
Total Number of Properties in Potential Areas:				386		



City of Newton, Massachusetts

Newton Historical Commission

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Peter Dimond Chairman

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February 3, 2022

Michael Steinitz
Deputy State Historic Preservation Officer
Director, Preservation Planning Division
Massachusetts Historical Commission
220 William T Morrissey Blvd
Boston, MA 02125

Re: Newton Architectural Survey 1940-1972 Proposal

Dear Mr. Steinitz,

At its January 4, 2022 meeting, the Newton Historical Commission voted to support the application of the City's Planning Department to receive a FY22 Survey and Planning Grant from the Massachusetts Historical Commission for the Newton Architectural Survey 1940-1972.

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 application 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
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Email: vbirmingham@newtonma.gov