



Ruthanne Fuller  
Mayor

Barney S. Heath  
Director of Planning and  
Development

**COMMUNITY  
PRESERVATION  
COMMITTEE**

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Byron Dunker, Vice Chair  
Mark Armstrong  
Dan Brody  
Eliza Datta  
Jennifer Molinsky  
Martin Smargiassi  
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**COMMUNITY PRESERVATION COMMITTEE**

**AGENDA**

**August 20, 2024 at 7:00 P.M.**

The Community Preservation Committee (CPC) will hold this meeting as a virtual meeting. No in-person meeting will take place at City Hall.

To view and participate in this virtual meeting on your phone, download the “Zoom Cloud Meetings” app in any app store or at [www.zoom.us](http://www.zoom.us). At the above date and time, click on “Join a Meeting” and enter the following Meeting ID: **824 9815 7943**

To join this meeting on your computer, go to: <https://newtonma.gov.zoom.us/j/82498157943> or use one tap mobile **+13126266799,,82498157943#**.

At the start of the meeting, CPC members will designate a member to be responsible for reviewing the draft minutes for this meeting.

**7:00 PM – Public Hearing for Midcentury Architectural Survey Proposal**

**7:20 PM – Newton Affordable Housing Trust FY24 Year-in-Review**

**7:40 PM – Public Hearing for Newton Affordable Housing Trust FY25 Proposal**

**8:00 PM – Pre-Proposal Update from the West Newton Cinema**

**OTHER BUSINESS**

- 1) Review of Existing and Potential Future Projects
- 2) Review of Current Finances
- 3) Approval of June and July Minutes
- 4) Introduction of Roll Call Vote
- 5) Other

Please note that the times noted above are approximate and discussions may happen earlier or later in the meeting as needed. Pre meeting packets with additional information on each agenda item are posted on the website before each meeting.

The location of this meeting/event is wheelchair accessible and Reasonable Accommodations will be provided to persons with disabilities who require assistance. If you need a Reasonable Accommodation, please contact the city of Newton’s ADA/Section 504 Coordinator, Jini Fairley, at least two business days in advance (2 weeks for ASL or CART) of the meeting/event: [jfairley@newtonma.gov](mailto:jfairley@newtonma.gov) or (617) 796-1253. The city’s TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.



**COMMUNITY PRESERVATION COMMITTEE  
STAFF NOTES  
August 20, 2024 at 7:00 P.M.**

Midcentury Architectural Survey Proposal

The Planning Department is pursuing a second phase of their Midcentury Architectural Survey. The City has received a Survey and Planning Grant from the Mass. Historical Commission for \$17,500, and is seeking a 50% match with \$17,500 in CPA funds. The previous phase of this project also provided \$17,500 in funding. Work was completed in September 2023, adding a total of 241 new inventory forms to MHC's historic buildings database. Barbara Kurze and David Lewis, the City's preservation planners, will be presenting on the project. Please see the attached reader's guide for more information.

Newton Affordable Housing Trust Proposal

The Newton Affordable Housing Trust has come in with their annual ask, which has been adjusted to \$1,753,541.65. There is no reader's guide for this request, but the complete proposal is included in the packet. The amount of the request is exactly 35% of the FY25 budget. In addition, the CPA program has been refunded \$88,178.13 from the sale of an affordable housing unit that had previously received homebuyer assistance. It is staff's recommendation that the \$88,178.13 is added to the request of NAHT, so that funds previously allocated to Affordable Housing remain in that spending category. NAHT will also share a presentation of their FY24 year in review. The NAHT's guiding documents are available on the City's website here.

West Newton Cinema Pre-proposal Update

Returning with an update to the pre-proposal submitted in February, the West Newton Cinema Foundation has resolved their site control issues and is moving forward with the proposal phase of the project. The West Newton Cinema Foundation has applied for 53,000 in funding for a feasibility study. This goal of this study is to assessment will provide both the business and restoration plans necessary to support the renovation and launch of a cultural facility that can save a key historic Newton asset and support the West Newton commercial village. Having spent much of their previous appearance at CPC discussing the now resolved site control issue, the WNCF would like to ask more questions specifically about the feasibility study project.

List of Current Projects & Finances at a Glance

Finances at a Glance has been updated to reflect spending through the First Baptist Church project.. As always, the List of Current

June and July Minutes

Are attached

Introduction of Roll Call Votes

Susan and Mollie are interested in introducing the practice of roll call voting. This is both easier for the person recording the vote, and more transparent if someone requests a recording of the Zoom.

Other

I have a quick update on the scope of work for the Jackson Homestead Fence.

# **Midcentury Architectural Survey**

## **1940-1975**

Community Preservation Program  
**CPC STAFF READER'S GUIDE**

**Proposal Title: Newton Architectural Survey 1940 to 1975**

**CPA Funding Request:** \$17,500 for the Preservation of Historic Resources  
(50% of total project)

**Total Project Cost:** \$35,000

RECOMMENDED QUESTIONS, REQUESTS, or CPC ACTIONS prior to FUNDING VOTE:

This proposal requests funding to hire historic preservation consultants to complete a survey of 140 historic resources constructed between 1940 and 1975. The result of this work will be individual inventory forms which document the historical and architectural significance of each property. The following is a list of general questions for members to consider while reviewing this project:

- 1) Are these significant historic resources that deserves to be preserved with CPA funding?
- 2) Has the Applicant provided enough background information to support the historic significance of these resources?
- 3) What future do you envision for other phases of the project?

This project is eligible for CPA funding as it provides information for the preservation of Newton's Historic Resources. While this project does not take physical action to preserve a resource, historic inventory forms supply the foundation for historic preservation efforts by providing the baseline information necessary for staff and the historical commission to make its determinations. In Newton, these forms are regularly used to determine whether a building should be protected under the demolition review ordinance, considered for landmark designation, and/or have proposed changes approved. The previous phase of this project was completed in September 2023, and resulted in the creation of 241 new inventory forms.

FUNDING CONDITIONS:

**Deadlines** - All recommended CPA funds should be appropriated within 6 months and the project should be completed within 2 years after the date of any CPC recommendation, with the understanding that these deadlines may be extended by submitting a written request to the CPC outlining the reason the extension is necessary and the proposed new deadline.

**Use of Funds** – All CPA funding must be used as a local funding match to the City's Survey and Planning Grant and will be used to hire historic preservation consultants to complete approximately 140 individual historic resource inventory forms on properties built between 1940 and 1975.

**Interim Products** - The Applicant should also be prepared to update the CPC at regular intervals as requested on the status of the project.

**Final Products** - The Applicant will be required to submit a final report and updated project budget to the CPC for approval at the completion of the project. The Applicant will be expected to present these materials at a public meeting of the CPC for their review and approval before the project is considered to be complete.

**Return of Unspent Funds:** Any unused CPA funds remaining in the project fund at the completion of the project must be returned to the CPA general fund for use on other future projects.

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## DETAILED NOTES on PROPOSAL as SUBMITTED

(focus is on requirements either not met or not met well)

The proposal is considered to be complete as submitted, including all requested attachments.

### PROJECT SUMMARY

**Project Scope** - The City of Newton’s Preservation Program is requesting CPA funding to hire historic preservation consultants to undertake a new survey of approximately 122 properties constructed between 1940 and 1975. This work will build 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 (built before 1961 and 1963) which warranted further study. The proposed project will build on these resources and extend the timeframe to include properties built through 1975 and will be completed in coordination with the Survey and Planning grant program from the Massachusetts Historical Commission.

As was noted during the pre-proposal discussion, mid-twentieth century is often not seen as “historic” in Newton, where the focus has more commonly been on the City’s nineteenth and early twentieth century neighborhoods. However, these resources represent a significant period in Newton’s development which in many ways reshaped the City into its current form. Newton has over 3,200 structures built between 1940 and 1975 yet to be surveyed as part of this multiphase project. This includes commercial and institutional structures, as well as updating inventoried neighborhoods where midcentury homes were initially omitted from survey work.

**Project Outcomes** - If successful, CPA funding will allow the City’s Preservation Program to better preserve the Newton’s historically significant mid-twentieth century resources and expand the information available about this period in the City’s development. The first phase of this project has already provided valuable information.as part of this process.

### USE(S) OF CPA FUNDS

The Applicant proposes to use all of the requested CPA funding as a 50/50 match for state funding through the Massachusetts Historical Commission (MHC) Survey and Planning Grant Program. The City has taken part in this program many times in past years to hire consultants to complete this work, including in the last phase of this project. The project proposes to use all of the CPA and grant funding (\$35,000) to pay for the consultant’s work with additional assistance in the form of staff time and project management provided by the Preservation Program.

In past years, CPA funding has been used to complete similar architectural and historical surveys including updating the Early Architecture Surveys in 2010, an Archaeological Survey in 2011, and an Historic City Building Survey in 2012.

### PROJECT TIMELINE

The project is anticipated to begin in Fall 2025 and last for one year. The Survey and Planning Grant program dictates the timeline for this project as all grant funded work must be completed by June 30, 2025. The RFP for the consultant has gone out, and the chosen consultant’s work to be completed over the winter and spring of 2025 in order to meet the June 30 deadline.

### COMMUNITY NEEDS

Both the 2001 City of Newton Demolition Review and Post WWII Housing Survey and the 2003 Communitywide Survey of Mid-20<sup>th</sup> Century Housing encourage the City to further study the architectural styles and housing forms built in Newton from the 1950s onward. In addition, the City’s Comprehensive Plan, Section 9, Action #3 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.

#### PROJECT DEVELOPMENT BUDGET

The CPA funding requested makes up 50% of the project budget, with an additional unspecified amount to be contributed by the City in the form of staff time and project management. The cost of the project has been developed in consultation with MHC staff using their set prices for survey work based on the number of forms to be created. The MHC matching funds were confirmed in May.

#### PROJECT OPERATING BUDGET, MAINTENANCE

Preservation Program staff are members of the City’s Planning and Development Department and administer the City’s preservation ordinances, programs, and local historic districts. There is no anticipated maintenance required by this project.

#### PURCHASING/PROCUREMENT

This is City project and will be required to follow the City’s standard procurement process as well as the federal procurement processes associated with the additional grant funding. The project will be managed by Senior Preservation Planner Barbara Kurze and Chief Preservation Planner David Lewis, both of whom have overseen similar grant projects in the past and are familiar with their requirements.

#### HISTORIC SIGNIFICANCE

Including overall significance, significant features, treatment

The proposal includes an analysis of the historical significance of these inventory forms and their importance to the preservation program. The Newton Historical Commission reviewed the initial project on January 4, 2022 and unanimously voted to support this CPA funding proposal.

#### SPONSOR FINANCES & QUALIFICATIONS, INSTITUTIONAL SUPPORT

This project will be completed by the Preservation Program staff and has the support of Director of Planning and Development (Barney Heath).

#### COMMUNITY OUTREACH & CONTACTS, LETTERS

This is a City project which has been reviewed and approved by the Newton Historical Commission and is supported by the Planning and Development Department .

#### ATTACHEMENTS AND REQUESTED INFORMATION

The attachments to the proposal form have been specifically requested by staff to best support an application for survey work, and are informed by questions asked by committee members in the pre-proposal meeting. The include samples of the forms created in the last phase, photos of relevant buildings, a prioritized list of buildings to be surveyed, and a sample contract for the consultant.

City of Newton



Ruthanne Fuller  
Mayor

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

PRE-PROPOSAL

PROPOSAL

(For staff use)  
date rec'd:

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](http://www.newtonma.gov/cpa) or contact:

Mollie Hutchings, Community Preservation Act Program Manager

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

[mhutchings@newtonma.gov](mailto:mhutchings@newtonma.gov) 617.796.1147

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

<b>Project TITLE</b>	<b>Newton Architectural Survey 1940 to 1975</b>			
<b>Project LOCATION</b>	Full street address (with zip code), or other precise location. Various			
<b>Project CONTACTS</b>	Name & title or organization	Email	Phone	Mailing address
<b>Project Manager</b>	Barbara Kurze, Senior Preservation Planner	<a href="mailto:bkurze@newtonma.gov">bkurze@newtonma.gov</a>	617-796-1129	Newton City Hall 1000 Commonwealth Ave. Newton, MA 02459
<b>Other Contacts</b>	David Lewis, Chief Preservation Planner	<a href="mailto:dlewis@newtonma.gov">dlewis@newtonma.gov</a>	617-501-1143	Newton City Hall 1000 Commonwealth Ave. Newton, MA 02459
<b>Project FUNDING</b>	<b>A. CPA funds requested:</b> \$17,500	<b>B. Other funds to be used:</b> \$17,500	<b>C. Total project cost (A+B):</b> \$35,000	
<b>Project SUMMARY</b>	<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 conduct Phase II of the community-wide architectural survey to preserve and protect mid-twentieth century historic resources that are vulnerable to demolition. The survey will assess and document approximately 122 selected cultural and architectural resources built between 1940 and 1975, following Massachusetts Historical Commission (MHC) survey standards and methodology.</p> <p>In 2001 and 2003, Newton completed two projects to understand the City's largely unrecognized Post WWII development and plan for its preservation. The initial studies looked at any structure older than 50 years (built before 1961 and 1963).</p> <p>The goal of the current multi-phase 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 1975 yet to be surveyed, including commercial and institutional structures which warrant recognition and preservation. 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>Phase I resulted in 250 properties being recorded which exceeded the goal to survey approximately 140 properties. The estimated number was exceeded because of the number of areas and neighborhoods recorded versus individual buildings. The survey research produced additional historical context for the post-World War II development in Newton including information on architects, designers, and engineers; architectural styles and forms; and the 1960s expansion of educational campuses associated with the Roman Catholic Church, redevelopment of Newtonville (including commercial development and the extension of the Massachusetts Turnpike), and the introduction of high-</p>			

density construction. This information has already been invaluable in determining the significance of buildings proposed for demolition. The priorities identified for future surveys will be the starting point for Phase II.

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 for assistance from MHC staff to ensure that the individual survey forms meet all the state’s requirements and are as complete and detailed as possible. Senior Preservation Planner Barbara Kurze and Chief Preservation Planner David Lewis will manage the project and complete the preliminary work necessary to develop the list of survey projects from reviews of the existing Phase I project, 2001 and 2003 studies, GIS research, and field assessments.

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

<b>Project TITLE</b>	<b>Newton Architectural Survey 1940 to 1975</b>	
<b>USE of CPA FUNDS</b>	<b>HISTORIC RESOURCES</b>	
<b>CHECK ALL THAT</b>	Preserve	X
<b>COMMUNITY NEEDS</b>	<p>From each of at least 2 plans linked to the <a href="#">CPA Funding Process and Materials</a> page of <a href="http://www.newtonma.gov/cpa">www.newtonma.gov/cpa</a>, 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-20<sup>th</sup> Century Housing, Kathleen Kelly Broomer, Architectural Historian.</p> <p>Part 5 (Page 22) recommended that additional research be completed in the following:</p> <ul style="list-style-type: none"> <li>• Concomitant commercial and institutional (including municipal) development in Newton in the 1940s-1950s</li> <li>• Further study of the architectural styles and housing forms from the 1950s onward</li> <li>• 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.</li> <li>• In addition to the recommended areas, the 2003 Survey included 15 individual properties built between 1940-1960 which merited further survey</li> </ul> <p>From the 2023 Communitywide Survey of Mid-20th Century Architectural Resources, Kathleen Kelly Broomer, Architectural Historian.</p> <p>Further Study Recommendations (Page 25) included:</p>	



- Reconnaissance surveys of village center commercial architecture and the Needham Street industrial corridor to identify buildings and storefronts from this period.
- Review of mid-20<sup>th</sup> century institutional buildings, especially houses of worship and public schools
- Further study of single-family house forms not recorded previously, as well as duplexes, apartment complexes, and developments undertaken by or for the Newton Housing Authority

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

<b>COMMUNITY CONTACTS</b>		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	<a href="mailto:ldady@newtonma.gov">ldady@newtonma.gov</a>	617-796--1451	527 Washington Street Newton, MA 02458	
Councilor Lisle Baker, Zoning and Planning Chair	<a href="mailto:councilorbaker@comcast.net">councilorbaker@comcast.net</a>		Newton City Hall 1000 Commonwealth Avenue Newton, MA 02459	
Doug Cornelius, Newton Historical Commission Chair	<a href="mailto:nhc@dougcornelius.com">nhc@dougcornelius.com</a>		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 1975	
<b>SUMMARY CAPITAL/DEVELOPMENT BUDGET</b>		
<b>Uses of Funds</b>		
Hiring of Historic Preservation Consultant to complete field work and research on up to 122 properties		\$35,000
		\${amount}
		\${amount}
		\${amount}
		\${amount}
<b>D. TOTAL USES</b> (should equal C. on page 1 and E. below)		<b>\$35,000</b>
<b>Sources of Funds</b>	<b>Status</b> (requested, expected, confirmed)	
CPA funding	Requested	\$17,500
MHC Survey and Planning Grant	Confirmed	\$17,500
		\${amount}
		\${amount}
<b>E. TOTAL SOURCES</b> (should equal C. on page 1 and D. above)		<b>\$35,000</b>
<b>SUMMARY ANNUAL OPERATIONS &amp; MAINTENANCE BUDGET</b> (cannot use CPA funds)		
<b>Uses of Funds</b>		
Non Applicable		\${amount}
		\${amount}
		\${amount}
		\${amount}
<b>F. TOTAL ANNUAL COST</b> (should equal G. below)		<b>\${amount}</b>
<b>Sources of Funds</b>		
Non Applicable		\${amount}
		\${amount}
<b>G. TOTAL ANNUAL FUNDING</b> (should equal F. above)		<b>\${amount}</b>
<b>Project TIMELINE</b>	<b>Phase or Task</b>	<b>Season &amp; Year</b>
	Submit Funding Applications for MHC Survey and Planning Grant and CPA funding	Spring – Summer 2024
	Complete Funding Agreements with MHC, develop RFP and choose project, consultants and complete initial Procurement	Summer – Fall 2024
	Work with Consultants to define phases of project in coordination with MHC	Fall 2024
	Consultant completes field work and research, submits draft forms for review	Winter – Spring 2025
	Draft Forms finalized and Submitted by Project Completion Deadline	June 30, 2025

<b>Project TITLE</b>		<b>Newton Architectural Survey 1940 to 1975</b>	
↓ Check off submitted attachments here.			
<b>REQUIRED.</b>		<b>PHOTOS</b>	of existing site or resource conditions (2-3 photos may be enough)
		<b>MAP</b>	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.  <b>Full proposals: separate, detailed budget attachments REQUIRED.</b>	<b>PROJECT FINANCES</b> printed and as computer spreadsheets, with both uses & sources of funds		
		<b>Development pro forma/capital budget:</b> 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)	
		<b>Non-CPA funding:</b> commitment letters, letters of inquiry to other funders, fundraising plans, etc., including both cash and est. dollar value of in-kind contributions	
		<b>Purchasing of goods &amp; services:</b> briefly summarize sponsor’s understanding of applicable state statutes and City policies	
Pre-proposals: recommended. <b>Full proposals: REQUIRED.</b>	<b>HISTORIC SIGNIFICANCE</b>	<b>ATTACHMENT 1:</b> Analysis of Historical Significance (narrative; maximum 1 page)	
		<b>ATTACHMENT 2:</b> Description of Historically Significant Features (maximum 1 page)	
		<b>ATTACHMENT 3.</b> Summary & Justification of Proposed Treatment (maximum 1 page)	
		<b>ATTACHMENT 4.</b> Newton Historical Commission Review (based on attachments 1-3 above)	
<b>REQUIRED for all full proposals.</b>	<b>SPONSOR FINANCES &amp; QUALIFICATIONS, INSTITUTIONAL SUPPORT</b>		
		<b>For sponsoring organization, most recent annual operating budget</b> (revenue & expenses) <b>&amp; financial statement</b> (assets & liabilities); each must include both public (City) and private resources (“friends” organizations, fundraising, etc.)	
		<b>for project manager: relevant training &amp; track record</b> of managing similar projects	
<b>OPTIONAL for all proposals.</b>		<b>LETTERS of SUPPORT</b>	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 122 properties that are between 50 and 80 years old (built from 1940 to 1975). 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. Phase I of the current multi-phase project built 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. The Phase II proposal continues this work and extend the date to 1975.

Attached for review is the final report for Phase I.

# FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

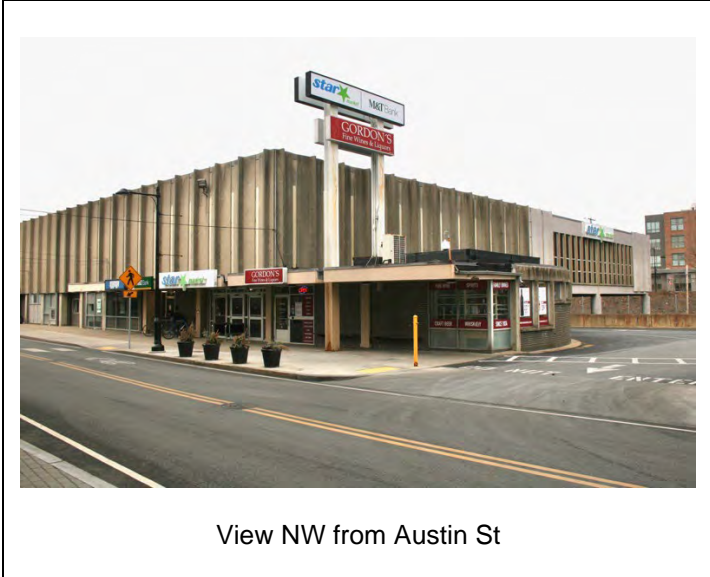
MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

24001 0001	Newton		NWT.7615
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**Town/City:** Newton

**Place:** (*neighborhood or village*): Newtonville

## Photograph



**Address:** 33-41 Austin Street

**Historic Name:** Star Market

**Uses:** Present: supermarket

Original: supermarket

**Date of Construction:** 1962-1963

**Source:** *Boston Globe* (June 2, 1963)

**Style/Form:** Contemporary

**Architect/Builder:** Samuel Glaser/Perini Corporation

**Exterior Material:**

Foundation: concrete

Wall/Trim: concrete, brick veneer/concrete

Roof: rubber membrane [?]

**Outbuildings/Secondary Structures:** n/a

**Major Alterations** (*with dates*): n/a

**Condition:** good

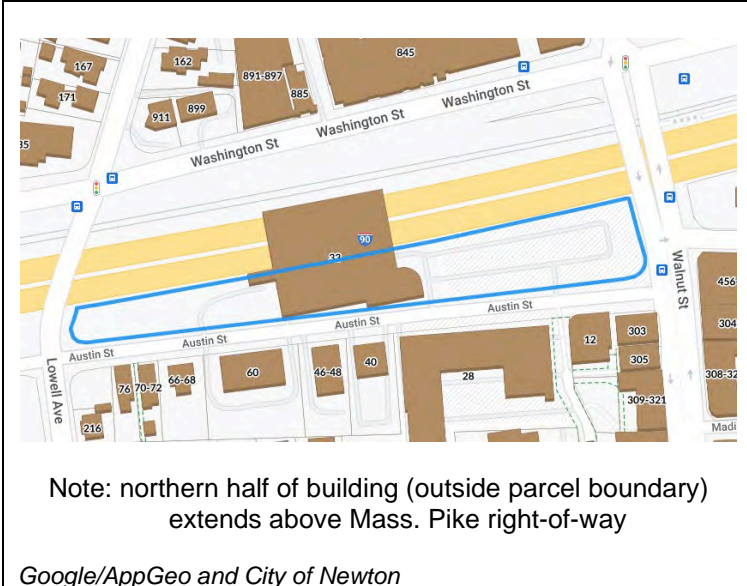
**Moved:** no  yes  **Date:**

**Acres:** 2.09 acres (within parcel boundary)

**Setting:** historic village setting on Austin Street, with building flanked by surface customer parking lot on east and delivery area on west; northern half of building extends above Mass. Pike (Interstate 90) right-of-way

## Locus Map

↑  
north



**Recorded by:** Kathleen Kelly Broome, consultant

**Organization:** City of Newton

**Date** (*month / year*): September 2023

# INVENTORY FORM B CONTINUATION SHEET

NEWTON

33-41 AUSTIN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

NWT.7615

Recommended for listing in the National Register of Historic Places.

*If checked, you must attach a completed National Register Criteria Statement form.*

*Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.*

## ARCHITECTURAL DESCRIPTION:

*Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.*

Star Market is unique in Massachusetts as the first completed building utilizing air rights over the Massachusetts Turnpike Extension. Measuring roughly 208 feet along the Austin Street facade and 184 feet deep, the supermarket's nearly square footprint incorporates a curved retail area at the southeast corner, facing the customer parking lot, and a brick veneer projection associated with service deliveries on the west elevation. Concrete piers support the northern section of the supermarket where it extends above the Mass. Pike. Precast concrete panels are a major character-defining feature: their use accelerated the construction process and impart a rhythm to the elevations, which are highly visible from the public way with the exception of the delivery area at the southwest corner off Austin Street. The two-story building incorporates a steel and glass storefront system for the supermarket and additional small retail spaces ranged along Austin Street, where exterior walls are clad with brick veneer at the pedestrian level. Above, translucent plastic panels alternate with the precast concrete panels to emit light at night. There is a sizable multi-bay plate glass window on the east elevation, oriented toward the Mass. Pike approach from Boston. The pylon sign projecting above the roofline consists of steel beams integrated with the building at the southeast corner entry.

## HISTORICAL NARRATIVE

*Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.*

Opened to customers on June 4, 1963, Star Market reflects major changes in Newtonville's commercial village landscape due to construction of the Massachusetts Turnpike Extension, which lengthened the toll road from its original terminus at Route 128 to a new terminus in Boston. This building was the first in Massachusetts to be completed utilizing air rights above the turnpike right of way, an approach to building that would be implemented on a more substantial scale with completion of the Prudential Center, Boston, over the turnpike and adjacent rail lines in April 1965. In Newton, a Star Market built in 1948 at 270 Walnut Street (corner of Austin Street) was slated for demolition in connection with the turnpike extension, raising concerns that Newtonville would lose an important anchor in its village business district. Turnpike Authority Chairman William F. Callahan, Newton Mayor Donald Gibbs, Star Market president Stephen Mugar, and the turnpike general contractor, the Perini Corporation of Framingham, collaborated on the project. In addition to its site planning, this supermarket was innovative for its customer service. Still in operation today is the bundle handling system for grocery bags, whereby customers would complete their shopping, retrieve their cars, and drive into a lighted tunnel opening, where they presented their numbered ticket to an employee who would load their groceries directly into the car. Bruce Krueger was the store's manager in 1963, at which time the Star Market chain encompassed about 35 locations.

Star Market had been associated with the Mugar family since 1915, when Sarkis Der Mugardichian [spellings vary] purchased a small grocery store at 28 Mount Auburn Street in Watertown. An Armenian who fled Turkish persecution in Turkey, Der Mugardichian immigrated to the United States in 1906, settling with other family members in Watertown. His son, Stephen P. Mugar (1901-1982), took over the market to support the family after Sarkis's death following an automobile accident in 1922. Stephen Mugar tripled the market's business by advertising weekly specials, adding a home delivery service, and, during the Depression, opening stores in Newtonville (1932) and Wellesley (1937). The company replaced its Newtonville store in 1948 with the supermarket that would be demolished for the Mass. Pike extension. Stephen's cousin, John M. Mugar, joined the company as treasurer and eventually became president and chairman of the board, expanding the business to more than sixty locations throughout New England ["About us"; Digital Commonwealth; Friends of Mt. Auburn].

Construction of the Massachusetts Turnpike Extension displaced an estimated 500 families in Newton, with the loss of approximately 320 residential properties and forty businesses valued up to \$4.5 million ["Moving or staying?"]. The leasing of air

# INVENTORY FORM B CONTINUATION SHEET

NEWTON

33-41 AUSTIN ST

## MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

NWT.7615

space over the highway was intended partly to restore taxable property to areas demolished for the extension, though it is not clear whether the City of Newton received a share of the lease funds paid to the Massachusetts Turnpike Authority.

The supermarket's architect, Samuel Glaser (1902-1983), resided in Newton after World War II. Born in Riga, Latvia, he came to the United States about 1906 with his family, settling in Brookline. He graduated from Brookline High School and earned bachelor's (1925) and master's (1926) degrees in architecture from the Massachusetts Institute of Technology (MIT). His father, Abraham, was a carpenter and a founder of Kehillath Israel in Brookline, a Conservative congregation with which the architect had a life-long affiliation. Samuel Glaser worked in the New York City architecture firm of Clarence Stein before returning to Brookline and establishing his Boston firm in 1930, designing moderately priced suburban homes. He designed a number of revival-style houses in Brookline and vicinity from the 1930s onward, among them English Revival-style 79 Woodchester Drive, Newton (ca. 1930, NWT.5430) in the Country Club Estates area of Chestnut Hill, and a cape at 34 Kingswood Road, Newton (ca. 1935, NWT.4805) in Auburndale. Like other professional architects in the Boston area, Glaser also began experimenting with European modernism in the 1930s. His modern houses identified in Newton to date are the Robert and Eleanor Leventhal House, 20 Drumlin Road, Newton (1948, NWT.3675), at Oak Hill; the Leo and Natalie Wolf House, 44 Mignon Road (1950, NWT.7614, demolished), at West Newton; and his own residence at Oak Hill, 381 Dudley Road (1948, altered). His firm also designed Temple Shalom at 175 Temple Street, West Newton (1955).

Samuel Glaser Associates and its successor firm, Samuel Glaser and Partners (organized in 1968), designed many institutional and commercial buildings in greater Boston after World War II, demonstrating the architect's affinity for Modernism, and later Brutalism, as well as the design possibilities offered by precast concrete construction. The firm's commissions included, at Logan Airport, the American Airlines Hangar – Building 16 (ca. 1953, BOS.16906, demolished), Old Control Tower (1957, BOS.18064), and Northeast Airlines Hangar (1959). At Government Center in downtown Boston, the firm designed the John F. Kennedy Federal Building, 15 New Sudbury Street (1966, BOS.1617, NRIND 2021), in association with Walter Gropius and his firm, The Architects Collaborative; as well as the Government Center Parking Garage, 50 New Sudbury Street (1966, BOS.2024, demolished) in association with Kallman and McKinnell, architects of Boston City Hall. Boston business blocks of note include the Midtown Motor Inn, 220 Huntington Avenue (1961, now Midtown Hotel), and the Woolworth's Building, 350 Washington Street (1967, BOS.2117).

Glaser's design for Star Market in Newtonville is perhaps his most widely known, due to the uncommon circumstances of its development. Some sources credit Glaser as the first architect to use air rights over highways for construction, though building over a highway had already been achieved in New York City in 1957. The Prudential Center development in Boston, designed in the late 1950s and completed in 1965, made use of air rights over a railroad line in addition to the Mass. Pike extension. Building over railroad lines had been well established in New York City, Cleveland, and Chicago since the early 20<sup>th</sup> century [Goldschmidt].

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# INVENTORY FORM B CONTINUATION SHEET

NEWTON

33-41 AUSTIN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

NWT.7615

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## SUPPLEMENTAL IMAGES



Detail, Austin St retail spaces



View SW from Walnut St bridge



View SE from Washington St



# INVENTORY FORM B CONTINUATION SHEET

NEWTON

33-41 AUSTIN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	NWT.7615
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## National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually eligible       Eligible **only** in a historic district  
 Contributing to a potential historic district       Potential historic district

Criteria:     **A**     **B**     **C**     **D**

Criteria Considerations:     **A**     **B**     **C**     **D**     **E**     **F**     **G**

Statement of Significance by      Kathleen Kelly Broomer, consultant  
*The criteria that are checked in the above sections must be justified here.*

Star Market reflects major changes in Newtonville's commercial village landscape in the early 1960s due to construction of the Massachusetts Turnpike Extension. Replacing the company's 1948 Newtonville store, demolished in the highway construction, this 1962 building was the first completed in Massachusetts utilizing air rights above the turnpike right of way. Newton resident Samuel Glaser (1902-1983) and his Boston-based firm, Samuel Glaser Associates, designed many institutional and commercial buildings in greater Boston after World War II, demonstrating the architect's affinity for Modernism, and later Brutalism, as well as the design possibilities offered by precast concrete construction. Glaser's design for Star Market is perhaps his most widely known, given the uncommon circumstances of the building's development and its high-visibility location. Retaining integrity of location, design, setting, materials, workmanship, feeling, and association, Star Market is recommended for the National Register at the local level with significance in the areas of Commerce (Criterion A) and Architecture (Criterion C).

This recommendation is based on the observed level of exterior integrity; any further assessment of individual eligibility would require documentation of interior spaces and finishes. The building may be recommended for the National Register at the state level as well, pending further study.

# FORM A - AREA

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

see data sheet	Newton	NWT. FQ	see data sheet
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## Photograph



33, 37, 21 Deborah Rd, L-R

**Town/City:** Newton

**Place** (*neighborhood or village*): Oak Hill

**Name of Area:** Cynthia-Deborah-Sevland Roads

**Present Use:** single-family residential

**Construction Dates or Period:** 1953-2013

**Overall Condition:** fair

**Major Intrusions and Alterations:**  
replacement siding, doors, window sash

**Acreage:** approximately 25 acres

**Recorded by:** Kathleen Kelly Broomer, consultant

**Organization:** City of Newton

**Date** (*month/year*): September 2023

## Locus Map

↑  
north



see continuation sheet

# INVENTORY FORM A CONTINUATION SHEET

NEWTON CYNTHIA-DEBORAH-SEVLAND RDS

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

NWT.  
FQ

see data  
sheet

- Recommended for listing in the National Register of Historic Places.  
*If checked, you must attach a completed National Register Criteria Statement form.*

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

## ARCHITECTURAL DESCRIPTION

Describe architectural, structural and landscape features and evaluate in terms of other areas within the community.

The Cynthia-Deborah-Sevland Roads subdivision is one of the largest concentrations of post-World War II single-family dwellings in the Oak Hill neighborhood. Ranged over relatively flat terrain northwest of Baldpate Hill, with a slight elevation on the east side of Cynthia Road, the subdivision is roughly bounded by Dudley and Drumlin Roads on the east, Hartman Road on the south, Juniper Lane on the southwest, and Greenwood Street on the northwest and north. The area encompasses 92 houses, nearly all ranches or split-levels built in the 1950s or early 1960s and bearing elements of Postwar Traditional design. Five dwellings (2010 to 2013) are either new construction or the product of extensive remodeling. Building lots are a minimum of 10,000 square feet. Houses are set back approximately thirty feet from the street, and deciduous street trees line the curb in front of many houses, contributing to a uniform street line.

As a group, these wood-frame dwellings are one story with concrete foundations and integral garages positioned in a raised basement beneath the bedroom wing. All houses have shallow gable or hipped roofs clad in asphalt shingles, with overhanging eaves and brick chimneys, which tend to be placed on the exterior end wall. Predominant exterior wall materials are tongue-and-groove vertical boarding (especially in gable ends), brick or Perma-stone veneer, vinyl siding, and aluminum siding. Some brick chimneys and wall veneers display extruded brick, or bricks projecting from the wall surface to create texture and visual interest. Entries are generally set at the juncture of the living room wing and the perpendicular projecting bedroom wing, with covered porches supported by ornamental iron posts, but no transoms or sidelights. Aside from notable exceptions described below, few houses retain original front doors, garage doors, or wood window sash. The most common designs for living room picture windows are nine-pane windows containing hopper or awning sash, or a bank of casement windows. Other window openings typically contain casement sash, some replaced with sliding sash. Replacement sash tends to be vinyl. Building permits examined for select houses indicate a common early renovation was the enclosure of a side or rear porch for additional year-round living space; no extant screened porches were noted in the field. Several houses have one or two-story rear additions.

One-story ranches clustered at the northern end of Cynthia Road are the earliest houses in the area. Two types are present. The Herbert and Vivian Freeman House, 15 Cynthia Road (1953; J. Francis Dooley, archt.; Pat Franchi, bldr.), a cross-gabled ranch, displays replacement wood siding, a brick veneer half-wall (now painted), and an attached garage at grade. Dooley may have also designed the similar ranch next door, the Irving and Thelma Halperin House, 25 Cynthia Road (1954; Bernardo Corsi, bldr.), which features full-height brick veneer walls, clapboard gable infill, a small enclosed room (likely an original screened porch) north of the chimney and a two-car garage tucked under the house on the Deborah Road elevation.

Placement of garage bays at the facade would characterize the second ranch type, the ranch with garage under, a precursor to the neighborhood's split-level designs. In addition to the garage bays, as well as bedroom windows placed at the outer corners of the house in a modern manner, the David and Adele Karas House, 42 Cynthia Road (1953; Dom Franchi, bldr.) features an entry with a low-pitched roof, side-stair approach, and ornamental iron post and balustrade. The entry door is original, retaining three narrow fixed panes in an ascending arrangement. The similar Charles and Florence Bloom House, 32 Cynthia Road (1953; Dom Franchi, bldr.), next door is notable for its weatherboard gable infill and wood siding enclosure of what was likely an original screened porch south of the chimney. Some windows here retain metal storm sash.

**INVENTORY FORM A CONTINUATION SHEET**

NEWTON CYNTHIA-DEBORAH-SEVLAND RDS

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

NWT.  
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Several brick-faced split-levels on Deborah Road are the earliest examples of the house form in the area, built principally from 1954 to ca. 1958. This form is distinct from a ranch with a garage under, where the entry, living room wing, and bedroom wing occupy the same level of the house. In the split-levels, the entry and living room wing are positioned one-half level down from the bedroom wing, and one-half level up from the garage. This yields a facade in which living room and bedroom windows are on different levels.

A good example of the brick-faced split-level is the Manley and Marion Gould House, 33 Deborah Road (1955; Nardone Brothers, bldr.), displaying a cross-hip roof, exterior end wall chimney, wood shingled side elevations, three- and four-pane casement windows (including a tripartite picture window at the living room), and glass block in the facade basement window. The entry porch has been enclosed with period jalousie windows and a later sliding glass door, while the side-stair approach with iron balustrade remains open. Nardone Brothers built several similar split-levels in the subdivision, among them the Sydney and Ruth Allman House, 27 Deborah Road (1954); the Sumner and Elizabeth Williams House, 50 Deborah Road (1955), with nine-pane picture window and enclosed porch; the Sidney and Lorraine Miller House, 62 Deborah Road (1955), with stone veneer and clapboard walls; the Leonard and Elaine Silverman House, 70 Deborah Road (1955); the Paul and Ann Nitenson House, 80 Deborah Road (1955); the Melvin and Jacqueline Braverman House, 86 Deborah Road (1956), with fieldstone veneer and tongue and groove siding; and the Harold and Lois Grandberg House, 76 Cynthia Road (1957), a hipped and cross-gable example with brick veneer and wood shingle siding. Christopher Crowell designed the Albert and Roberta Arbetter House, 105 Cynthia Road (1958) for the Nardone Brothers, and may have been the architect on some of their earlier houses. This split-level combines Perma-stone veneer on the living room wing, brick veneer on the bedroom-garage stack, and vinyl siding on side walls.

More highly ornamented is the Henry and Pearl Berish House, 21 Deborah Road (1954; Antonio "Jerry" Franchi, bldr.), which exhibits a similar massing and building footprint as the Nardone-built houses (slightly enlarged with a side addition), along with stone veneer on the living room wing, extruded brick veneer on the bedroom wing, and a filigree treatment on the iron entry porch supports and balustrade. Brick veneer on this house extends beyond the facade to the side walls of the main block. Franchi later built a variation of these split-levels at the Samuel and Ida Goff House, 50 Sevlard Road (1960), the Sidney and Frances Lee House, 62 Sevlard Road (1960), the Melvin and Audrey Wintman House, 56 Sevlard Road (1961), and 61 Sevlard Road (1961), in which the bedroom wing slightly overhangs the garage bays below. The extruded brick veneer at the Franchi-built Henry and Leta Koritzky House, 71 Sevlard Road (1961) is the most ambitious brick detailing seen in the subdivision. This house, with a gable and cross-hipped roof, bow window, and Perma-stone on the living room wing, does not incorporate the overhang above the garage and has gabled rear additions.

Another example of the hipped and cross-gable split-level, comparatively well preserved, is the Sidney and Renee Krafchick House, 24 Deborah Road (1954; Mendal Waters, archt., Sidney Krafchick, bldr.). This house displays both Perma-stone and brick veneer on the facade, matched wood siding in the gable end, and some original wood sash in the bow window. Paneled garage doors appear to be original. Original garage doors also appear to survive at the Eugene and Natalie Rubin House, 136 Cynthia Road (1958; Anthony Franchi, bldr.), a cross-hipped split combining stone veneer, extruded brick veneer, and a bow window.

In addition to designing 15 Cynthia Road (see above), built by Pat Franchi, Needham architect J. Francis Dooley also designed the Max and Rose Boraks House, 106 Deborah Road (1956), built by L. Nardone and Son, and the Arnold and Betty Leavitt House, 26 Sevlard Road (1957), built by Aston Brothers. With its extruded brick and Perma-stone veneers, side-approach stair to the entry, and bow window, 106 Deborah Road is comparable to nearby houses, perhaps distinguished for its hipped-roof bedroom wing with windows positioned close to the corners in the modern manner. The cross-hipped 26 Sevlard Road returns the bedroom windows to a more traditional placement, though the nine-pane picture window and broad chimney nod to Contemporary styling. A copper-clad pent roof hood introduced over the garage bays is seen in other late 1950s houses in Newton.

Unique in this subdivision and the only split-level in the Contemporary-style is the William and Leonore Silberstein House, 162 Cynthia Road (1958; Harold M. Turiello, archt.; P&M Builders, bldr.). The house has a one-story, shed-roofed wing incorporating the entry and living area on the south, and a bedroom-garage stack under a low-pitched side-gable roof on

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

NWT.  
FQsee data  
sheet

the north, which is one story on a high raised basement. Exterior sheathing consists of tongue and groove boards with Perma-stone, and the house has a rolled composition roof. In addition to the broad brick chimney, Contemporary features include overhanging eaves on the living area wing, tall ribbon windows south of the entry, an oversized sidelight and original wood door in the recessed entry, and oversized four-light windows with hopper or awning sash on the bedroom wing. A secondary entry at grade retains an original wood door with stacked square lights and a three-light window containing stacked hopper or awning sash. The vinyl garage door has been replaced.

## HISTORICAL NARRATIVE

*Explain historical development of the area. Discuss how this relates to the historical development of the community.*

One of the largest post-World War II subdivisions at Oak Hill, the area encompassing Cynthia Road, Deborah Road, and Sevlund Road constitutes much of a 32-acre parcel on Greenwood Street farmed by William H. Wales (1859-1929). His Colonial Revival-style house, once known as 26 Greenwood Street (ca. 1896, NWT.3658) was demolished about 2015. The house site address is currently known as 369 Dudley Road, but a right-of-way to Greenwood Street remains. The youngest child of Edward and Phebe Wales, William Wales farmed the property until his death.

Barney Realty Corporation acquired the Wales tract in 1951, and in 1952 subdivided the Cynthia Road, Deborah Road, and Sevlund Road neighborhood, known as Greenwood Park, for residential development. With Sumner E. Victor as president, Murray Rotman as treasurer, and Ethel Spector as clerk, Barney Realty Corporation sold lots to local builders with deed restrictions that allowed only single-family dwellings with attached garages. An uncommon deed restriction also gave the corporation authority to approve all architectural plans, specifications, and plot plans for buildings to be constructed in the subdivision. Names of both the corporation and the roads here reflect family connections: **Barney** Realty Corporation for Sumner Victor's father; **Cynthia** Road for Sumner's wife; and **Sevlund** Road for Sumner's initials. The inspiration for the naming of Deborah Road has not been determined. The subdivision plan indicates Barney Realty also developed Juniper Lane, a separate cul-de-sac off Greenwood Street.

Sumner E. Victor (1929-1993) and his father owned the New England Electric Supply Company on Tremont Street in Boston. After forming Barney Realty Corporation, later known as Victor Realty, they sold the electric supply business, apparently in the late 1950s. Sumner Victor resided at 81 Deborah Road (1955, J. Francis Dooley, archt.) with his wife and children in a split-level house that has been recently remodeled. He was a member of Temple Shalom in Newton, the Hebrew Rehabilitation Center for the Aged, and the Masons [Victor obituary]. Murray Rotman (1911-2004) of Worcester, treasurer of Barney Realty, founded Rotman's Furniture and Carpet in Worcester with his wife, Ida, in 1956. They had moved to Worcester from the Boston area in 1945. Rotman's became the largest home furnishings retailer in New England. Previously, Murray and Ida Rotman leased and operated the furniture and carpet departments in the C. T. Sherer Company and Bernard Sumner & Putnam Company stores in Worcester. Murray Rotman was a 32<sup>nd</sup> Degree Mason, a lifetime member of the Board of Directors of Congregational Beth Israel in Worcester, a Paul Harris Fellow of the Rotary Club, and member of B'nai Brith, the Anti-Defamation League, and the American Jewish Congress [Barry Rotman; Ida Rotman obituary].

Houses at Greenwood Park tended to be built by Newton-based contractors named on permits as owner, builder, and sometimes architect, which indicated the houses were built on speculation. The Newton directory in 1957, for example, lists 25 addresses on Deborah Road, though six houses were still vacant. Nardone family members built on lots acquired by Emilio Nardone, Nardone Brothers, L. Nardone & Son, Inc., and Edmund B. Nardone. The Franchi brothers – Antonio G. (Jerry), Dominic, and Pasquale (Pat) – pulled building permits in their own names rather than a company name. Other Newton developers and builders working here included Bernardo Corsi and Aston Brothers. Sidney Krafchick, a Dorchester real estate developer, built 24 Deborah Road then took up residence in the house. The William and Leonore Silberstein House, 162 Cynthia Road, appears to have been custom-built, as the building permit application lists William Silberstein as owner. He was employed in 1963 as an executive at Edwards Supply Company, a family-owned plumbing supply company in East Boston.

# INVENTORY FORM A CONTINUATION SHEET

NEWTON CYNTHIA-DEBORAH-SEVLAND RDS

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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Most residents who did not move here from other locations in Newton came from either Boston (including Brighton, Dorchester, Mattapan, Roxbury, and West Roxbury) or Boston's western and northern suburbs, especially Brookline. Residents by 1963 included real estate developers and realtors; physicians; manufacturers of boxes and other undetermined products; dealers in meat, electrical supplies, plumbing supplies, or fuel; a wallpaper distributor; executives in hardware and footwear companies; and an engineer. Irving Halperin, 25 Cynthia Road, was vice-president of Mohega Pad & Paper Company in New Jersey. Melvin Wintman, 56 Sevlund Road, was vice-president of the General Drive-In Corporation, later known as General Cinema Corporation.

A sampling of building permit applications for houses in Greenwood Park yields few names of professional architects. Builders may have obtained standard house plans then widely available through lumber companies and architectural plan services. Since the design of all houses in the subdivision required prior approval by the Barney Realty Corporation, it is also possible the developer, Sumner Victor, provided builders with pre-approved house plans, and the corresponding architects' names were not noted in building permit applications.

Harold M. Turiello, AIA (1910-2001) of Revere designed 162 Cynthia Road (1958) for the Silberstein family. He also designed Everett City Hall (1960-1962, EVR.21); two schools in Chelsea; Parkway Assembly of God Church on Revere Beach Parkway (1960); the Paul Buonfiglio Funeral Home, 128 Revere Street, Revere (1964); and buildings at MCI Walpole and Grafton State Hospital. While his training in architecture is not clear, Turiello was a member of the Boston Society of Architects and a member of the American Institute of Architects from 1962 to 1974. His family operated a real estate and insurance business in Revere.

Newtonville architect Christopher Chase Crowell, AIA (1895-1963), designed 105 Cynthia Road (1958) for construction by Nardone Brothers. Crowell designed a number of revival-style and Postwar Traditional houses and apartments in Brookline, Newton, Quincy, Watertown, and Wellesley from 1929 through the 1950s (see MACRIS database). A Brockton native, Crowell graduated from the Massachusetts Institute of Technology (MIT) in 1917. He opened his own firm in 1924, after employment as an architectural engineer for Boston's Lockwood Greene and Company (1919-1921) and the staff in charge of buildings at S. Slater & Sons (1921-1924). Newton directories from the early 1920s list Crowell as a builder.

J. Francis Dooley (1921-1986) of Needham designed the houses at 15 Cynthia Road (1953), 81 Deborah Road (1955), 106 Deborah Road (1956), and 26 Sevlund Road (1957). Known for his work supplying house plans to builders, Dooley designed at least four houses built in Brookline from 1951 to 1956 (see MACRIS database), and numerous houses built in Wellesley in the 1950s and 1960s.

Mendal (Manning) Waters (1896-1963) of Boston, designer of 24 Deborah Road (1954), was an architectural engineer who studied civil engineering at Tufts College, graduating in 1917. By 1920, he was employed as a draftsman in an undetermined architecture firm located at 245 State Street in Boston; architects Maurice P. Meade, Henry D. Slocum, and James G. Hutchison also worked at that address. Waters established his own firm, Mendal Waters Company, at 345A Blue Hill Avenue in Roxbury by 1924, later relocating to downtown Boston. His commissions after World War II followed a period during which he was employed at Stone & Webster Engineering Corporation in Boston. The MACRIS database identifies a number of Waters commissions, chiefly in Brookline, among them private houses and apartment buildings such as the Saint Paul Gardens Apartment Complex, Alton Place and St. Paul Street, Brookline (1950, BKL.BK), as well as a commercial block at 37-93R Parkingway, Quincy (QUI.1449) associated with L. Grossman's Sons, Inc., a lumber and coal company widely known in greater Boston.

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**INVENTORY FORM A CONTINUATION SHEET**

NEWTON CYNTHIA-DEBORAH-SEVLAND RDS

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

NWT.  
FQsee data  
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# INVENTORY FORM A CONTINUATION SHEET

NEWTON CYNTHIA-DEBORAH-SEVLAND RDS

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

NWT. FQ
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see data sheet
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## Cynthia-Deborah-Sevland Roads Area Data Sheet

*Dates from assessors' records are used here (with a circa notation added) if consistent with architectural style/form.  
Construction dates without circa notations correspond to the year the building permit was issued.*

Parcel ID	MHC #	Historic Name	Address	Date	Style/Form
82009 0021	NWT.7679		5 Cynthia Rd	ca. 1956	No style/split-level
82007 0059	NWT.7680		6 Cynthia Rd	ca. 1954	Postwar Traditional ranch
82009 0022	NWT.7681	Herbert and Vivian Freeman House	15 Cynthia Rd	1953	No style/ranch
82007 0060	NWT.7682		16 Cynthia Rd	2012	---
82007 0061	NWT.7683		18 Cynthia Rd	2010	---
82009 0023	NWT.7684	Irving and Thelma Halperin House	25 Cynthia Rd	1954	Postwar Traditional ranch
82007 0062	NWT.7685	Charles and Florence Bloom House	32 Cynthia Rd	1953	Postwar Traditional ranch
82007 0063	NWT.7686	David and Adele Karas House	42 Cynthia Rd	1953	Postwar Traditional ranch
82008 0015	NWT.7687		43 Cynthia Rd	ca. 1955	Postwar Traditional split-level
82008 0016	NWT.7688		51 Cynthia Rd	ca. 1957	Postwar Traditional split-level
82007 0064	NWT.7689		56 Cynthia Rd	ca. 1955	Altered beyond recognition
82008 0017	NWT.7690		57 Cynthia Rd	ca. 1956	Postwar Traditional ranch
82008 0018	NWT.7691		63 Cynthia Rd	ca. 1957	Postwar Traditional ranch
82007 0065	NWT.7692		68 Cynthia Rd	ca. 1958	Postwar Traditional ranch
82008 0019	NWT.7693		71 Cynthia Rd	ca. 1957	Postwar Traditional ranch
82007 0066	NWT.7694	Harold and Lois Grandberg House	76 Cynthia Rd	1956	Postwar Traditional split-level
82008 0020	NWT.7695		81 Cynthia Rd	ca. 1958	Remodeled ranch
82007 0067	NWT.7696		84 Cynthia Rd	ca. 1959	Postwar Traditional split-level
82007 0068	NWT.7697		90 Cynthia Rd	ca. 1955	Postwar Traditional split-level
82008 0021	NWT.7698		95 Cynthia Rd	ca. 1955	Postwar Traditional ranch
82007 0069	NWT.7699		96 Cynthia Rd	ca. 1958	Postwar Traditional ranch



# INVENTORY FORM A CONTINUATION SHEET

NEWTON CYNTHIA-DEBORAH-SEVLAND RDS

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

NWT. FQ
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see data sheet
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<i>Parcel ID</i>	<i>MHC #</i>	<i>Historic Name</i>	<i>Address</i>	<i>Date</i>	<i>Style/Form</i>
82007 0070	NWT.7700		104 Cynthia Rd	ca. 1955	Postwar Traditional split-level
82008 0022	NWT.7701	Albert and Roberta Arbetter House	105 Cynthia Rd	1958	Postwar Traditional split-level
82007 0071	NWT.7702		112 Cynthia Rd	ca. 1959	Postwar Traditional split-level
82008 0023	NWT.7703		115 Cynthia Rd	ca. 1956	Postwar Traditional ranch
82007 0072	NWT.7704		120 Cynthia Rd	ca. 1959	Remodeled ranch
82008 0024	NWT.7705		123 Cynthia Rd	ca. 1957	Postwar Traditional ranch
82007 0073	NWT.7706		128 Cynthia Rd	ca. 1959	Postwar Traditional ranch
82007 0074	NWT.7707	Eugene and Natalie Rubin House	136 Cynthia Rd	1958	Postwar Traditional split-level
82008 0025	NWT.7708		137 Cynthia Rd	2013	---
82007 0075	NWT.7709		142 Cynthia Rd	ca. 1955	Postwar Traditional split-level
82008 0026	NWT.7710		143 Cynthia Rd	ca. 1958	Postwar Traditional split-level
82007 0076	NWT.7711		148 Cynthia Rd	ca. 1956	Postwar Traditional split-level
82007 0077	NWT.7712		154 Cynthia Rd	ca. 1954	Postwar Traditional split-level
82008 0027	NWT.7713		155 Cynthia Rd	ca. 1957	Postwar Traditional split-level
82007 0078	NWT.7714	William and Leonore Silberstein House	162 Cynthia Rd	1958	Postwar Traditional split-level
82007 0079	NWT.7715		168 Cynthia Rd	ca. 1959	Postwar Traditional split-level
82007 0080	NWT.7716		174 Cynthia Rd	ca. 1959	Postwar Traditional split-level
82008 0014	NWT.7717		6 Deborah Rd	2012	---
82009 0024	NWT.7718		7 Deborah Rd	2010	---
82009 0025	NWT.7719		15 Deborah Rd	ca. 1951	Altered beyond recognition
82009 0026	NWT.7720	Henry and Pearl Berish House	21 Deborah Rd	1954	Postwar Traditional ranch
82008 0013	NWT.7721	Sidney and Renee Krafchick House	24 Deborah Rd	1954	Postwar Traditional split-level
82009 0027	NWT.7722	Sydney and Ruth Allman House	27 Deborah Rd	1954	Postwar Traditional split-level

# INVENTORY FORM A CONTINUATION SHEET

NEWTON CYNTHIA-DEBORAH-SEVLAND RDS

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

NWT. FQ
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see data sheet
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<i>Parcel ID</i>	<i>MHC #</i>	<i>Historic Name</i>	<i>Address</i>	<i>Date</i>	<i>Style/Form</i>
82009 0028	NWT.7723	Manley and Marion Gould House	33 Deborah Rd	1955	Postwar Traditional split-level
82008 0012	NWT.7724		38 Deborah Rd	ca. 1953	Postwar Traditional ranch
82009 0029	NWT.7725		39 Deborah Rd	ca. 1951	Remodeled split-level
82009 0030	NWT.7726		45 Deborah Rd	ca. 1954	Remodeled split-level
82008 0011	NWT.7727	Sumner and Elizabeth Williams House	50 Deborah Rd	1955	Postwar Traditional split-level
82009 0031	NWT.7728		53 Deborah Rd	ca. 1955	Postwar Traditional split-level
82009 0032	NWT.7729		59 Deborah Rd	ca. 1955	Postwar Traditional split-level
82008 0010	NWT.7730	Sidney and Lorraine Miller House	62 Deborah Rd	1955	Postwar Traditional split-level
82009 0033	NWT.7731		65 Deborah Rd	ca. 1966	Postwar Traditional split-level
82008 0009	NWT.7732	Leonard and Elaine Silverman House	70 Deborah Rd	1955	Postwar Traditional split-level
82009 0034	NWT.7733		71 Deborah Rd	ca. 1956	Altered beyond recognition
82008 0008	NWT.7734	Paul and Ann Nitenson House	80 Deborah Rd	1955	Postwar Traditional ranch
82009 0035	NWT.7735	Sumner and Cynthia Victor House	81 Deborah Rd	1955	Remodeled split-level
82008 0007	NWT.7736	Melvin and Jacqueline Braverman House	86 Deborah Rd	1956	Postwar Traditional ranch
82009 0036	NWT.7737		91 Deborah Rd	ca. 1955	Remodeled split-level
82008 0006	NWT.7738		92 Deborah Rd	ca. 1957	Postwar Traditional ranch
82009 0037	NWT.7739		99 Deborah Rd	ca. 1958	Postwar Traditional split-level
82008 0005	NWT.7740		100 Deborah Rd	ca. 1955	Postwar Traditional ranch
82008 0004	NWT.7741	Max and Rose Boraks House	106 Deborah Rd	1956	Postwar Traditional split-level
82009 0038	NWT.7742		113 Deborah Rd	ca. 1957	Altered beyond recognition
82008 0003	NWT.7743		114 Deborah Rd	ca. 1958	Postwar Traditional ranch
82009 0039	NWT.7744		121 Deborah Rd	ca. 1959	Postwar Traditional raised ranch
82008 0002	NWT.7745		124 Deborah Rd	ca. 1958	Altered beyond recognition

**INVENTORY FORM A CONTINUATION SHEET**

NEWTON CYNTHIA-DEBORAH-SEVLAND RDS

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

NWT. FQ
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see data sheet
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<i>Parcel ID</i>	<i>MHC #</i>	<i>Historic Name</i>	<i>Address</i>	<i>Date</i>	<i>Style/Form</i>
82009 0001	NWT.7746		131 Deborah Rd	ca. 1956	Postwar Traditional split-level
82008 0001	NWT.7747		132 Deborah Rd	ca. 1959	Postwar Traditional split-level
82009 0012	NWT.7748		4 Sevland Rd	ca. 1957	Postwar Traditional split-level
82007 0092	NWT.7749		7 Sevland Rd	ca. 1953	Postwar Traditional split-level
82009 0011	NWT.7750		12 Sevland Rd	ca. 1957	Remodeled split-level
82007 0091	NWT.7751		15 Sevland Rd	ca. 1957	Postwar Traditional raised ranch
82009 0010	NWT.7752		18 Sevland Rd	ca. 1957	Postwar Traditional split-level
82007 0090	NWT.7753		25 Sevland Rd	ca. 1956	Postwar Traditional ranch
82009 0009	NWT.7754	Arnold and Betty Leavitt House	26 Sevland Rd	1957	Postwar Traditional split-level
82007 0089	NWT.7755		31 Sevland Rd	ca. 1956	Postwar Traditional ranch
82009 0008	NWT.7756		34 Sevland Rd	ca. 1958	Remodeled split-level
82007 0088	NWT.7757		37 Sevland Rd	ca.1957	Postwar Traditional split-level
82009 0007	NWT.7758		42 Sevland Rd	ca. 1956	Postwar Traditional split-level
82007 0087	NWT.7759		45 Sevland Rd	ca. 1956	Remodeled ranch
82009 0006	NWT.7760	Samuel and Ida Goff House	50 Sevland Rd	1960	Postwar Traditional split-level
82007 0086	NWT.7761		51 Sevland Rd	ca. 1960	Postwar Traditional ranch
82009 0005	NWT.7762	Melvin and Audrey Wintman House	56 Sevland Rd	1961	Postwar Traditional split-level
82007 0085	NWT.7763		61 Sevland Rd	1961	Postwar Traditional split-level
82009 0004	NWT.7764	Sidney and Frances Lee House	62 Sevland Rd	1960	Postwar Traditional split-level
82009 0003	NWT.7765		68 Sevland Rd	ca. 1955	Postwar Traditional ranch
82007 0084	NWT.7766	Henry and Leta Koritzky House	71 Sevland Rd	1961	Postwar Traditional split-level
82009 0002	NWT.7767		74 Sevland Rd	ca. 1960	Postwar Traditional ranch
82007 0083	NWT.7768		79 Sevland Rd	ca. 1961	Remodeled split-level

# INVENTORY FORM A CONTINUATION SHEET

NEWTON CYNTHIA-DEBORAH-SEVLAND RDS

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

NWT.  
FQ

see data  
sheet

<i>Parcel ID</i>	<i>MHC #</i>	<i>Historic Name</i>	<i>Address</i>	<i>Date</i>	<i>Style/Form</i>
82007 0082	NWT.7769		85 Sevland Rd	ca. 1955	Postwar Traditional split-level
82007 0081	NWT.7770		93 Sevland Rd	ca. 1961	Postwar Traditional split-level



Sumner and Cynthia Victor House  
81 Deborah Road (1955, altered)  
Source: Newton assessors' cards

# INVENTORY FORM A CONTINUATION SHEET

NEWTON CYNTHIA-DEBORAH-SEVLAND RDS

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

NWT.  
FQ

see data  
sheet

## LOCUS MAP 1

↑  
north



Source: Google/AppGeo and City of Newton (annotated 2023)  
See Locus Maps 2 and 3 for street numbers

# INVENTORY FORM A CONTINUATION SHEET

NEWTON CYNTHIA-DEBORAH-SEVLAND RDS

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

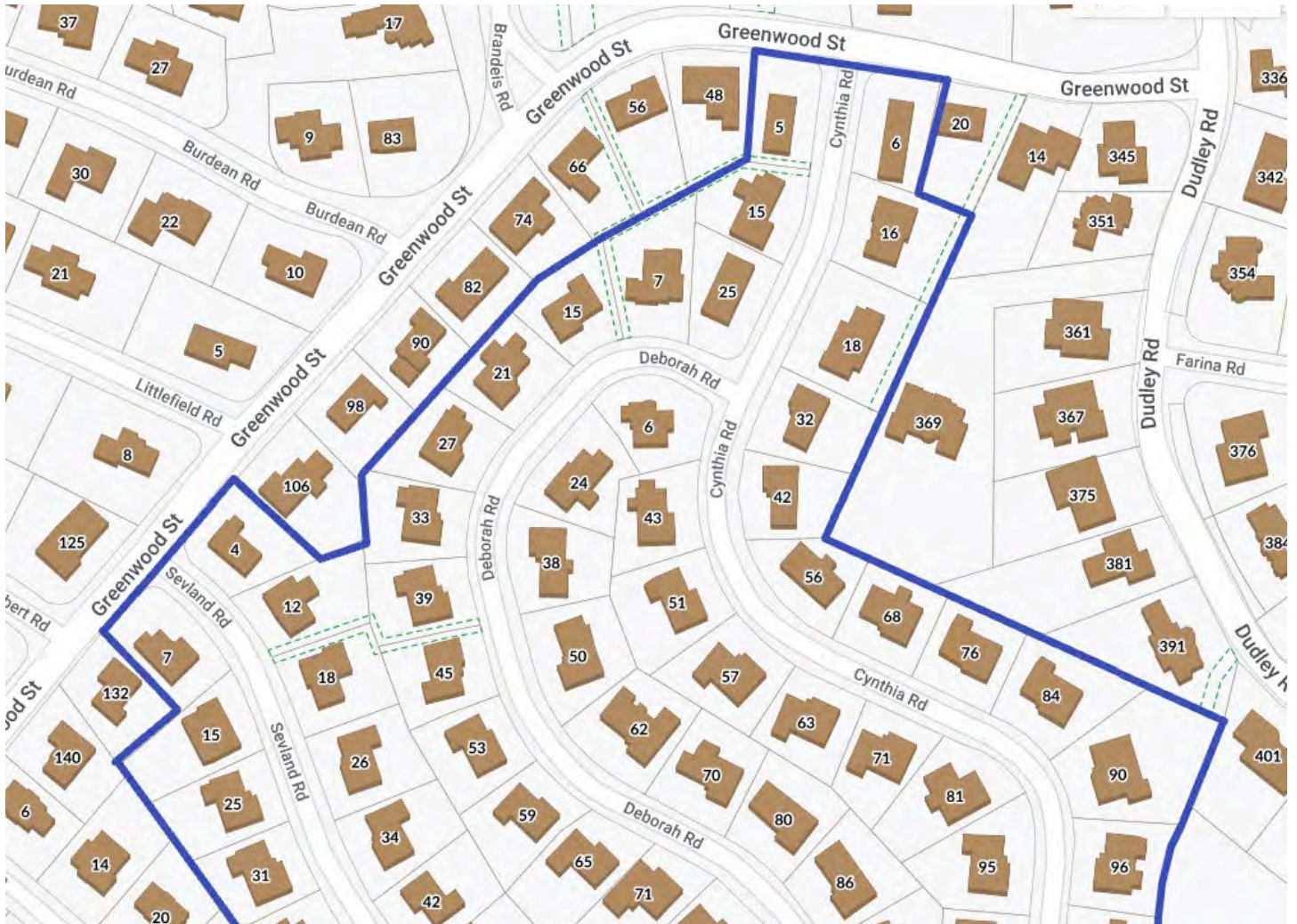
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

NWT.  
FQ

see data  
sheet

## LOCUS MAP 2

↑  
north



Source: Google/AppGeo and City of Newton (annotated 2023)

# INVENTORY FORM A CONTINUATION SHEET

NEWTON CYNTHIA-DEBORAH-SEVLAND RDS

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

NWT.  
FQ

see data  
sheet

## LOCUS MAP 3

↑  
north



Source: Google/AppGeo and City of Newton (annotated 2023)

**INVENTORY FORM A CONTINUATION SHEET**

NEWTON CYNTHIA-DEBORAH-SEVLAND RDS

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

NWT.  
FQ

see data  
sheet

**SUPPLEMENTAL IMAGES**



25 and 15 Cynthia Rd, L-R



32 Cynthia Rd



42 Cynthia Rd



76 Cynthia Rd



**INVENTORY FORM A CONTINUATION SHEET**

NEWTON CYNTHIA-DEBORAH-SEVLAND RDS

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

NWT.  
FQ

see data  
sheet

**SUPPLEMENTAL IMAGES**



105 Cynthia Rd



136 Cynthia Rd



162 Cynthia Rd, view SW



162 Cynthia Rd, view SE

**INVENTORY FORM A CONTINUATION SHEET**

NEWTON CYNTHIA-DEBORAH-SEVLAND RDS

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

NWT.  
FQ

see data  
sheet

**SUPPLEMENTAL IMAGES**



21 Deborah Rd



24 Deborah Rd



33 Deborah Rd



62 Deborah Rd

**INVENTORY FORM A CONTINUATION SHEET**

NEWTON CYNTHIA-DEBORAH-SEVLAND RDS

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

NWT.  
FQ

see data  
sheet

**SUPPLEMENTAL IMAGES**



106 Deborah Rd



26 Sevland Rd



50, 56, 62 Sevland Rd, L-R



71 Sevland Rd

## Newton Architectural Survey 1940 - 1975: Potential Properties and Areas to be Reviewed

Street Address	# of properties	Village or Area	Priority	Notes
1-27 Boylston Street	4	Chestnut Hill	Medium	Chestnut Hill Mall; clearly define facades so that NHC can apply 50% demolition rule
74-86 (even) Boylston St	7	Chestnut Hill	High	Area form - apartments
199 Boylston Street	3	Chestnut Hill	High	Chestnut Hill Mall; 1973, Sumner Schein, archt.; clearly define facades so that NHC can apply 50% demolition rule
Brandeis Road area	33	Oak Hill	High	Area form for split-levels. Could be expanded to include Adeline Rd, Great Meadow Rd, Roosevelt Rd.
825-885 Centre St	4	Newton Centre	Low	Newton College of the Sacred Heart (former); lower priority
140 Commonwealth Ave	1	Chestnut Hill	Low	Boston College - Campion Hall; 1955 with 1991 addition; part of Beacon Street streetscape recorded in 2023 ; lower priority
Cornell St – Ithaca Cir – Pine Grove Ave	35	Lower Falls	Medium	Area form for intact early 1940s residential subdivision. Could extend to surrounding streets to incorporate more properties.
949 to 983 Dedham St	5	Oak Hill	High	Area form
2-34 (even) Hammond Pond Pkwy	4	Chestnut Hill	High	Area form – apartments
7-35 (odd) Hammond Pond Pkwy	10	Chestnut Hill	High	Area form – apartments
300 Hammond Pond Pkwy	1	Chestnut Hill	High	Temple Mishkan Tefila; Former temple
147-201 Hammond St and 180-200 Hammond St	12	Chestnut Hill	Low	Boston College – Upper Campus; Area form for Boston College dormitories (principally 1955-1964); lower priority
Harding St – Hazelhurst Ave	52	West Newton	High	Area form for raised ranches; high priority
Hargrave Cir	4	Newton Centre	Medium	Area form for Newton Housing Authority devt.; check with Planning Could be combined with Wilson Circle on one form (similar architecture and neighboring streets)
89 to 199 (odd) Lexington St	8	Auburndale	High	Area form for row of brick apartment blocks
46 Malia Ter	1	Chestnut Hill	High	Roger & Elsa Sonnabend House; 1951, Stanley Myers, archt.
34 Sherrin Rd	1	Lower Falls	Medium	Uncommon ranch design
Redwood – Sycamore – Westgate – Clinton Roads Area	78	Oak Hill	Low	The Redwoods; Area form for subdivision associated with Home Builders Inc. of Newton (Simon and John Black); lower priority

## Newton Architectural Survey 1940 - 1975: Potential Properties and Areas to be Reviewed

Newton Architectural Survey 1940 - 1975: Potential Properties and Areas to be Reviewed				
175 Temple St	1	West Newton	High	Temple Shalom; 1955, Samuel Glaser, archt.
296-334 Washington St	1	Newton Corner	High	Air Rights Plaza Hotel (former); 1968, Davies & Wolf, archt.
3 to 23 (inclusive) Wilson Cir and 4 to 16 (inclusive) Wilson Cir	5	Newton Centre	Medium	Area form for Newton Housing Authority devt. (1975, TAC, archt.); check with Planning; could be combined with Hargrave Circle on one form (similar architecture and neighboring street)
<b>Total</b>	<b>270</b>			

# of Properties	Priority
126	High
49	Medium
95	Low

**CITY OF NEWTON  
PURCHASING DEPARTMENT**

***CONTRACT FOR THE NEWTON PLANNING DEPARTMENT***

**PROJECT MANUAL:**

**COMMUNITYWIDE SURVEY OF MID-20<sup>TH</sup> CENTURY  
ARCHITECTURAL RESOURCES – PHASE II**

***INVITATION FOR BID #25-01***

**Bid Opening Date: August 22, 2024, at 10:00 a.m.**

**JULY 2024**

**Ruthanne Fuller, Mayor**

**CITY OF NEWTON**  
**PURCHASING DEPARTMENT**  
**INVITATION FOR BID #25-01**

The City of Newton (City) invites sealed bids pursuant to M.G.L. c.30B, §5 for a:

**COMMUNITYWIDE SURVEY OF MID-20<sup>TH</sup> CENTURY ARCHITECTURAL RESOURCES – PHASE II**

Bids will be received until: **10:00 a.m., August 22, 2024**

at the Purchasing Department, Room 108, Newton City Hall, 1000 Commonwealth Avenue, Newton, MA 02459. Bids will not be accepted nor may submitted bids be corrected, modified or withdrawn after the deadline for bids. Following the deadline for bids, all bids received within the time specified will be publicly opened.

Contract Documents will be available on line at [www.newtonma.gov/bids](http://www.newtonma.gov/bids), or for pickup upon telephone request at Newton City Hall, Room 108, Purchasing Department, 1000 Commonwealth Avenue, Newton Centre, MA 02459 after **10:00 a.m., July 18, 2024**.

There will be no charge for contract documents. Bid surety is **not** required with this bid.

The purpose of this project will be to conduct an intensive-level community-wide survey of cultural and architectural resources in the City of Newton to continue the survey work that was started in FY22 to survey properties vulnerable to demolition. 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 122 selected cultural and architectural resources built between 1940 and 1975, 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; and
- 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.

All bids must be submitted in the manner and form prescribed by this IFB.

All bids shall be submitted as **one (1) ORIGINAL, one paper (1) COPY**.

All City bids are available on the City's web site at [www.newtonma.gov/bids](http://www.newtonma.gov/bids). It is the sole responsibility of the contractor downloading these bids to ensure it has received any and all addenda prior to the bid opening. Addenda will be available online within the original bid document as well as a separate file. If you download bids from the internet site and would like to make it known that your company has done so, you may fax the Purchasing Department (617) 796-1227 or email to [purchasing@newtonma.gov](mailto:purchasing@newtonma.gov) with your NAME, ADDRESS, PHONE, FAX AND INVITATION FOR BID NUMBER 25-01. The City will reject any and all bids in accordance with the above referenced General Laws. In addition, the City reserves the right to waive minor informalities in any or all bids, or to reject any or all bids (in whole or in part) if it be in the public interest to do so.

Note that Massachusetts law imposes certain documentation requirements for public contracts, including but not limited to, contractor DCAMM certification, bid, performance and payment bonds, and non-collusion and tax certifications. A contract is not effective until it is signed by the City Mayor, and the Mayor will not sign until all documentation requirements have been met. Once an award is made, a contract must be executed promptly so the City can start scheduled work. The City cannot pay for work done without a contract. If a contractor unduly delays submitting all required paperwork, the City will be under no obligation to pay a contractor promptly even after a contract is effective, it could bar the contractor from future bids as not responsible and may require the City to obtain services from another contractor or contractor.

In the event that any person wishes to attend a bid opening or pre-bid meeting, accessible and reasonable accommodations will be provided to persons requiring assistance. If you need a reasonable accommodation, please contact the city of Newton's ADA Coordinator, Jini Fairley, at least two business days in advance of the meeting: [jfairley@newtonma.gov](mailto:jfairley@newtonma.gov) or (617) 796-1253. For Telecommunications Relay Service, please dial 711.

CITY OF NEWTON

A handwritten signature in black ink that reads "Nicholas Read". The signature is written in a cursive, slightly slanted style.

Nicholas Read  
*Chief Procurement Officer*  
July 18, 2024



**CITY OF NEWTON**  
**DEPARTMENT OF PURCHASING**  
**INSTRUCTIONS TO BIDDERS**

**INTRODUCTION**

The City of Newton (City) is seeking responses from qualified historic preservation consultants to undertake an intensive-level, communitywide survey of cultural and architectural resources built between 1940 and 1975 in the City of Newton. This Invitation For Bids (IFB) stipulates the procedures and requirements to be used by the City in its selection for consulting services. The project will be divided into four phases (with estimated completion dates), to be completed over a nine-month period:

- a. Phase I – Identification of documentary materials available for the project and development of methodology (October 25, 2024);
- b. Phase II – Identification of properties to be surveyed and production of sample inventory forms (December 20, 2024);
- c. Phase III – Production of complete draft inventory forms for review by the Newton Historical Commission (NHC) and Massachusetts Historical Commission (MHC) (May 9, 2025); and
- d. Phase IV – Production of final inventory forms, reports and maps (June 27, 2025).

Contractors must provide fee amounts for each of these four tasks in their response. The City has established a budget not to exceed \$35,000.

**ARTICLE 1 - BIDDER'S REPRESENTATIONS**

- 1.1 Each Bidder (hereinafter called the “Bidder”) by making a bid (hereinafter called “bid”) represents that the Bidder has read and understands the Bid Documents, Contract Forms, General Conditions, Conditions of the Contract, General Requirements and Project Specifications (collectively, referred to as the “Contract Documents”) and the bid is made in accordance therewith.
- 1.2 Failure to so examine the Contract Documents will not relieve any Bidder from any obligation under the bid as submitted.
- 1.3 The Bidder represents that it meets the following qualifications
  - a. Project Experience. The contractor’s response demonstrates experience in providing services related to the City’s requirements as specified in the scope of work. The response must demonstrate successful completion of closely comparable projects (5 or more), prior experience with municipally, privately, or MHC-funded not-to-exceed or fixed-fee contracts and must include projects completed in Massachusetts.
  - b. Sample Work Products. Project work samples must include MHC inventory forms completed within the last five years that meet current MHC standards and guidelines.
  - c. Qualifications of the Contractor. Contractors, including all key personnel must meet the following minimum qualifications:
    - (i) Bachelor’s Degree in Historic Preservation, Architectural History, History, Art History or a closely related field, and at least five years full-time experience in an area relevant to the project;  
  
or
    - (ii) Master’s Degree in Historic Preservation, Architectural History, History, Art History or a closely related field, and at least three years full-time experience in an area relevant to the project.

- d. Approach to the project. The contractor’s proposed methodology and work plan must demonstrate a clear understanding of all project requirements as specified in the scope of work, including tasks, products, and submission deadlines.
- e. Client References. References must confirm that the contractor met project schedule expectations and delivered products that met client requirements.

## ARTICLE 2 - REQUEST FOR INTERPRETATION

- 2.1 Bidders shall promptly notify the City of any ambiguity, inconsistency, or error which they may discover upon examination of the Contract Documents, the site, and local conditions.
- 2.2 Bidders requiring clarification or interpretation of the Contract Documents shall make a written request to the *Chief Procurement Officer*, at [purchasing@newtonma.gov](mailto:purchasing@newtonma.gov). The City will only answer such requests if received **by Friday, August 16, 2024 at 12:00 noon**. In the event that the bid opening date is changed, the deadline for informational requests may also change as provided in an addendum issued by the City.
- 2.3 Interpretation, correction, or change in the Contract Documents will be made by addendum which will become part of the Contract Documents. The City will not be held accountable for any oral communication.
- 2.4 Addenda will be emailed to every individual or firm on record as having taken a set of Contract Documents. Addenda will be emailed to every individual or firm on record as having taken a set of Contract Documents. Receipt of all addenda issued must be acknowledged in the Bid Form. **YOUR FAILURE TO ACKNOWLEDGE ALL ADDENDA MAY RESULT IN YOUR BID BEING REJECTED AS NON-RESPONSIVE.**
- 2.5 Copies of addenda will be made available for inspection at the location listed in the Invitation for Bids (IFB) where Contract Documents are on file, in addition to being available online at [www.newtonma.gov/bids](http://www.newtonma.gov/bids).
- 2.6 Bidders or proposers contacting ANY CITY EMPLOYEE regarding an IFB outside of the Purchasing Department, once an IFB has been released, may be disqualified from the procurement process.
- 2.7 Bidders downloading information off the internet web site are solely responsible for obtaining any addenda prior to the bid opening. If the bidder makes itself known to the Purchasing Department, at [purchasing@newtonma.gov](mailto:purchasing@newtonma.gov) or via facsimile (617) 796-1227, it shall be placed on the bidder’s list. Bidders must provide the Purchasing Department with their company’s name, street address, city, state, zip, phone, fax, email address and **INVITATION FOR BID #25-01**.

## ARTICLE 3 - MBE PARTICIPATION

- 3.1 Notice is hereby given that the Mayor’s Affirmative Action Plan for the City of Newton in effect at the time of this solicitation is applicable to all construction contracts in excess of \$10,000.00.
- 3.2 Notice is hereby given that the City of Newton Minority/Women Business Enterprise Plan and the Supplemental Equal Employment Opportunity Anti-Discrimination and Affirmative Action Program in effect at the time of this solicitation are applicable to all City contracts for goods and services in excess of \$50,000.00.
- 3.3 Copies of the Plans and Program referred to in Sections 3.1 and 3.2 are available at: [www.newtonma.gov/government/purchasing](http://www.newtonma.gov/government/purchasing).

## ARTICLE 4 - PREPARATION AND SUBMISSION OF BIDS

- 4.1 Bids shall be submitted on the “Bid Form #25-01.”
- 4.2 All entries on the Bid Form shall be made by typewriter or in ink.
- 4.3 Where so indicated on the Bid Form, sums shall be expressed in both words and figures. Where there is a discrepancy between the bid sum expressed in words and the bid sum expressed in figures, the words shall control.
- 4.4 The Bid, including the bid deposit shall be enclosed in a sealed envelope with the following plainly marked on the outside:

\* GENERAL BID FOR: **#25-01**

\* NAME OF PROJECT: **Communitywide Survey Of Mid-20<sup>th</sup> Century Architectural Resources – Phase II**

\* BIDDER'S NAME, BUSINESS ADDRESS, AND PHONE NUMBER

- 4.5 Date and time for receipt of bids is set forth in the IFB.
- 4.6 Timely delivery of a bid at the location designated shall be the full responsibility of the Bidder. In the event that Newton City Hall is closed on the date or at the time that bids are due, the date and time for receipt of bids shall be on the next business day following that the Newton City Hall and the Purchasing Department are open.
- 4.7 Bids shall be submitted with one original and one copy.**
- 4.8 Massachusetts law requires all employees who work on Massachusetts public works construction sites must have no Less than 10 hours of OSHA-approved safety and health training. See M.G.L. c.30, §39M( c), M.G.L. c.30, §39S(a)(1), M.G.L. c.149, §44E(2) & M.G.L. c.149, §44F(2).
1. This requirement will apply to any general bid or sub bid submitted.
  2. This law directs the Massachusetts Attorney General to restrain the award of construction contracts to any contractor who is in violation to this requirement and to restrain the performance of these contracts by non-complying contractors.
  3. The contractor and all subcontractors on this project must certify on the Bid Form compliance with the applicable requirement. Non-compliance with this law will disqualify the bidder.

#### ARTICLE 5 - ALTERNATES

- 5.1 Each Bidder shall acknowledge alternates (if any) in Section C on the Bid Form.
- 5.2 In the event an alternate does not involve a change in the amount of the base bid, the Bidder shall so indicated by writing “No Change”, or “N/C” or “0” in the space provided for that alternate.
- 5.3 Bidders shall enter on the Bid Form a single amount for each alternate which shall consist of the amount for work performed by the Contractor.
- 5.4 The low Bidder will be determined on the basis of the sum of the base bid and the accepted alternates.

#### ARTICLE 6 - WITHDRAWAL OF BIDS

- 6.1 Any bid may be withdrawn prior to the time designated for receipt of bids on written or electronic request. Electronic withdrawal of bids must be confirmed over the Bidder's signature by written notice postmarked on or before the date and time set for receipt of bids.
- 6.2 Withdrawn bids may be resubmitted up to the time designated for the receipt of bids.
- 6.3 No bids may be withdrawn within sixty (60) days, Saturdays, Sundays and legal holidays excluded, after the opening of the bids.

#### ARTICLE 7 - CONTRACT AWARD

- 7.1 The City is soliciting prices from Bidders to provide the services listed in the Scope of Work (Attachment A) at pp. 10-13 below. The City will evaluate all bids to ensure that all required submittals have been included in responses and that all responses meet the City's requirements. Responses that are deemed to be complete shall be presented to a selection committee consisting of City staff familiar with the project and procurement process and members of the NHC to determine that they meet the City's requirements. Complete responses will also be reviewed by the MHC before an award can be made. The City will thereupon award one (1) contract to the responsible and eligible Bidder submitting the lowest Proposed Contract Price on attached General Bid Form #25-01 within sixty (60) days, Saturdays, Sundays, and legal holidays excluded, after the opening of bids.
- 7.2 The City reserves the right to waive minor informalities in or to reject any or all Bids if it be in the public interest to do so.

- 7.3 The City reserves the right to reject any bidder who has failed to pay any local taxes, fees, assessments, betterments, or any other municipal charge, unless the bidder has a pending abatement application or has entered into a payment agreement with the collector-treasurer.
- 7.4 As used herein, the term “lowest responsible and responsive Bidder” shall mean the Bidder (1) whose bid is the lowest of those bidders possessing the skill, ability and integrity necessary for the faithful performance of the work; (2) who has met all the requirements of the invitation for bids; (3) who shall certify that he is able to furnish labor that can work in harmony with all other elements of labor employed or to be employed in the work; (4) who, where the provisions of section eight B of chapter twenty-nine apply, shall have been determined to be qualified thereunder.
- 7.5 Subsequent to the award and within five (5) days, Saturday, Sundays and legal holidays excluded, after the prescribed forms are presented for signature, the successful Bidder shall execute and deliver to the City a contract in the form included in the Contract Documents in such number of counterparts as the City may require.
- 7.6 In the event that the City receives low bids in identical amount from two or more responsive and responsible Bidders, the City shall select the successful Bidder by a blind selection process chosen by the City such as flipping a coin or drawing names from a hat. The low Bidders who are under consideration will be invited to attend and observe the selection process.

#### ARTICLE 8 - TAXES

- 8.1 The Bidder shall not include in this bid any tax imposed upon the sale or rental of tangible personal property in this Commonwealth, such as any and all building materials, supplies, services and equipment required to complete the work.
- 8.2 The City is exempt from payment of the Massachusetts Sales Tax, and the Bidder shall not include any sales tax on its bid. The City’s exemption Number is E-046-001-404.

**END OF SECTION**

**CITY OF NEWTON**  
**DEPARTMENT OF PURCHASING**

**BID FORM #25-01**

**A.** The undersigned proposes to furnish all labor, materials, tools, equipment, transportation and supervision required to perform all work in accordance with the Project Manual prepared by the City entitled:

**COMMUNITYWIDE SURVEY OF MID-20<sup>TH</sup> CENTURY ARCHITECTURAL RESOURCES – PHASE II**

**B.** This bid includes addenda number(s) \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_,

**C.** The Bidder's Proposed Contract Price is as follows;<sup>1</sup>

Phase 1: \_\_\_\_\_ Dollars (\$ \_\_\_\_\_)

Phase 2: \_\_\_\_\_ Dollars (\$ \_\_\_\_\_)

Phase 3: \_\_\_\_\_ Dollars (\$ \_\_\_\_\_)

Phase 4: \_\_\_\_\_ Dollars (\$ \_\_\_\_\_)

TOTAL (Proposed Contract Price) \_\_\_\_\_ Dollars (\$ \_\_\_\_\_)

**(not to exceed \$35,000)**

**COMPANY NAME:** \_\_\_\_\_

**D.** Prompt Payment Discounts. Bidders are encouraged to offer discounts in exchange for an expedited payment. Payments may be issued earlier than the general goal of within 30 days of receipt of the invoice only when in exchange for discounted prices. Discounts will not be considered in determining the lowest responsible bidder.

Prompt Payment Discount \_\_\_\_\_% \_\_\_\_\_ Days

Prompt Payment Discount \_\_\_\_\_% \_\_\_\_\_ Days

Prompt Payment Discount \_\_\_\_\_% \_\_\_\_\_ Days

**E.** The undersigned has completed and submits herewith the following documents:

- Signed Bid Form, 2 pages
- Bidder's Qualifications and References Form, 2 pages
- Certificate of Non-Collusion, 1 page
- Certificate of Tax Compliance, 1 page
- Certificate of Foreign Corporation (if applicable), 1 page
- Debarment Letter, 1 page
- IRS Form W-9, 1 page
- Business Category Information Form, 1 page

<sup>1</sup> Fees shown shall include all costs and expenses (including materials, copying, mileage, photography, etc.) necessary to complete the Scope of Services described in Attachment A of this IFB.

- F.** The undersigned agrees that, if selected as general contractor, s/he will within five days (Saturdays, Sundays and legal holidays excluded) after presentation thereof by the City, execute a contract in accordance with the terms of this bid.

The undersigned hereby certifies that it will comply fully with all laws and regulations applicable to awards made subject to M.G.L. c.30B.

The undersigned further certifies under the penalties of perjury that this bid has been made and submitted in good faith and without collusion or fraud with any other person. As used in this section the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club or other organization, entity, or group of individuals. The undersigned further certifies under penalty of perjury that the said undersigned is not presently debarred from public contracting or subcontracting in the Commonwealth under the provisions of M.G.L. c.29, §29F or any other applicable debarment provisions of any other chapter of the General Laws or any rule or regulation promulgated thereunder.

Date \_\_\_\_\_

\_\_\_\_\_  
(Name of Bidder)

BY: \_\_\_\_\_

\_\_\_\_\_  
(Printed Name and Title of Signatory)

\_\_\_\_\_  
(Business Address)

\_\_\_\_\_  
(City, State Zip)

\_\_\_\_\_  
(Telephone)

\_\_\_\_\_  
(FAX)

\_\_\_\_\_  
(E-mail Address)

**NOTE:** If the bidder is a corporation, indicate state of incorporation under signature, and affix corporate seal; if a partnership, give full names and residential addresses of all partners; if an individual, give residential address if different from business address; and, if operating as a d/b/a give full legal identity. Attach additional pages as necessary.

**END OF SECTION**

# ATTACHMENT A

## City of Newton Communitywide Survey of Mid-20<sup>th</sup> Century Architectural Resources - Phase II

### SCOPE OF WORK

#### **PROJECT OBJECTIVES**

The purpose of this project will be to conduct an intensive-level community-wide survey of cultural and architectural resources in the city of Newton to continue the survey work that was started in FY22 to survey properties vulnerable to demolition. 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 122 selected cultural and architectural resources built between 1940 and 1975, 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:

The community-wide survey project must 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 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 communitywide 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 community-wide survey 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 the community. The communitywide survey should 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 may have played a role in the community's history.

The *MHC Reconnaissance Survey Town Report for Newton* (1981), the corresponding MHC Reconnaissance Survey Regional Report, *Historic & Archaeological Resources of the Boston Area* (1982), existing survey forms and National Register nominations 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 community-wide survey will consider the full range of cultural resources available in terms of period, 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 community. The survey will include both representative and outstanding examples of the building forms, types, and styles present in the community.

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.

## **SCOPE OF WORK**

### ***Phase I (6 weeks)***

#### Tasks:

- (Start-up meeting) Meet with the Local Project Coordinators (LPCs) 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.
- (Phase I Meeting) Meet with LPCs 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 25, 2024*

### ***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.
- (Phase II Meeting) Meet with the LPCs and MHC staff to review property lists and draft forms.

#### 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 20, 2024*

### ***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 LPCs for review and comment (comments to be incorporated during Phase IV).
- In consultation with the LPCs, MHC survey and MACRIS staff, develop lettering and numbering system for inventoried properties.
- (Phase III Meeting) Meet with the LPCs and MHC staff to review the draft survey forms and National Register nomination recommendations.



Products:

- Unnumbered complete draft inventory forms for approximately 122 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 9, 2025*

**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.

Products:

- Hard-copy numbered MHC inventory forms for approximately 122 properties (two sets with original photographic prints: one for MHC and one for the local historical commission (LHC). 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 LHC).
- 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 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 27, 2025***

**Newton Architectural Survey 1940 - 1975: Potential Properties and Areas to be Reviewed**

Street Address	# of properties	Village or Area	Priority	Notes
1-27 Boylston Street	4	Chestnut Hill	Medium	Chestnut Hill Mall; clearly define facades so that NHC can apply 50% demolition rule
74-86 (even) Boylston St	7	Chestnut Hill	High	Area form - apartments
199 Boylston Street	3	Chestnut Hill	High	Chestnut Hill Mall; 1973, Sumner Schein, archt.; clearly define facades so that NHC can apply 50% demolition rule
Brandeis Road area	33	Oak Hill	High	Area form for split-levels. Could be expanded to include Adeline Rd, Great Meadow Rd, Roosevelt Rd.
825-885 Centre St	4	Newton Centre	Low	Newton College of the Sacred Heart (former); lower priority
140 Commonwealth Ave	1	Chestnut Hill	Low	Boston College - Campion Hall; 1955 with 1991 addition; part of Beacon Street streetscape recorded in 2023; lower priority
Cornell St – Ithaca Cir – Pine Grove Ave	35	Lower Falls	Medium	Area form for intact early 1940s residential subdivision. Could extend to surrounding streets to incorporate more properties.
949 to 983 Dedham St	5	Oak Hill	High	Area form
2-34 (even) Hammond Pond Pkwy	4	Chestnut Hill	High	Area form – apartments
7-35 (odd) Hammond Pond Pkwy	10	Chestnut Hill	High	Area form – apartments
300 Hammond Pond Pkwy	1	Chestnut Hill	High	Temple Mishkan Tefila; Former temple
147-201 Hammond St and 180-200 Hammond St	12	Chestnut Hill	Low	Boston College – Upper Campus; Area form for Boston College dormitories (principally 1955-1964); lower priority
Harding St – Hazelhurst Ave	52	West Newton	High	Area form for raised ranches; high priority
Hargrave Cir	4	Newton Centre	Medium	Area form for Newton Housing Authority devt.; check with Planning Could be combined with Wilson Circle on one form (similar architecture and neighboring streets)
89 to 199 (odd) Lexington St	8	Auburndale	High	Area form for row of brick apartment blocks
46 Malia Ter	1	Chestnut Hill	High	Roger & Elsa Sonnabend House; 1951, Stanley Myers, archt.
34 Sherrin Rd	1	Lower Falls	Medium	Uncommon ranch design
Redwood – Sycamore – Westgate – Clinton Roads Area	78	Oak Hill	Low	The Redwoods; Area form for subdivision associated with Home Builders Inc. of Newton (Simon and John Black); lower priority
175 Temple St	1	West Newton	High	Temple Shalom; 1955, Samuel Glaser, archt.
296-334 Washington St	1	Newton Corner	High	Air Rights Plaza Hotel (former); 1968, Davies & Wolf, archt.
3 to 23 (inclusive) Wilson Cir and 4 to 16 (inclusive) Wilson Cir	5	Newton Centre	Medium	Area form for Newton Housing Authority devt. (1975, TAC, archt.); check with Planning; could be combined with Hargrave Circle on one form (similar architecture and neighboring street)
<b>Total</b>	<b>270</b>			
		<b># of Properties</b>	<b>Priority</b>	
		126	High	
		49	Medium	
		95	Low	

**CITY OF NEWTON**

**BIDDER'S QUALIFICATIONS AND REFERENCES FORM**

All questions must be answered, and the data given must be clear and comprehensive. Please type or print legibly. If necessary, add additional sheet for starred items. This information will be utilized by the City for purposes of determining bidder responsiveness and responsibility with regard to the requirements and specifications of the Contract.

- 1. FIRM NAME: \_\_\_\_\_
- 2. WHEN ORGANIZED: \_\_\_\_\_
- 3. INCORPORATED? \_\_\_\_\_ YES \_\_\_\_\_ NO DATE AND STATE OF INCORPORATION: \_\_\_\_\_
- 4. IS YOUR BUSINESS A **MBE**? \_\_\_\_\_ YES \_\_\_\_\_ NO **WBE**? \_\_\_\_\_ YES \_\_\_\_\_ NO or **MWBE**? \_\_\_\_\_ YES \_\_\_\_\_ NO
- \* 5. LIST ALL CONTRACTS CURRENTLY ON HAND, SHOWING CONTRACT AMOUNT AND ANTICIPATED DATE OF COMPLETION:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- \* 6. HAVE YOU EVER FAILED TO COMPLETE A CONTRACT AWARDED TO YOU?  
\_\_\_\_\_ YES \_\_\_\_\_ NO  
IF YES, WHERE AND WHY?  
\_\_\_\_\_  
\_\_\_\_\_
- \* 7. HAVE YOU EVER DEFAULTED ON A CONTRACT? \_\_\_\_\_ YES \_\_\_\_\_ NO  
IF YES, PROVIDE DETAILS.  
\_\_\_\_\_  
\_\_\_\_\_
- \* 8. LIST YOUR VEHICLES/EQUIPMENT AVAILABLE FOR THIS CONTRACT:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- \* 9. IN THE SPACES FOLLOWING, PROVIDE INFORMATION REGARDING CONTRACTS COMPLETED BY YOUR FIRM SIMILAR IN NATURE TO THE PROJECT BEING BID. A MINIMUM OF FOUR (4) CONTRACTS SHALL BE LISTED. PUBLICLY BID CONTRACTS ARE PREFERRED, BUT NOT MANDATORY.  
  
PROJECT NAME: \_\_\_\_\_  
OWNER: \_\_\_\_\_  
CITY/STATE: \_\_\_\_\_  
DOLLAR AMOUNT: \$ \_\_\_\_\_ DATE COMPLETED: \_\_\_\_\_  
PUBLICLY BID? \_\_\_\_\_ YES \_\_\_\_\_ NO  
TYPE OF WORK?: \_\_\_\_\_

CONTACT PERSON: \_\_\_\_\_ TELEPHONE #: (\_\_\_\_) \_\_\_\_\_  
CONTACT PERSON'S RELATION TO PROJECT?: \_\_\_\_\_  
(i.e., contract manager, purchasing agent, etc.)

PROJECT NAME: \_\_\_\_\_  
OWNER: \_\_\_\_\_  
CITY/STATE: \_\_\_\_\_  
DOLLAR AMOUNT: \$ \_\_\_\_\_ DATE COMPLETED: \_\_\_\_\_  
PUBLICLY BID? \_\_\_\_\_ YES \_\_\_\_\_ NO  
TYPE OF WORK?: \_\_\_\_\_  
CONTACT PERSON: \_\_\_\_\_ TELEPHONE #: (\_\_\_\_) \_\_\_\_\_  
CONTACT PERSON'S RELATION TO PROJECT?: \_\_\_\_\_  
(i.e., contract manager, purchasing agent, etc.)

PROJECT NAME: \_\_\_\_\_  
OWNER: \_\_\_\_\_  
CITY/STATE: \_\_\_\_\_  
DOLLAR AMOUNT: \$ \_\_\_\_\_ DATE COMPLETED: \_\_\_\_\_  
PUBLICLY BID? \_\_\_\_\_ YES \_\_\_\_\_ NO  
TYPE OF WORK?: \_\_\_\_\_  
CONTACT PERSON: \_\_\_\_\_ TELEPHONE #: (\_\_\_\_) \_\_\_\_\_  
CONTACT PERSON'S RELATION TO PROJECT?: \_\_\_\_\_  
(i.e., contract manager, purchasing agent, etc.)

PROJECT NAME: \_\_\_\_\_  
OWNER: \_\_\_\_\_  
CITY/STATE: \_\_\_\_\_  
DOLLAR AMOUNT: \$ \_\_\_\_\_ DATE COMPLETED: \_\_\_\_\_  
PUBLICLY BID? \_\_\_\_\_ YES \_\_\_\_\_ NO  
TYPE OF WORK?: \_\_\_\_\_  
CONTACT PERSON: \_\_\_\_\_ TELEPHONE #: (\_\_\_\_) \_\_\_\_\_  
CONTACT PERSON'S RELATION TO PROJECT?: \_\_\_\_\_  
(i.e., contract manager, purchasing agent, etc.)

10. The undersigned certifies that the information contained herein is complete and accurate and hereby authorizes and requests any person, firm, or corporation to furnish any information requested by the City in verification of the recitals comprising this statement of Bidder's qualifications and experience.

DATE: \_\_\_\_\_ BIDDER: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_

**END OF SECTION**

## CERTIFICATE OF NON-COLLUSION

The undersigned certifies under penalties of perjury that this bid or proposal has been made and submitted in good faith and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee club, or other organization, entity, or group or individuals.

---

(Signature of individual)

---

Name of Business

**CERTIFICATION OF TAX COMPLIANCE\*\***

Pursuant to M.G.L. c.62C, §49A and requirements of the City, the undersigned acting on behalf of the Contractor certifies under the penalties of perjury that the Contractor is in compliance with all laws of the Commonwealth relating to taxes including payment of all local taxes, fees, assessments, betterments and any other local or municipal charges (unless the Contractor has a pending abatement application or has entered into a payment agreement with the entity to which such charges were owed), reporting of employees and contractors, and withholding and remitting child support.\*

\_\_\_\_\_  
Signature of Individual (Mandatory)

\_\_\_\_\_  
\*\*\* Contractor's Social Security Number  
or Federal Identification Number

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
Corporate Name

By: \_\_\_\_\_  
Corporate Officer  
(Mandatory, if applicable)

Date: \_\_\_\_\_

Print Officer Name: \_\_\_\_\_

\* The provision in this Certification relating to child support applies only when the Contractor is an individual.

\*\* Approval of a contract or other agreement will not be granted until the City receives a signed copy of this Certification.

\*\*\* Your social security number may be furnished to the Massachusetts Department of Revenue to determine whether you have met tax filing or tax payment obligations. Providers who fail to correct their non-filing or delinquency will not have a contract or other agreement issued, renewed, or extended.

**CERTIFICATE OF FOREIGN CORPORATION**

The undersigned hereby certifies that it has been duly established, organized, or chartered as a corporation under the laws of:

---

**(Jurisdiction)**

**The undersigned further certifies that it has complied with the requirements of M.G.L. c. 30, §39L (if applicable) and with the requirements of M.G.L. c. 156D, §15.03 relative to the registration and operation of foreign corporations within the Commonwealth of Massachusetts.**

---

**Name of person signing proposal**

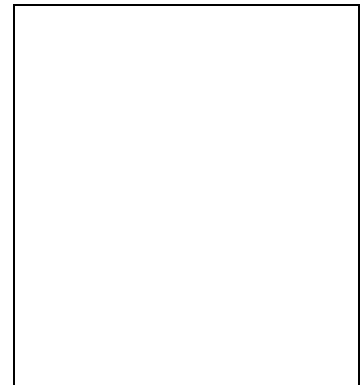
---

**Signature of person signing proposal**

---

**Name of Business (Please Print or Type)**

*Affix Corporate Seal here*



City of Newton



Mayor  
Ruthanne Fuller

**Purchasing Department**

Nicholas Read ☎ *Chief Procurement Officer*  
1000 Commonwealth Avenue  
Newton Centre, MA 02459-1449  
purchasing@newtonma.gov

Telephone  
(617) 796-1220  
Fax:  
(617) 796-1227  
TDD/TTY  
(617) 796-1089

Date

Contractor

Re: Debarment Letter for Invitation For Bid #25-01

As a potential contractor under the above contract, the City requires that you provide a debarment/suspension certification indicating that you are in compliance with the below Federal Executive Order. Certification can be done by completing and signing this form.

**Debarment:**

**Federal Executive Order (E.O.) 12549 “Debarment and Suspension” requires that all contractors receiving individual awards, using federal funds, and all sub-recipients certify that the organization and its principals are not debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded by any Federal department or agency from doing business with the Federal Government.**

I hereby certify under pains and penalties of perjury that neither I nor any principal(s) of the Company identified below is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any federal department or agency.

\_\_\_\_\_ (Name)

\_\_\_\_\_ (Company)

\_\_\_\_\_ (Address)

\_\_\_\_\_ (Address)

PHONE \_\_\_\_\_ FAX \_\_\_\_\_

EMAIL \_\_\_\_\_

\_\_\_\_\_ Signature

\_\_\_\_\_ Date

If you have questions, please contact Nicholas Read, Chief Procurement Officer at (617) 796-1220.



**Request for Taxpayer  
 Identification Number and Certification**

Give form to the  
 requester. Do not  
 send to the IRS.

**Name** (as shown on your income tax return)

Business name, if different from above

Check appropriate box:  Individual/Sole proprietor  Corporation  Partnership  
 Limited liability company. Enter the tax classification (D=disregarded entity, C=corporation, P=partnership) ▶ \_\_\_\_\_  Exempt payee  
 Other (see instructions) ▶ \_\_\_\_\_

Address (number, street, and apt. or suite no.)

City, state, and ZIP code

List account number(s) here (optional)

Requester's name and address (optional)

**Part I Taxpayer Identification Number (TIN)**

Enter your TIN in the appropriate box. The TIN provided must match the name given on Line 1 to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Social security number

OR

Employer identification number

**Note.** If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

**Part II Certification**

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
- I am a U.S. citizen or other U.S. person (defined below).

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN. See the instructions on page 4.

**Sign Here** Signature of U.S. person ▶ Date ▶ Name

**General Instructions**

Section references are to the Internal Revenue Code unless otherwise noted.

**Purpose of Form**

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued).
- Certify that you are not subject to backup withholding, or
- Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

**Note.** If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

**Definition of a U.S. person.** For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

**Special rules for partnerships.** Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.

The person who gives Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States is in the following cases:

- The U.S. owner of a disregarded entity and not the entity,

## Business Category Information Form\*

IFB No. 25-01

### COMMUNITYWIDE SURVEY OF MID-20<sup>TH</sup> CENTURY ARCHITECTURAL RESOURCES – PHASE II

<b>Business Type Categories*</b>	<b>Select All That Apply</b>
MBE: Minority-Owned Business Enterprise	
WBE: Women-Owned Business Enterprise	
VBE: Veteran Business Enterprise	
SDVOBE: Service-Disabled Veteran-Owned Business Enterprises	
DOBE: Disability-Owned Business Enterprise	
LGBTBE: Lesbian, Gay, Bisexual, Transgender Business Enterprise	

\*Information is being collected as part of a City initiative to open contract opportunities to underrepresented contractors.

I do not wish to complete this form.

There is no penalty for persons who do not complete this Form, and whether or not the Form is completed will not be taken into consideration in awarding a bid.

I certify that the foregoing information is true and correct.

Company Name: \_\_\_\_\_

By: \_\_\_\_\_

Date: \_\_\_\_\_

**CITY OF NEWTON, MASSACHUSETTS  
PURCHASING DEPARTMENT  
GENERAL TERMS AND CONDITIONS**

1. The right is reserved to reject any and all bids, to waive minor informalities, and to make award as may be determined to be in the best interest of the City of Newton.
2. Prices quoted must include delivery to the City , as specified on the Work Order.
3. No charges will be allowed for packing, crating, freight, Express or cartage unless specifically stated and included in the bid.
4. The award to the successful bidder may be canceled if successful bidder shall fail to prosecute the work with promptness and diligence.
5. Time in connection with discount offered will be computed from the date of delivery to the City, as specified on Work Order, or from date correct invoice is received by the City, if the latter date is later than the date of delivery.
6. The successful bidder shall replace, repair or make good, without cost to the City, any defects or faults arising within one (1) year after date of acceptance of articles furnished hereunder (acceptance not to be unreasonably delayed) resulting from imperfect or defective work done or materials furnished by the Seller.
7. The Contractor shall indemnify and save harmless the City and all persons acting for on behalf of it from all suits and claims against them, or any of them, arising from or occasioned by the use of any material, equipment or apparatus, or any part thereof, which infringes or is alleged to infringe on any patent rights. In case such material, equipment or apparatus, or any part thereof, in any such suit is held to constitute infringement, the Contractor, within a reasonable time, will at its expense, and as the City may elect, replace such material, equipment or apparatus with non-infringing material, equipment or apparatus, or remove the material, equipment or apparatus, and refund the sums paid therefor.
8. The successful bidder shall comply with all applicable Federal State and Local laws and regulations.
9. Purchases made by the City are exempt from Federal excise taxes and bid prices must exclude any such taxes. Tax exemption certificates will be furnished upon request.
10. If so stated in the Invitation For Bid the successful bidder will be required to furnish a performance and/or a labor and material payment bond, in an amount, in a form and with a surety satisfactory to the City. The bidder shall be responsible for the cost of the bond(s).
11. If the Invitation for Bids requires bid surety, this surety shall be in the form of a cash, bid bond, cashier's check, treasurer's check, or certified check on a responsible bank, payable to the City of Newton, and must be filed with the original bid in the Office of the Purchasing Agent. Failure to do so will lead to rejection of bid. The bid surety will be returned to the successful bidder within seven (7) days execution of awarded, and approval by the City of performance and/or payment bond(s). The bid surety covers the City for damages when a bidder withdraws its bid after the bid submission date. Be advised that to the extent permitted by the law, the City will retain all bid deposits for withdrawn bids.
12. Verbal orders are not binding on the City and deliveries made or work done without formal Work Order or Contract are at the risk of the Contractor and may result in an unenforceable claim.
13. The Contractor shall agree to indemnify, defend and hold the City harmless from any and all claims arising out of the performance of this contract.
14. "Equal" - An item equal to that named or described in the specifications of the contract may be furnished by the Contractor and the naming of any commercial name, trademark or other identification shall not be construed to exclude any item or manufacturer not mentioned by name or as limiting competition but shall establish a standard of equality only. An item shall be considered equal to the item so named or described if (1) it is at least equal in quality, durability, appearance, strength and design; (2) it will perform at least equally the function imposed by the general design for the work being contracted for or the material being purchased; and (3) it conforms substantially, even with deviations, to the detailed requirements for the item in the specifications.

The name and identification of all materials other than the one specifically named shall be submitted to the City in writing for approval, prior to purchase, use or fabrication of such items.

Subject to the provisions of M.G.L., Ch. 30, Sec. 39J, approval shall be at the sole discretion of the City, shall be in writing to be effective, and the decision of the City shall be final. The City may require tests of all materials so submitted to establish quality standards at the Contractor's expense. All directions, specifications and recommendations by manufacturers for installation, handling, storing, adjustment and operation of their equipment shall be complied with; responsibility for proper performance shall continue to rest with the Contractor.

For the use of material other than the one specified, the Contractor shall assume the cost of and responsibility for satisfactorily accomplishing all changes in the work as shown. If no manufacturer is named, the Contractor shall submit the product he intends to use for approval of the City.

Except as otherwise provided for by the provisions of M.G.L., Ch. 30, Sec. 39J, the Contractor shall not have any right of appeal from the decision of the City condemning any materials furnished if the Contractor fails to obtain the approval for substitution under this clause. If any substitution is more costly, the Contractor shall pay for such costs.”

15. Notice is hereby given that the City of Newton Minority/Women Business Enterprise Plan dated December 1999 is applicable to all City of Newton contracts for materials and supplies. A copy of this plan may be obtained from the Purchasing Department.

16. Right To Know:

Any Contractor who receives an order or orders resulting from this invitation agrees to submit a Material Safety Data Sheet (MSDS) for each toxic or hazardous substance or mixture containing such substance, pursuant to M.G.L., Ch. 111F, SS8, 9 and 10 and the regulations contained in 441 CMR SS 21.06 when deliveries are made. The Contractor agrees to deliver all containers properly labeled pursuant to M.G.L. Ch. 111F, SS 7 and the regulations contained in 441 CMR SS 21.05. Failure to submit an MSDS and/or label on each container will place the Contractor in noncompliance with the work order. Failure to furnish MSDSs and/or labels on each container may result in civil or criminal penalties, including bid debarment and action to prevent the Contractor from selling said substances or mixtures containing said substances within the Commonwealth. All Contractors furnishing substances or mixtures subject to Chapter 111F of the M.G.L. are cautioned to obtain and read the law and rules and regulations referred to above. Copies can be obtained from the State House Book Store, Secretary of State, State House, Room 117, Boston, MA 02133, (617-727-2834) for \$2.00 plus \$.65 postage.

17. INSURANCE REQUIREMENTS

The Contractor shall provide insurance coverage as listed below. This insurance shall be provided at the Contractor's expense and shall be in full force and effect during the full term of this Contract.

WORKER'S COMPENSATION

Worker's Compensation: Per M.G.L. c.149, §34 and c. 152 as amended.

COMMERCIAL GENERAL LIABILITY

Personal Injury	\$500,000 each occurrence
	\$1,000,000 aggregate
Property Damage	\$500,000 each occurrence
	\$1,000,000 aggregate

VEHICLE LIABILITY

Personal Injury	\$500,000 each person
	\$1,000,000 aggregate
Property Damage	\$300,000 each occurrence
	\$500,000 aggregate

The City shall be named as an additional insurer on the Contractor's Liability Policies.

The Contractor shall not commence the work until proof of compliance with this has been furnished to the City by submitting one copy of a properly endorsed insurance certificate issued by a company authorized to write insurance in the Commonwealth. This certificate shall indicate that the contractual liability coverage is in force. The Contractor shall file the original and one certified copy of all policies with the City within ten (10) days after contract award. If the City is damaged by the Contractor's failure to maintain such insurance and to so notify the City, then the Contractor shall be responsible for all reasonable costs attributable thereto.

Cancellation of any insurance required by this contract, whether by the insurer or the insured, shall not be valid unless written notice thereof is given by the party proposing cancellation to the other party and City at least thirty days prior to the effective date thereof, which shall be expressed in said notice.

**FAILURE TO COMPLY WITH THESE TERMS AND CONDITIONS COULD  
RESULT IN THE CANCELLATION OF YOUR CONTRACT.**

**END OF SECTION**

## CONTRACT FORMS

The awarded bidder will be required to complete and submit documents substantially similar in form to the following.

**These forms may need to be modified on account of changed circumstances, and are provided for informational purposes only.**

**CITY - CONTRACTOR AGREEMENT**  
**CONTRACT NO. \_\_\_\_\_**

THIS AGREEMENT made this \_\_\_\_ day of \_\_\_\_\_ in the year Two Thousand and Twenty Four by and between the CITY OF NEWTON, a municipal corporation organized and existing under the laws of the Commonwealth of Massachusetts, hereinafter referred to as the CITY, acting through its Chief Procurement Officer, but without personal liability to him, and

hereinafter referred to as the CONTRACTOR.

The parties hereto for the consideration hereinafter set forth agree as follows:

- I. SCOPE OF WORK.** The Contractor agrees to furnish and to deliver to the City at such times, at such place or places, in such manner, and in such quantities as the City may direct, and at the unit prices quoted in the Contractor's proposal the following item or items:

**COMMUNITYWIDE SURVEY OF MID-20<sup>TH</sup> CENTURY ARCHITECTURAL RESOURCES – PHASE II**

- II. CONTRACT DOCUMENTS.** The Contract Documents consist of the following documents, which are either attached to this Agreement or are incorporated herein by reference:

- a. This CITY-CONTRACTOR Agreement;
- b. The City's Invitation For Bid #25-01 (IFB) issued by the Purchasing Department;
- c. The City's IFB for **Communitywide Survey Of Mid-20<sup>th</sup> Century Architectural Resources – Phase II** Including; the Instructions to Bidders, Specifications, and if included or referenced therein, any Standard Terms and Conditions, Special Conditions, Drawings or Descriptive Materials (collectively referred to herein as the "Project Manual");
- d. Addenda Number(s) \_\_\_\_\_;
- e. The Bid of the Contractor submitted for this Project and accompanying documents and certifications;
- f. Certificate(s) of Insurance and surety bond(s), if any, submitted by the Contractor in connection with this Project;
- g. Duly authorized and executed Amendments, Change Orders or Work Orders issued by the City after execution of this CITY-CONTRACTOR Agreement.

This CITY-CONTRACTOR Agreement, together with the other documents enumerated in this Article, constitute the entire Agreement between the City and the Contractor. The Contractor represents that its proposal was made without condition, qualification or reservation of any kind, except upon the written acknowledgement and consent of the City.

- III. PRIORITY OF DOCUMENTS.** In the event of inconsistency between the terms of this CITY -CONTRACTOR Agreement and the Project Manual, the terms of this Agreement shall prevail.

- IV. APPLICABLE STATUTES.** All applicable federal, state and local laws and regulations are incorporated herein by reference and the Contractor agrees to comply with same.

- V. CONTRACT TERM.** The term of the awarded contract shall extend from date of contract execution through June 30, 2025. The City reserves the right to terminate this contract prior to the expiration date in the event total expenditures reach the above stated contract total.

It is further understood that in the event the term of this contract extends beyond June 30 in any calendar year, the City reserves the right to terminate the contract if funding for its continuance is not appropriated in the succeeding fiscal year commencing July 1.

- VI. COMPENSATION.** Upon completion of the work to be done for each payment, the Contractor shall send to the City an invoice documenting the work done and the dates when such work was performed. Payment of the above invoice shall constitute full and complete compensation for the services hereunder. There shall be no additional compensation or reimbursement for out-of-pocket or other expenses, including without limitation employee benefits, incurred by the Contractor in connection with the performance of the services under this Agreement unless mutually agreed to in writing by the Parties. Payments shall be made within thirty (30) days of the City's approval of invoices submitted by the Contractor. In the event that the City terminates this Agreement prior to the completion of all work to be performed under this Agreement, the Contractor shall only be entitled to compensation in accordance with the provisions of Article xx below, whichever is applicable.
- VI. QUANTITIES.** The quantities specified in the Project Manual are approximate and are based on previous consumption. It is specifically understood the City does not agree to purchase any specific quantity, and purchases will be made to cover actual requirements only. The City may increase or decrease the quantity of any item specified without change in price per unit of quantity as stated in the Contractor's Proposal Response.
- VII. MATERIALS.** The Contractor agrees, unless otherwise specified, that all equipment, materials and supplies furnished under this contract are to be first quality, new and unused.
- VIII. AUTHORIZATION OF WORK.** The execution of this contract does not constitute a notice to proceed or authorization to perform work or make deliveries. No work shall be commenced or deliveries made unless authorized by a written notice to proceed issued by the City.
- IX. CLAIMS FOR MATERIALS OR LABOR.** In the event any claims have been filed with the City for material or labor delivered or performed pursuant to this contract, the City shall be under no obligation to make any payment until such claims are adjusted to the satisfaction of the City. Any and all liens for supplies may be paid off by the City within twenty (20) days after the filing for record as provided by law of a notice of such liens, except where the claim on which the lien is filed is being litigated by the Contractor, and in such case the City may pay the amount of any final judgment or decree on any such claim. All money paid by the City in settlement of liens and claims as aforesaid, with the costs and expenses incurred by the City in connection therewith shall be charged to the Seller, bearing interest at the rate of six percent (6%) per annum, and be deducted from the next payment falling due the Seller under the terms of this contract.
- X. UNIT PRICES.** It is agreed that the unit prices listed are maximum prices and that the City shall be entitled to take advantage of any decreasing market conditions, decreases to be governed by the manufacturers' price listing as might be generally adopted in the trade, or by the same percentage that the Seller may reduce prices to others who purchase in similar quantities and under similar conditions.
- XI. RESPONSIBILITY FOR THE WORK.** In the performance of any work, including the delivery of equipment, materials or supplies, pursuant to this Contract, the Contractor shall take all responsibility for the work, and shall take all precautions for preventing injuries to persons and property in or about the work.
- XII. WARRANTY.** Except as may be otherwise provided in the Project Manual, the Contractor shall replace, repair or make good, without cost to the City, any defects or faults arising within one (1) year after date of acceptance of equipment, materials or supplies furnished hereunder (acceptance not to be unreasonably delayed) resulting from imperfect or defective work done or materials furnished by the Contractor.
- XIII. PATENT INDEMNIFICATION.** The Contractor agrees to assume the defense of and shall indemnify and save harmless the City and all persons acting for or on behalf of it from all suits and claims against them, or any of them, arising from or occasioned by the use of any material, equipment or apparatus, or any part thereof which infringes or is alleged to infringe on any patent rights. In case such material, equipment or apparatus, or any part thereof, in any such suit is held to constitute infringement, the Contractor, within a reasonable time, shall at its own expense, and as the City may elect, replace such material, equipment or apparatus with non-infringing material, equipment or apparatus, or remove the material, equipment, or apparatus and refund the sums paid therefor.
- XIV. INSPECTION.** For the purposes of inspection of the equipment, materials and supplies covered by this contract, the Contractor shall give the City free access to his works and furnish every facility for properly inspecting such equipment, materials and supplies, and shall furnish full information, whenever requested, relating thereto. Approval by any inspector of the City shall not relieve the Contractor from his obligation to comply in all respects with the contract.



- XV. ASSIGNMENT/SUB-CONTRACTING.** The Contractor agrees that he will not sell, assign or transfer this Contract or any part thereof or interest therein without the prior written consent of the City.
- XVI. INSTALLATION.** If any of the equipment, materials and supplies covered by this contract is to be installed by either the Contractor or the City, the Contractor shall, upon request of the City, furnish a competent employee to supervise the installation without expense to the City, unless otherwise provided herein. Such supervisor, or other employees furnished by the Contractor, shall be the agents of the Contractor and not of the City, and the Contractor hereby agrees to indemnify the City and hold it harmless from and against any and all loss, costs, damage, and expense sustained as the result of negligence or other conduct on the part of such supervisor or employee.
- XVII. TERMINATION.**
- (a) Termination For Cause. If, for any cause, the Contractor fails to fulfill in a timely manner its obligations under this Agreement, or if the Contractor violates any of the covenants, agreements, or stipulations of this Agreement, the City shall have the right to terminate this Agreement by giving written notice to the Contractor of such termination and specifying the effective date of such termination. Such notice shall be given not less than five (5) days prior to the effective date of termination. In the event of termination, the Contractor shall be entitled to receive just and equitable compensation for any satisfactory work completed to date of termination. Such compensation shall be pro rata and shall be based on the percentage of services actually performed, less payments already made for such services.
- (b) Termination For Convenience. The City may terminate this Agreement at any time by giving written notice to the Contractor of such termination. Such notice shall be given not less than five (5) days prior to the effective date of termination. If the Agreement is terminated for the convenience of the City, the Contractor shall be entitled to payment for services completed. Such compensation shall be pro rata and shall be based on the percentage of services actually performed, less payments already made for such services.
- XVIII. INDEMNIFICATION.** The Contractor shall indemnify, hold harmless and defend the City and its officers, employees, servants, and agents from and against all actions, causes of actions, claims, demands, damages, costs, loss of services, expenses and compensation, including attorney's fees and interest, arising out of the performance of the services rendered pursuant to this Agreement, provided that any such action, cause of action, claim, demand, damages, cost, loss of service, expense, compensation (1) in any way grows out of bodily injury, sickness, disease or death, or to injury to or destruction of tangible property, which (2) is caused in whole or in part by any negligent act or omission of the Contractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable.
- XIX. RELATIONSHIP OF THE PARTIES.** The Contractor shall be an independent contractor to the City. Neither Party shall be deemed to be the legal representative of the other. Each Party agrees to assume complete responsibility for its own employees with regard to federal or state employer's liability, worker's compensation, social security, unemployment insurance, and Occupational Safety and Health Administration requirements, as applicable, and other federal, state or local laws.
- XX. NONDISCRIMINATION.** The Contractor agrees and warrants that in the performance of this Agreement it will not discriminate against any person or group of persons on the grounds of sex, race, color, religion, national origin, disability, age, gender identity, or sexual orientation in any manner prohibited by the laws of the Commonwealth of Massachusetts or the United States.
- XXI. SUCCESSORS AND ASSIGNS.** This Agreement shall be binding upon and insure to the benefit of the Parties to this Agreement and their respective successors and assigns. The City recognizes the Contractor is a sole contractor performing the services required under this Agreement. Sub-contracting or assignment of any of the work required under this Agreement is expressly prohibited without the prior written consent of the City.
- XXII. ENTIRE AGREEMENT.** This Agreement represents the entire Agreement between the Parties and, except as otherwise provided, this Agreement may not be amended, modified or terminated, except by a written instrument signed by each Party to this Agreement.
- XXIII. INSURANCE REQUIREMENTS.** The Contractor shall provide insurance coverage as listed below. This insurance shall be provided at the Contractor's expense and shall be in full force and effect during the full term of this Contract.

WORKER'S COMPENSATION

Worker's Compensation:

Per M.G.L. c.149, §34 and c. 152 as amended.

COMMERCIAL GENERAL LIABILITY

Personal Injury \$500,000 each occurrence  
\$1,000,000 aggregate  
Property Damage \$500,000 each occurrence  
\$1,000,000 aggregate

VEHICLE LIABILITY

Personal Injury \$500,000 each person  
\$1,000,000 aggregate  
Property Damage \$300,000 each occurrence  
\$500,000 aggregate

**XXIV. GOVERNING LAW.** This Contract shall be governed by and construed in accordance with the laws of the Commonwealth of Massachusetts.

**XXV. SEVERABILITY.** The provisions of this Contract are severable. If any section, paragraph, clause or provision of this Contract shall be finally adjudicated by a court of competent jurisdiction to be invalid, the remainder of this Contract shall be unaffected by such adjudication and all of the remaining provisions of this Contract shall remain in full force and effect as though such section, paragraph, clause or provision, or any part thereof so adjudicated to be invalid, had not been included herein, unless such remaining provisions, standing alone, are incomplete and incapable of being executed in accordance with the intent of the parties to this Contract.

**XXVI. AMENDMENTS TO THIS CONTRACT.** This Contract may not be amended except in writing executed in the same manner as this CITY-CONTRACTOR Agreement.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed under seal the day and year first above written.

**CONTRACTOR**

**CITY OF NEWTON**

By \_\_\_\_\_  
Print Name \_\_\_\_\_  
Title \_\_\_\_\_  
Date \_\_\_\_\_

By \_\_\_\_\_  
*Chief Procurement Officer*  
Date \_\_\_\_\_  
By \_\_\_\_\_  
*Director of Planning*  
Date \_\_\_\_\_

*Affix Corp Seal Here*

Approved as to Legal Form and Character

City funds in the amount of \_\_\_\_\_  
are available in account number:  
\_\_\_\_\_

By \_\_\_\_\_  
*Associate City Solicitor*  
Date \_\_\_\_\_

I further certify that the Mayor, or her designee,  
is authorized to execute contracts and approve  
change orders.

**CONTRACT APPROVED**

By \_\_\_\_\_  
*Comptroller of Accounts*  
Date \_\_\_\_\_

By \_\_\_\_\_  
*Mayor or her designee*  
Date \_\_\_\_\_

## CERTIFICATE OF AUTHORITY - CORPORATE

1. I hereby certify that I am the Clerk/Secretary of \_\_\_\_\_  
(insert full name of Corporation)
2. corporation, and that \_\_\_\_\_  
(insert the name of officer who signed the **contract and bonds.**)
3. is the duly elected \_\_\_\_\_  
(insert the title of the officer in line 2)
4. of said corporation, and that on \_\_\_\_\_  
(insert a date that is ***ON OR BEFORE*** the date the officer signed the **contract and bonds.**)

at a duly authorized meeting of the Board of Directors of said corporation, at which all the directors were present or waived notice, it was voted that

5. \_\_\_\_\_ the \_\_\_\_\_  
(insert **name** from line 2) (insert **title** from line 3)

of this corporation be and hereby is authorized to execute contracts and bonds in the name and on behalf of said corporation, and affix its Corporate Seal thereto, and such execution of any contract of obligation in this corporation's name and on its behalf, with or without the Corporate Seal, shall be valid and binding upon this corporation; and that the above vote has not been amended or rescinded and remains in full force and effect as of the date set forth below.

6. ATTEST: \_\_\_\_\_  
(Signature of **Clerk or Secretary**)\*

AFFIX CORPORATE  
SEAL HERE

7. Name: \_\_\_\_\_  
(Please print or type name in line 6)\*

8. Date: \_\_\_\_\_  
(insert a date that is ***ON OR AFTER*** the date the officer signed the **contract and bonds.**)

\* The name and signature inserted in lines 6 & 7 must be that of the Clerk or Secretary of the corporation.

# **Newton Affordable Housing Trust**

## Newton, Massachusetts Community Preservation Program FUNDING REQUEST

City of Newton



Ruthanne Fuller  
Mayor

PRE-PROPOSAL

PROPOSAL

(For staff use)  
date rec'd:

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

For full instructions, see [www.newtonma.gov/cpa](http://www.newtonma.gov/cpa) or contact us:

Mollie Hutchings, Community Preservation Program Manager,  
City of Newton Planning & Development Department, 1000 Commonwealth Ave., Newton, MA 02459  
[mhutchings@newtonma.gov](mailto:mhutchings@newtonma.gov) 617.796.1147

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

<b>Project TITLE</b>	Newton Affordable Housing Trust Funding		
<b>Project LOCATION</b>	Full street address (with zip code), or other precise location. Citywide		
<b>Project CONTACTS</b>	Name & title or organization	Email	Phone
<b>Project Manager</b>	Ann Houston, Chair Newton Affordable Housing Trust	<a href="mailto:lkritzer@newtonma.gov">lkritzer@newtonma.gov</a>	617-796-1144 Newton City Hall 1000 Commonwealth Ave. Newton, MA 02459
<b>Other Contacts</b>	Lara Kritzer, Community Preservation Program Manager	<a href="mailto:lkritzer@newtonma.gov">lkritzer@newtonma.gov</a>	617-796-1144 Newton City Hall 1000 Commonwealth Ave. Newton, MA 02459
<b>Project FUNDING</b>	<b>A. CPA funds requested:</b> \$2,000,000	<b>B. Other funds to be used:</b> \$0	<b>C. Total project cost (A+B):</b> \$2,000,000
	\$1,753,541.65 (ammended 8/12)		\$1,753,541.65 (ammended 8/12)
<b>USES OF FUNDS</b>	<input checked="" type="checkbox"/> Rental Assistance		<input checked="" type="checkbox"/> Mortgage Assistance
<b>TARGET POPULATION, TYPE OF HOUSING, SPECIAL FEATURES</b>			
Individuals <input checked="" type="checkbox"/>	Families <input checked="" type="checkbox"/>	Seniors <input checked="" type="checkbox"/>	Homeless/At Risk of Homelessness <input checked="" type="checkbox"/>
Rental <input checked="" type="checkbox"/>	Ownership (including condominiums) <input checked="" type="checkbox"/>	% Area Median Income:	Up to 100% AMI
<b>Project SUMMARY</b>	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.		
<p>In December 2021, the City of Newton established the Newton Affordable Housing Trust (NAHT) for the purposes of preserving the City’s existing affordable housing units and creating new units that are affordable to low and moderate income households. The Community Preservation Committee strongly supported the creation of this new affordable housing tool and agreed to support the allocation of at least the City’s Community Housing funding target, currently 35% the CPA program’s annual funding, to the Trust for use in any affordable housing project allowable under the Community Preservation Act. This is the Newton Affordable Housing Trust’s third application for CPA funding to build up the Affordable Housing Trust Fund for use in future affordable housing projects.</p> <p>The Trust spent its first year developing its application processes, guidelines, and funding priorities with the goal of creating a concise and straightforward process for providing affordable housing funds. In its second year of operation, the Trust awarded \$1.5 million to 2Life Communities for additional work necessary at the Coleman House, a 100% deeply affordable senior housing facility, and \$500,000 to FamilyAid for the creation of the West Newton Navigation Center, a 42 unit transitional housing facility for homeless families. Trust members also established a Housing Priorities Group in cooperation with the Newton Housing Partnership and Fair Housing Committee to take a deeper look into Newton’s existing affordable housing resources and anticipated future needs.</p>			

<b>Project TITLE</b>		<b>Newton Affordable Housing Trust</b>	
<b>USE of CPA FUNDS</b>		<b>COMMUNITY HOUSING</b>	
<b>(To be completed by CPC staff.)</b>	<b>Acquire</b>	X	
	<b>Create</b>	X	
	<b>Preserve</b>	X	
	<b>Rehabilitate/ Restore</b>	X	
	<b>Support</b>	X	
<b>COMMUNITY NEEDS</b>	<p>From each of at least 2 plans linked to the <a href="#">Guidelines &amp; Forms</a> page of <a href="http://www.newtonma.gov/cpa">www.newtonma.gov/cpa</a>, 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 not mentioned in any plan.</p> <p>The NAHT supports affordable housing as recognized in the following plans:</p> <p><b>Comprehensive Plan:</b> Funding of the NAHT meets the goals of the Comprehensive Plan for affordable housing by consolidating the City’s available funding resources in a single location which provides affordable housing advocates and developers with a simplified, one-stop process for future funding. The Comprehensive Plan called for CPA funding to be a leading resource in the preservation of existing and creation of new affordable housing (Page 5-9) and the Trust provides the City with opportunities to work with the Plan’s Strategic Action for Strengthening Financial Resources (Page 5-16).</p> <p><b>Consolidated Plan FY21-FY25:</b> Funding of the NAHT will assist the City in meeting the Strategic Plan Goals for Newton (Page 182) by providing funding for the production of new units and the preservation and rehabilitation of existing units. Trust funding can also be used to support affordable housing units and programs and to further the goals of Fair Housing in Newton.</p> <p><b>Community Outreach:</b> The Mayor, City Councilors, and numerous City residents and affordable housing advocates took part in the discussions surrounding the development of the Affordable Housing Trust Ordinance in 2020 and 2021 and its approval in December 2021. The NAHT has since held regularly scheduled public meetings to discuss processes and funding applications which are often attended by interested members of the public and City Council.</p>		
<b>COMMUNITY CONTACTS</b>	<p>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.</p>		
<b>Name &amp; title or organization</b>	<b>Email</b>	<b>Phone</b>	<b>Mailing Address</b>
Fran Godine, Engine 6	<a href="mailto:godine@comcast.net">godine@comcast.net</a>	617-969-2625	
Jeanne Strickland, Exec. Director Newton Community Development Foundation	<a href="mailto:jstrickland@ncdfinc.org">jstrickland@ncdfinc.org</a>	617-244-4035	
Lizabeth Heyer, Chair Newton Housing Partnership	<a href="mailto:lheyer@2lifecommunities.org">lheyer@2lifecommunities.org</a>	617-912-8400	

# **West Newton Cinema**

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	<b>Newton Affordable Housing Trust</b>	
<b>SUMMARY CAPITAL/DEVELOPMENT BUDGET</b>		
<b>Uses of Funds</b>		
To fund future affordable housing projects that acquire, create, preserve, restore, rehabilitate, and support affordable housing in Newton as allowed in the Community Preservation Act Legislation.		\$2,000,000
<b>D. TOTAL USES</b> (should equal C. on page 1 and E. below)		<b>\$2,000,000</b>
<b>Sources of Funds</b>	<b>Status</b> (requested, expected, confirmed)	
CPA funding	Requested	\$2,000,000
CPA Prior Year Funding	Confirmed	\$3,915,175
<b>E. TOTAL SOURCES</b> (should equal C. on page 1 and D. above)		<b>\$5,915,175</b>
<b>SUMMARY ANNUAL OPERATIONS &amp; MAINTENANCE BUDGET (cannot use CPA funds)</b>		
<b>Uses of Funds</b>		
Not Applicable - Staff Support to come from Community Preservation Act Administrative Funds (Community Preservation Program Manager Position)		\$0
<b>F. TOTAL PROGRAM ADMINISTRATION COST</b> (should equal G. below)		<b>\$0</b>
<b>Sources of Funds</b>		
		\$0
		\$0
<b>G. TOTAL ANNUAL FUNDING</b> (should equal F. above)		<b>\$ 0</b>
Project TIMELINE	Phase or Task	Season & Year
	Application submitted for CPC Public Hearing	August 2024
	CPC and City Council review and approval process	August – November 2024
	City Council vote	September – November 2024
	Funding available for use by Trust	September - December 2024



West Newton Cinema Foundation  
PO Box 650012  
West Newton, MA 02465



January 19, 2024

Mollie Hutchings, Community Preservation Program Manager  
(mhutchings@newtonma.gov)  
City of Newton Planning & Development Department  
1000 Commonwealth Ave., Newton, MA 02459

Dear Ms. Hutchings:

I am pleased to submit the pre-proposal application of the West Newton Cinema Foundation to the Community Preservation Committee for matching funding for a feasibility assessment study of the West Newton Cinema (WNC). The Cinema has been an anchor of West Newton for nearly 90 years and is a part of the historic fabric of the neighborhood and Newton. After a major renovation into multiple screens in 1987, the Cinema has served Newton and the region as an art house cinema, with first-run films, independent and foreign features, and family entertainment for decades.

Economic challenges led the private owners of the theater to sell the theater's real estate. The theater operation has continued under a lease from the new owner with an option for a non-profit organization to repurchase the building. The Foundation was formed for this purpose and has been conducting a fundraising campaign.

A key step is to assess the existing condition of the theater, determine what alterations are needed for a revitalized cultural space centered in film, what kind of rehabilitation will be necessary, and how much it will cost. The Foundation has secured funding for this purpose from the Massachusetts Cultural Council and needs matching funds to conduct the assessment.

The West Newton Cinema is an economic anchor for the West Newton commercial village and an important creative business in the emerging Washington Street Cultural District. The alternative to retaining and re-inventing the Cinema is the demolition of the WNC building, along with the flanking retail commercial buildings. This will eliminate contributing buildings in the West Newton Village National Historic District, further fragmenting the 19<sup>th</sup> and early 20<sup>th</sup> century building fabric.

Newton's Community Preservation Act funds could play an important role in saving and restoring this historic asset, by helping to assemble critical information on the feasibility of the rehabilitation of the building.

With regards,

Elizabeth Heilig  
President, West Newton Cinema Foundation

City of Newton

# Newton, Massachusetts Community Preservation Program FUNDING REQUEST

(For staff use)  
date rec'd:

Ruthanne Fuller  
Mayor

PRE-PROPOSAL

PROPOSAL

Last updated October 2020.

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

For full instructions, see [www.newtonma.gov/cpa](http://www.newtonma.gov/cpa) or contact:

Mollie Hutchings, Community Preservation Program Manager

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

[mhutchings@newtonma.gov](mailto:mhutchings@newtonma.gov)

617.796.1143

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

<b>Project TITLE</b>	<b>West Newton Cinema Rehabilitation Feasibility Plan</b>																		
<b>Project LOCATION</b>	1296 Washington Street, West Newton																		
<b>Project CONTACTS</b>	<table border="1"> <thead> <tr> <th></th> <th>Name &amp; title or organization</th> <th>Email</th> <th>Phone</th> <th>Mailing address</th> </tr> </thead> <tbody> <tr> <td><b>Project Manager</b></td> <td>Elizabeth Heilig, President West Newton Cinema Foundation</td> <td>elizheilig@gmail.com</td> <td>(781) 956-0096</td> <td>PO Box 650012, West Newton, MA 02465</td> </tr> <tr> <td><b>Other Contacts</b></td> <td>Kelley Brown, Board Member &amp; Clerk West Newton Cinema Foundation</td> <td>kbrown@mit.edu</td> <td>(617) 293-6380</td> <td>457 Waltham Street, West Newton, MA 02465</td> </tr> </tbody> </table>					Name & title or organization	Email	Phone	Mailing address	<b>Project Manager</b>	Elizabeth Heilig, President West Newton Cinema Foundation	elizheilig@gmail.com	(781) 956-0096	PO Box 650012, West Newton, MA 02465	<b>Other Contacts</b>	Kelley Brown, Board Member & Clerk West Newton Cinema Foundation	kbrown@mit.edu	(617) 293-6380	457 Waltham Street, West Newton, MA 02465
	Name & title or organization	Email	Phone	Mailing address															
<b>Project Manager</b>	Elizabeth Heilig, President West Newton Cinema Foundation	elizheilig@gmail.com	(781) 956-0096	PO Box 650012, West Newton, MA 02465															
<b>Other Contacts</b>	Kelley Brown, Board Member & Clerk West Newton Cinema Foundation	kbrown@mit.edu	(617) 293-6380	457 Waltham Street, West Newton, MA 02465															
<b>Project FUNDING</b>	<b>A. CPA funds requested:</b> \$53,000	<b>B. Other funds to be used:</b> \$57,000	<b>C. Total project cost (A+B):</b> \$110,000																
<b>Project SUMMARY</b>	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.																		

The West Newton Cinema Foundation requests a CPC grant to match a Mass Cultural Council award of Feasibility and Technical Assistance and System Replacement Program grants totaling \$43,000. These funds will be spent on the programmatic, architectural and engineering services to plan the rehabilitation of the historic building so that it can support film programming, arts education, and live performance for Newton and the greater Boston community.

The scope of this work will include the development of a physical program (i.e., the necessary types, amounts and dimensions of space), and a comprehensive assessment of the type, extent and cost of necessary physical rehabilitation and restoration for the cinema building. This assessment will provide the foundation for the business, physical, and financial plans necessary to support the purchase, renovation and launch of a cultural facility that can save a key historic Newton asset, support the West Newton commercial village, and benefit the community for years to come.

(See attached Scope document and Sources and Uses table for details.)

Project Title	West Newton Cinema Rehabilitation Feasibility Plan		
Proposed Funding Category: Historic Preservation	Proposed Historic Preservation Funding will be used to:	Acquire	
		Create	
		Preserve	Yes
		Rehabilitate/Restore	Yes
Community Needs	From each of at least 2 plans linked to the <a href="#">Guidelines &amp; Forms</a> page of <a href="http://www.newtonma.gov/cpa">www.newtonma.gov/cpa</a> , 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 not mentioned in any plan.		
<p>Newton Comprehensive Plan – 2007 – Page 9-12: Financial incentives can range from simpler, faster permitting or approval processes for projects that achieve previously identified community priorities, to tax reductions or phasing, to direct loans or subsidies. Such incentives are critical both for persuading some property owners to preserve or reuse pieces of the City's historic fabric, and for enabling owners or potential purchasers who have already been persuaded of the merits of preservation or reuse, but cannot afford to undertake a particular project without additional financial resources.</p> <p>Washington Street Vision Plan – 2019 – Page 20: Promote narrow and transparent shopfronts - The Cinema Block in West Newton Square demonstrates several principles with regard to narrow storefronts. The Cinema itself is a large facility with a narrow storefront that primarily occupies space toward the back of the property, thereby mirroring the storefront widths of the district. The Elements Massage center next to the Cinema is also a slightly larger facility and utilizes two storefronts, while the neighboring shops each have just one storefront bay.</p> <p>Economic Development Strategy – 2019 – Page 1 - The five main goals identified through this planning process include: Goal 1: Take steps to pursue development sectors that make Newton both commercially successful and a great place to live, work, and play; Goal 2: Focus redevelopment efforts on key parcels and corridors in Newton; Goal 3: Support the start-up, growth, stability, and vitality of businesses and entrepreneurs in Newton; Goal 5: Maintain and enhance the special qualities of Newton while improving transportation throughout the City for residents, businesses, and visitors.</p> <p>Newton’s Heritage Landscapes - 2010 - page 48 - NR-DIS. 1937 West Newton Theatre. Important to community character as a building and as civic institution.</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
Nick Falkoff, Owner, Auburndale Builders	nick@auburndalebuilders.com	(617) 467-4171	151R Adams Street Newton, MA 02458
John Rice, Executive Director, Hyde Community Center	jrice@tsnn.com	(617) 527-4933	P.O. Box 610171, Newton Highlands, MA 02461
Glenda Fishman, Treasurer, Newton Cultural Council	Gstarfish@aol.com	(617) 964-3042	29 Fairmont Ave, Newton, MA 02458
John Sisson, Director, Economic Development, City of Newton	jsisson@newtonma.gov	(617) 796-1122	City of Newton, 1000 Commonwealth Ave, Newton Centre, 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	<b>West Newton Cinema Rehabilitation Feasibility Plan</b>	
<b>SUMMARY CAPITAL/DEVELOPMENT BUDGET</b>		
<b>Uses of Funds</b>		
Owner's Representation/Project Management		\$ 14,000
Program consultant		25,000
Architect (Incl. MEP/FP engineers), and cost estimator		45,000
Other: Existing Conditions Survey, Haz Mat assessment, Cost Estimate, Contingency (10%)		26,000
<b>D. TOTAL USES</b> (should equal C. on page 1 and E. below)		<b>\$ 110,000</b>
<b>Sources of Funds</b>	<b>Status</b> (requested, expected, confirmed)	
West Newton Cinema Foundation (in kind)	confirmed	\$ 14,000
Mass Cultural Council Technical Assistance grants	confirmed	43,000
Newton Community Preservation Act	requested	53,000
<b>E. TOTAL SOURCES</b> (should equal C. on page 1 and D. above)		<b>\$ 110,000</b>
<b>SUMMARY ANNUAL OPERATIONS &amp; MAINTENANCE BUDGET</b> (cannot use CPA funds)		
<b>Uses of Funds</b>		
NA		
<b>F. TOTAL ANNUAL COST</b> (should equal G. below)		
<b>Sources of Funds</b>		
NA		
<b>G. TOTAL ANNUAL FUNDING</b> (should equal F. above)		
<b>Project TIMELINE</b>	<b>Phase or Task</b>	<b>Season &amp; Year</b>

Existing Conditions Survey and Programming	Assume July 2024 start July - Aug
Engineering Narratives and Concept Plan	Aug - Sept
Cost Estimate and Phasing	Oct
Finance Plan and Final Report	Nov - Dec

Project TITLE		West Newton Cinema Rehabilitation Feasibility Plan	
<input type="checkbox"/> Check off submitted attachments here.			
REQUIRED.	√	<b>PHOTOS</b>	of existing site or resource conditions (2-3 photos may be enough)
	√	<b>MAP</b>	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.	<b>PROJECT FINANCES</b> printed and as computer spreadsheets, with both uses & sources of funds		
		<b>Development budget:</b> 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)	
		<b>Operating/maintenance budget, projected separately for each of the next 10 years</b> (CPA funds may not be used for operations or maintenance)	
		<b>Non-CPA funding:</b> commitment letters, letters of inquiry to other funders, fundraising plans, etc., including both cash and est. dollar value of in-kind contributions	
	<b>Purchasing of goods &amp; services:</b> briefly summarize sponsor’s understanding of applicable state statutes and City policies		
REQUIRED for all full proposals.	<b>SPONSOR FINANCES &amp; QUALIFICATIONS, INSTITUTIONAL SUPPORT</b>		
		<b>For sponsoring department or organization, most recent annual operating budget</b> (revenue & expenses) & <b>financial statement</b> (assets & liabilities); each must include both public (City) and private resources (“friends” organizations, fundraising, etc.)	
		<b>For project manager: relevant training &amp; track record</b> of managing similar projects	
REQUIRED for all full proposals involving City govt., incl. land acquisition.		<b>CAPITAL IMPROVEMENT PLAN</b>	current listing/ranking & risk factors for this project
		<b>COVER LETTER</b>	from head of City department, board or commission confirming: current custody, or willingness to accept custody, of the resource and commitment of staff time for project management
	<b>ZONING &amp; PERMITTING</b>		
		<b>Permits required:</b> including building permits, environmental permitting, parking waivers, demolition, comprehensive permit, or special permits (if applicable)	
		<b>Other approvals required:</b> Newton Conservation Commission, Newton Historical Commission, Newton Commission on Disabilities, Parks and Recreation Commission, Massachusetts Historical Commission, Massachusetts Architectural Access Board, etc.	
	<b>DESIGN &amp; CONSTRUCTION</b>		
		<b>Professional design &amp; cost estimates:</b> include site plans, landscape plans, etc.	
		<b>Materials &amp; finishes;</b> highlight “green” or sustainable features & materials	
OPTIONAL for all proposals.	√	<b>LETTERS of SUPPORT</b>	from Newton residents, organizations, or businesses

# West Newton Cinema Rehabilitation Feasibility Study

## Scope of Services and Deliverables

### 1. Program Planning

- a. **Film: What is the environment and opportunity for continuing to deliver the mix of films that has been the hallmark of the West Newton Cinema: popular first-run feature films, independent and foreign films, and family and children's films?** What adjustments should be made in curating the film program? What would a sustainable business model look like?
- b. **What other programs would be compatible with the core film programs?** What is the business model for operating such programs? At a minimum, review the opportunities for:
  - i. Food and Beverage – Starting with concessions as part of the film program, but perhaps supplemented by a broader, modern menu which could include coffee and baked goods for matinees and beer or wine.
  - ii. Small-scale performing arts - small music combo, comedy/spoken word, small theater performance.
  - iii. Education - Film lectures and discussions, education classrooms for ongoing education for children and/or adults.
- c. **Facility requirements for the contemplated individual programs** – Determine the necessary amount of space, type of space (flat floor, auditorium, stage), accessibility, associated ancillary space (kitchen, dressing rooms, storage), and specialized utilities (plumbing, exhaust hoods and ductwork, refrigeration, fire protection)

### 2. Facility feasibility study

- a. Assess existing conditions of the facility
  - i. Prepare a base plan of existing conditions
  - ii. Hazardous materials survey and abatement costs
  - iii. Survey of all systems: electric, plumbing, heating and cooling, fire protection, fire alarm, building code and accessibility
  - iv. Identify opportunities for historic preservation, rehabilitation, and restoration
- b. Using the outcome of the program planning, develop tabular and graphic space program
- c. Engineering narrative for all systems
- d. Concept plans for interior layout and envelope.
- e. Concept-level construction cost estimate.
- f. Provide potential phasing alternatives

### 3. Financial Plan

- a. Project Development Pro Forma – Includes acquisition, construction cost, financing, project management, professional service fees, financing, and 3-5-year operating deficit.
- b. Cash Flow – Schedule for raising and spending development funds, including operating deficits
- c. Operating Cost and Revenue Pro Forma - 5 years

In submitting this pre-proposal, we seek guidance about any limitations of CPC funding for portions of the larger scope of the study. Program and financial planning are essential for a successful project that will result in the preservation and rehabilitation of this historic Newton asset.

Program and financial planning are included in the scope that was approved by the Massachusetts Cultural Council. The program consultant will lead these activities with the participation of the Foundation Board and advisors.



## **West Newton Cinema building as a Historic Resource**

### Attachment 1: Analysis of Historic Significance

The West Newton Cinema (WNC, 1296 Washington Street) is a contributing building to the West Newton Village Historic District. The National Register of Historic Places nomination describes the overall significance of the district this way:

The West Newton Village Center Historic District possesses integrity of location, design, setting, materials, workmanship, feeling, and association. West Newton is the most intact and second largest of Newton's village centers preserving an extensive collection of late 19th and early 20th century commercial and institutional buildings. As such it is a significant illustration of both the city's rapid growth and the expanded services offered in the village by the turn-of-the-century. Significance is also derived from the diverse architectural character of the district which ranges from multi-story 19th-century commercial buildings to the streamlined one-story blocks popularized in the 20th Century...

The architectural significance of the district included in the nomination that is relevant to the West Newton Cinema is referenced below:

Excepting Newton Centre, the village of West Newton is the city's largest village center. Further, it is by far the most intact, preserving an extensive collection of late 19th and early 20th-century commercial and institutional buildings. The commercial blocks often retain their original storefronts.

The WNC and the buildings that flank it to the east and west and across Washington Street are called out in the nomination in this way:

**1286-1294 Washington Street**, is a well detailed cast stone faced block designed by Krokyn and Brown in 1927. It is distinguished by rope moldings around storefronts with handsome marbled transoms, and a parapet with egg and dart moldings. Like the adjacent block, this one is quite intact, with some of the stores even retaining original wood paneled doors.

In 1937, a permit was granted to Kenmore Realty for the construction of six stores and a brick theater at **1296-1308 Washington Street**. These stores were designed by Krokyn and Brown of Boston. The theater, with its entrance on Washington Street, was set back on the site of the old Unitarian church building, then known as the Players Hall.

**1296-1308 Washington Street**, was designed as an identical extension of the above block by the same architect, but ten years later. This block incorporates the aluminum-faced West Newton Theater.

## Attachment 2: Description of Historically Significant Features

Although more evaluation will have to be done, the Secretary of the Interior's Standards for the Treatment of Historic Properties suggests opportunities for both rehabilitation and restoration of the West Newton Cinema.

A key feature of the exterior has been removed: the original marquee shown in the enclosed photographs. In addition, the status of the Art Deco parapet shown in the straight-on photo was also removed. It is possible that there may be enough documentation to restore these features per the Secretary's Standards.

The building has served as a cinema from its opening, set back from the street (except for the marquee and the entry) and entirely enclosed by brick walls. There have been major alterations to the interior, the most important being the use of the original balcony and space above the orchestra seats to create four smaller theaters on the second floor, and the division of the ground floor theater into two theaters. However, the entry and the lobby remain intact and display the Art Deco interior treatments that were a hallmark of the design of theatrical spaces when the theater was built in 1937.

Although interior historic features are not typically governed by historic preservation policy, in this case, rehabilitation and, potentially, restoration of the key remaining interior features may be warranted. Original interior features visible in the attached current condition photos include tiled entry foyer with box office; lobby with wood paneling, tall square fluted columns (originally gilded), interior doors and hardware; at the mezzanine level, scalloped plasterwork adorns the upper portion of the walls, with three medallions, the center medallion still retaining the original gilding, positioned opposite the three rose-tinted tall mirrors which run the height of the lobby on the left side. The interior treatments are not usually as durable as exterior features which are more often the focus of historic preservation, so careful examination of what can be preserved and what might need to be restored will be required.

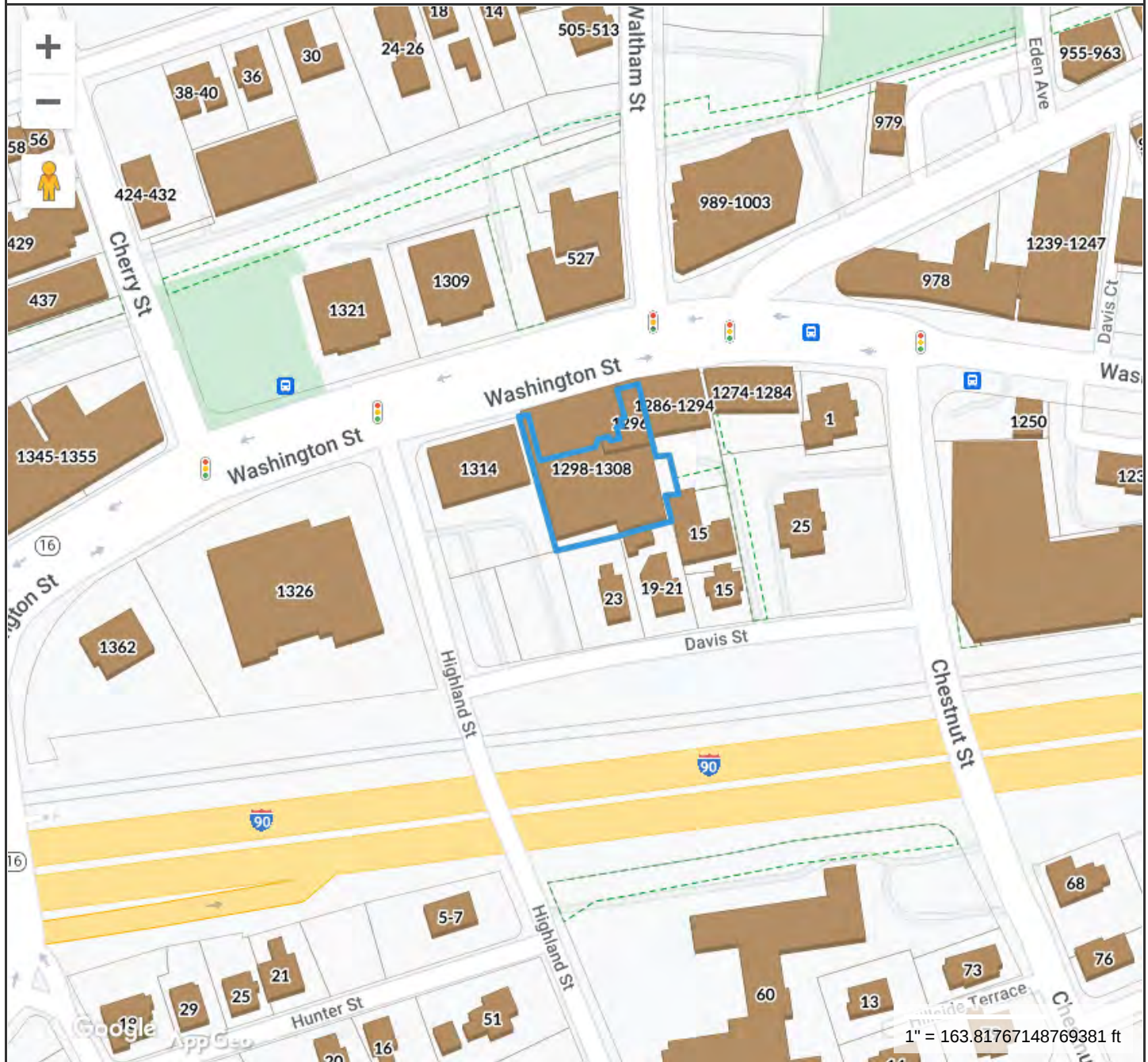
Preliminary determination and recommendations for treatment of both the exterior and interior historically significant features of the West Newton Cinema would be an outcome of the plan that is the subject of this application. The available public documentation associated with the demolition delay review of this building, including the determination that the cinema building is preferably to be preserved and the demolition delay restriction put in place by the Newton Historical Commission in April 2023, do not contain any details about what historic features of the building were deemed significant enough to warrant this action. Consultation with the Commission will be part of the planning process.

## Sources and Uses - West Newton Cinema Feasibility Study

<b>Uses</b>	<b>Amount</b>
Owner's Representative/Project Management	\$ 14,000
Program Consultant	\$ 25,000
Architect (including MEP/FP engineers)	\$ 45,000
Existing Conditions Survey	\$ 5,000
Environmental/Hazardous Materials Assessment	\$ 5,000
Cost Estimate	\$ 6,000
Contingency (10%)	\$ 10,000
<b>Total</b>	<b>\$ 110,000</b>

<b>Sources</b>	
West Newton Cinema Foundation - in kind	\$ 14,000
Mass Cultural Council Technical Assistance Grants	\$ 43,000
Newton Community Preservation Act	\$ 53,000
<b>Total</b>	<b>\$ 110,000</b>

# West Newton Cinema - 1296 Washington Street, West Newton



**Property Information**

**Property ID** 33010 0002A  
**Location** 1296 WASHINGTON ST  
**Owner** MADISON QUEENS-GUY BREWER LLC



**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

City of Newton, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/29/2023  
Data updated 11/14/2018

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Contemporary photos of historic art deco interior:





Historic Photos of Washington Street showing the Cinema on the right (1948), original marquee (1941), and auditorium interior (1937).



Interior of the Newton Theater, West Newton, Ma.







**CITY OF NEWTON**  
**PUBLIC BUILDINGS DEPARTMENT**  
**Application for Permit for Alteration**

Ser. No. 663  
 No. 1459

To the Newton, Mass., Oct. 18, 1937  
 PUBLIC BUILDINGS COMMISSIONER:—

The undersigned applies for a permit to alter the following described Building:

1. Street and No. 1246 ~~1258~~ Washington St. N. Newton Ward 3
2. Name of Owner Feynman Realty Address 15 Deerfield St. Boston
3. Name of Architect C. S. Smith Inc Address 147 W 4th St. So. Boston
4. Name of Builder C. S. Smith Inc Address 147 W 4th St. So. Boston
5. For what was building last occupied? theatre No. of families? .....
6. How is building to be occupied now? theatre No. of families? .....

**DESCRIPTION OF PROPOSED ALTERATIONS**

1. New theatre Marquee to be built & erected  
as per plans submitted (max. 2000 # wgt.)
7. Size of extension, No. of feet front? 24'; No. of feet rear? 24'; No. of feet deep? 10'
8. Height of extension? 9'6"; Distance from street line? .....
9. Distance of the extension from the adjoining lot lines? .....
10. Distance from adjoining buildings, front.....ft.; side.....feet; side.....feet; rear.....feet
11. Size of girder?.....Material of girder?.....
12. Size of columns in cellar?.....Material of columns?.....

**IF OF FRAME**

13. Size of sills?..... Size of posts?..... Size of girts?.....

**OTHER THAN FRAME**

14. Thickness of walls? 1st floor.....; 2nd floor.....; 3rd floor.....  
 4th floor.....; 5th floor.....; 6th floor.....

**IN GENERAL**

15. Size of rafters?.....Distance on centres?.....
16. Size of floor timbers, 1st floor?.....Distance on centres?.....
17. Size of floor timbers, 2nd floor?.....Distance on centres?.....
18. Size of floor timbers, 3rd floor?.....Distance on centres?.....
19. Foundation on Filled Land?.....
20. Foundation, material of?.....; height of?.....; thickness of?.....; Mortar?.....
21. Will the roof be flat, pitch, gambrel or hip?..... Material of roofing?.....
22. Heating, kind of?.....
23. Estimated cost \$2500.-

Plans in duplicate must be submitted to and approved by this department  
 before a permit for erection will be granted.

**NO WORK TO BE STARTED UNTIL PERMIT CARD IS DISPLAYED**  
**ALL MEASUREMENTS TAKEN FROM OVERHANGS**

The above is subscribed to and executed by me under the penalties of perjury in accordance with Chapter 187, Acts of 1926.

Approved. October 27, 1937

H.O.F.

Signature C. S. Smith Inc

Address 147 W 4th St. So. Boston

5. Boston 0100

APPLICATION FOR PERMIT FOR  
ALTERATIONS

St. & No. **1296 Washington** .....

Permit No. **1459** .. Ser. No. **663** .....

Owner, **Kemmore Realty** .....

Architect, **C. I. Brink, Inc.** .....

Builder, **C. I. Brink, Inc.** .....

**PERMIT GRANTED**

**October 27, 1937**

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**PLOT PLAN**

The Applicant for a building permit shall draw in ink to a scale of 40 ft. to an inch a plan of their lot and all adjoining lots, all buildings erected and all proposed buildings giving size of all buildings, including all overhangs, projections, and distances.

Data obtained from the office of the City Engineer may not be correct except as to street lines. Applicants must not rely upon information obtained from that office.

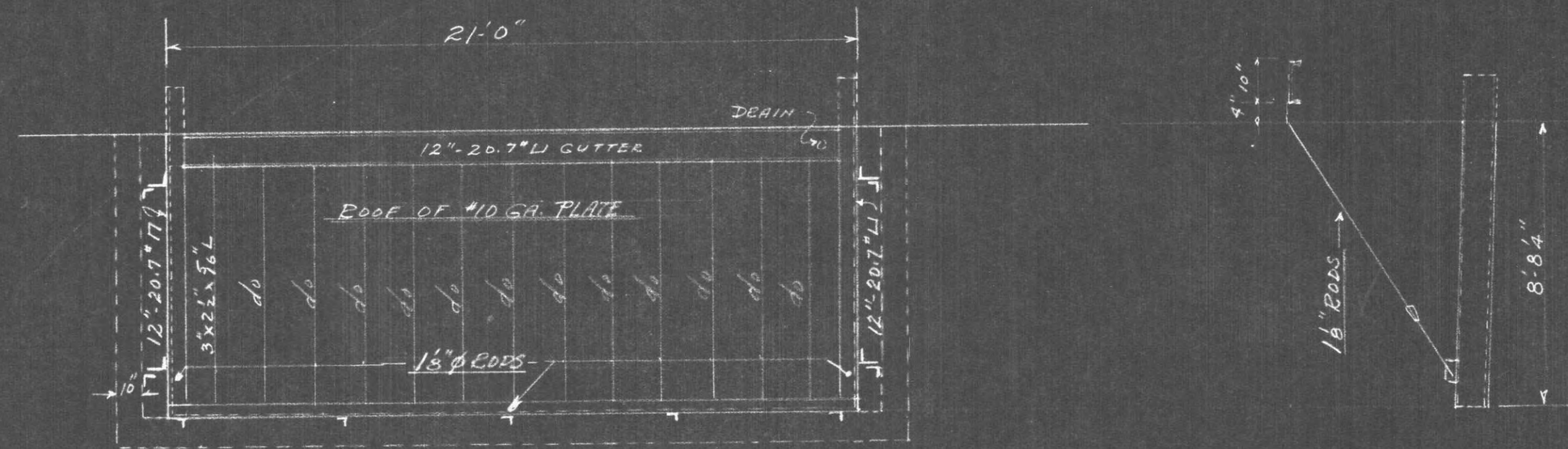
I hereby certify that the dimensions and other information on this plot plan are correct. The above is subscribed to and executed by me under the penalties of perjury in accordance with Chapter 187 Acts of 1926.

House No.....

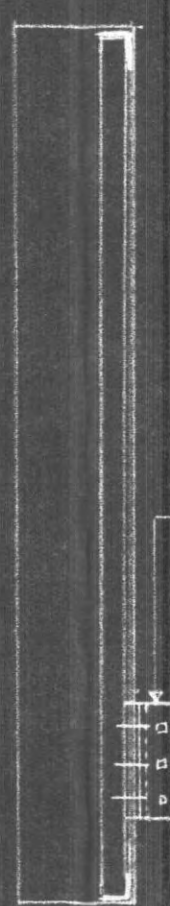
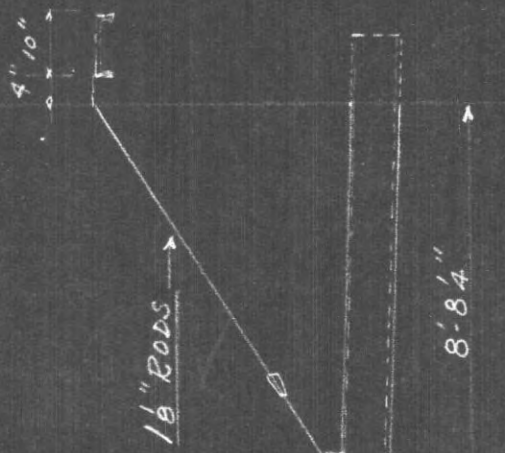
Signature, .....

By.....

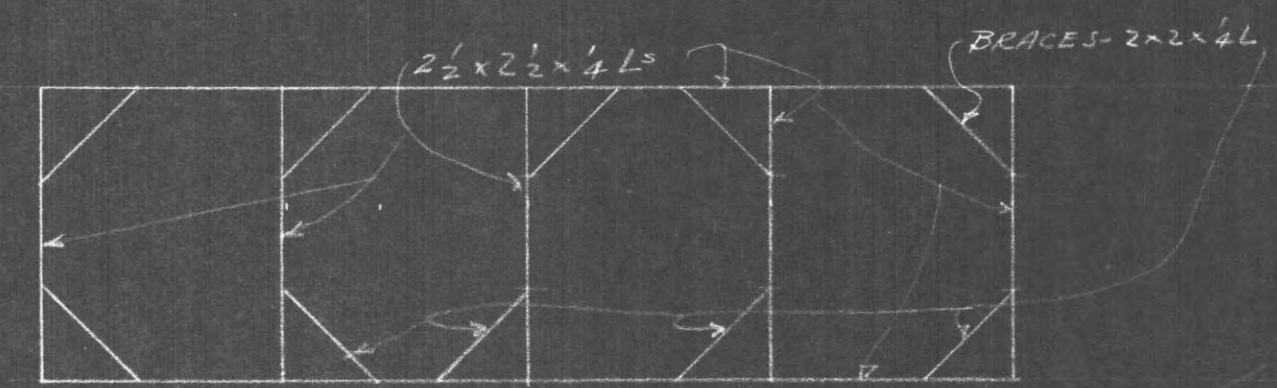
Address, .....



DOTTED LINES INDICATE OUTLINE OF SIGNS  
 1/4" SCALE DETAILS OF MARQUEE NOW IN PLACE

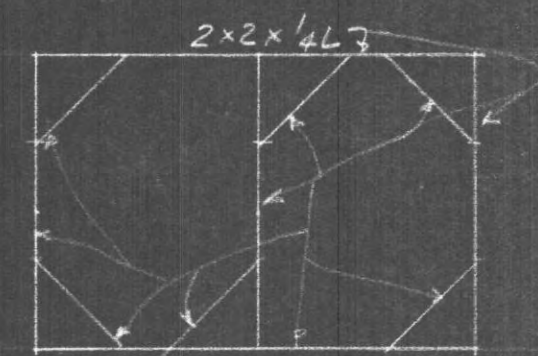


SUPPORT FOR SIDE SIGNS



FRONT SIGN

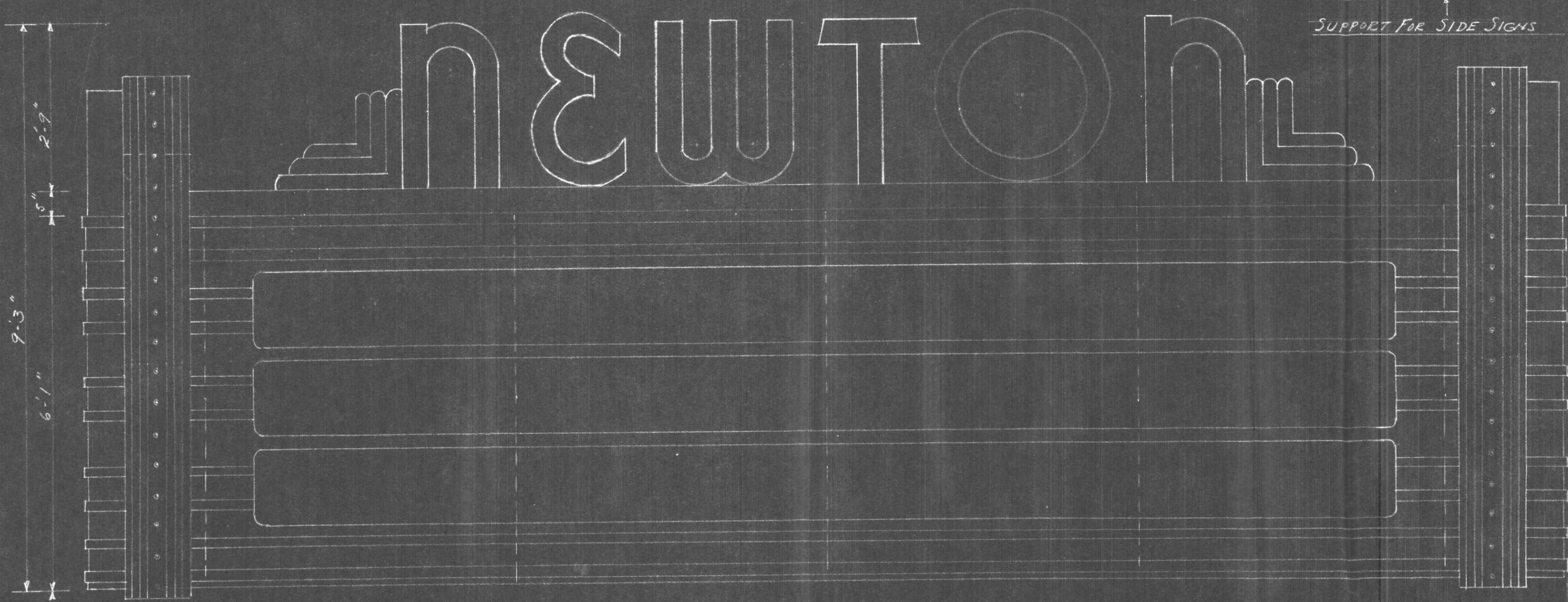
USE 1/2" BOLTS



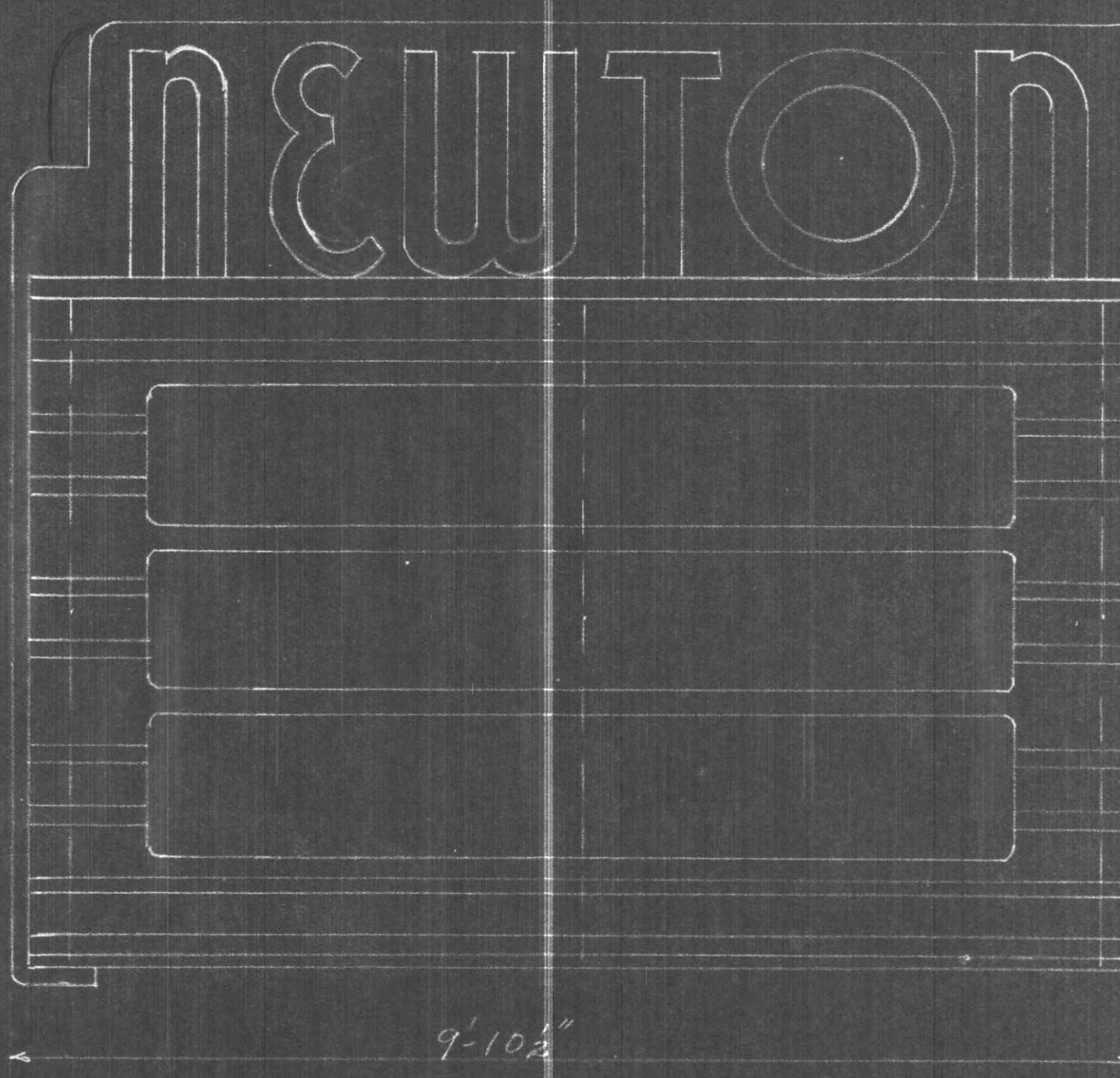
END SIGNS

FRAME DETAILS OF SIGNS

FACE OF BUILDING



FRONT ELEVATION



WEST NEWTON THEATRE  
 C.I. BRINK INC.  
 147 W. FOURTH ST. SO. BOSTON

PLANS APPROVED  
 DATE 10/27/37  
 PER No. 1459

A5850



**Community Preservation Act Funds  
Current Status of Active Funded Projects**

Fiscal Year	Project Title	Address	Funding Category	CPA Funding Appropriated	Total Expended to Date	CPA Funds Remaining	Notes on Progress
FY23	Athletic Fields Construction Funding	Three Sites - Albemarle Park, McGrath Field and the Burr School Fields	Recreation	\$9,099,787	\$0	\$9,099,787	Part existing funds, part bonding. Work to begin in 2024.
FY22	Athletic Fields Improvements	Four to Six Sites (See Project Website)	Recreation	\$420,000	\$188,442.37	\$231,558	Work in progress - Parks and Rec working with two consulting firms who will share the design work
FY23	Gath Memorial Pool Enhancements - Phase II	256 Albemarle Road Newtonville	Recreation	\$486,500	\$449,052	\$37,448	In Progress - Bargmann Hendrie + Archetype will complete once Phase III finalized
FY23	Gath Memorial Pool Enhancements - Phase III Construction	256 Albemarle Road Newtonville	Recreation	\$7,034,362	\$4,011,447.88	\$3,022,914	Construction wrapping up - final report has been
Multiple	HISTORIC BURYING GROUNDS 3, East Parish Burying Ground	Newton Corner, MA 02458	Historic Resources	\$208,700	\$164,454	\$44,246	Retaining wall work complete, Project Design has been changed to eliminate chain link fencing. Will install bollards along parking lot property line and leave rest open.
FY23	Jackson Homestead Basement Rehabilitation, Phase I	537 Washington Street, -2458	Historic Resources	\$75,000	\$22,050	\$52,950	Habeeb and Associates has completed their study
FY21	Jackson Homestead Fence Replacement	537 Washington Street, -2458	Historic Resources	\$28,990	\$18,200	\$10,790	Project originally delayed to 2022 - now working with new vendor and fence posts are being milled for possible installation this fall.
FY23	Newton Affordable Housing Trust	Various	Community Housing	\$1,948,056	\$1,948,056	\$0	Trust to present on year in review at August meeting
FY04, FY06, FY09, FY14, FY15	Newton HOMEBUYER ASSISTANCE Program, Phases 1-5	Citywide	Community Housing	\$762,723	\$133,815	\$628,908	Refunded \$88,000
FY24	Second Church in Newton	60 Highland Ave West Newton	Historic Resources	\$125,500	\$70,002	\$55,498	Seeking small time extension - issue with the copper roof.
FY20	Webster Woods/ 300 Hammond Pond Parkway (Land Acquisition)	300 Hammond Pond Parkway, Chestnut Hill, MA 02467	Open Space	\$15,740,000	\$15,219,426	\$520,574	Includes both purchase funds and legal fees. Remaining funds include legal fees and discount received from bond sale; Conservation Restriction in Progress.
FY22	West Newton Armory Affordable Housing Development	1135 Washington Street	Community Housing	\$3,000,000	\$616,999	\$2,383,001	Construction underway



# Finances At a Glance

As of August 14, 2024

*Expenses as %  
of total current  
year revenue*

**Fiscal Year 2025**

**Revenue**

Beginning balance	6,183,052
Local CPA surcharge	4,264,488
State match	
Budget for this FY	741,650
Additional from prior FY	3,981
<b>Total Available Resources</b>	<b>11,193,171</b>

*Estimated at 18%*

**Expenses**

Bond repayment obligations	1,495,779	30%
New funding authorizations	2,000,000	40%
Administrative costs	163,717	3%
<b>Total Expenses</b>	<b>3,659,496</b>	<b>73%</b>

*Webster Woods, Gath Pool, and Athletic Fields\*  
Includes funding recommended by CPC*

**Current Fund Balance** 7,533,674

**Fiscal Year 2026**

**Revenue**

Beginning balance	7,533,674
Local CPA surcharge	4,413,745
State match	
Budget for this FY	639,673
Additional from prior FY	-
<b>Total Available Resources</b>	<b>12,587,093</b>

*Estimated at 15%*

**Expenses**

Bond repayment obligations	1,494,903	30%
New funding authorizations	-	-
Administrative costs	166,000	3%
<b>Total Expenses</b>	<b>1,660,903</b>	<b>33%</b>

*Webster Woods, Gath Pool, and Athletic Fields\*  
Includes funding recommended by CPC*

**Projected Fund Balance** 10,926,190

# Spending Compared to Program Area Targets

## Comparisons Based on % of Current Spending

As of August 14, 2024

Note: spending on projects funded through bond issues is recorded as a series of annual debt service payments

	Program Area					Total Spending
	Affordable Housing	Historic Preservation	Open Space	Recreation	Administration	
<b>Most Recent Five Years</b>						
Spending	13,697,948	4,518,132	3,912,678	7,541,741	782,870	30,453,369
% of Total	45%	15%	13%	25%	3%	100%
Target %	35%	20%	20%	20%	5%	100%
Percentage Point Difference Between Actual and Target	10%	-5%	-7%	5%	-2%	
<b>Most Recent Ten Years</b>						
Spending	23,550,143	7,741,875	4,775,178	10,849,988	1,440,384	48,357,568
% of Total	49%	16%	10%	22%	3%	100%
Target %	35%	20%	20%	20%	5%	100%
Percentage Point Difference Between Actual and Target	14%	-4%	-10%	2%	-2%	
<b>Entire Life of Program</b>						
Spending	37,647,002	17,522,585	13,887,056	18,277,983	2,823,142	90,157,768
% of Total	42%	19%	15%	20%	3%	100%
Target %	35%	20%	20%	20%	5%	100%
Percentage Point Difference Between Actual and Target	7%	-1%	-5%	0%	-2%	



# Spending Compared to Program Area Targets

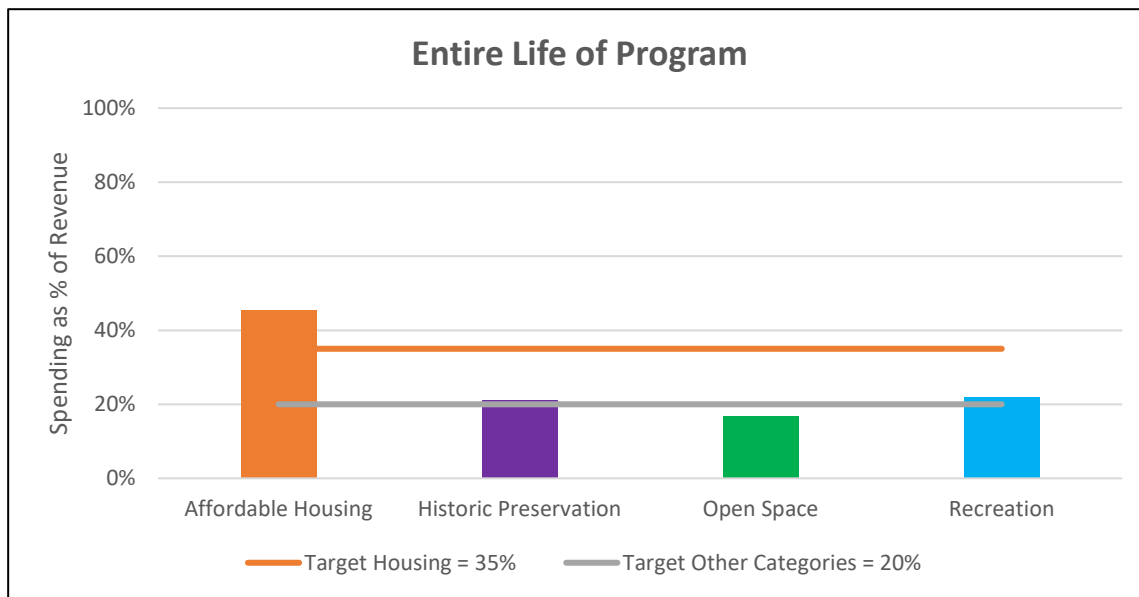
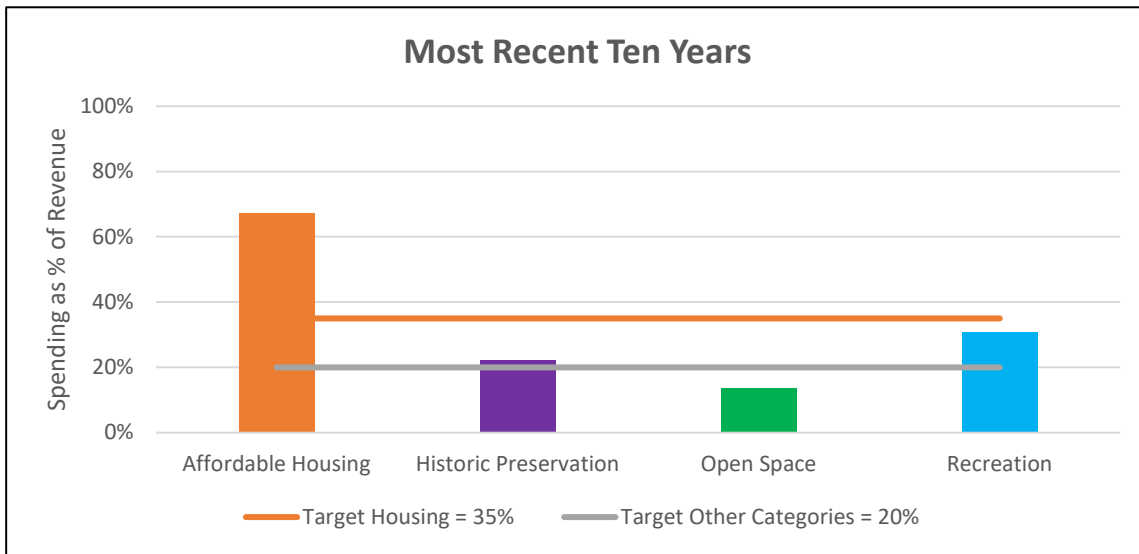
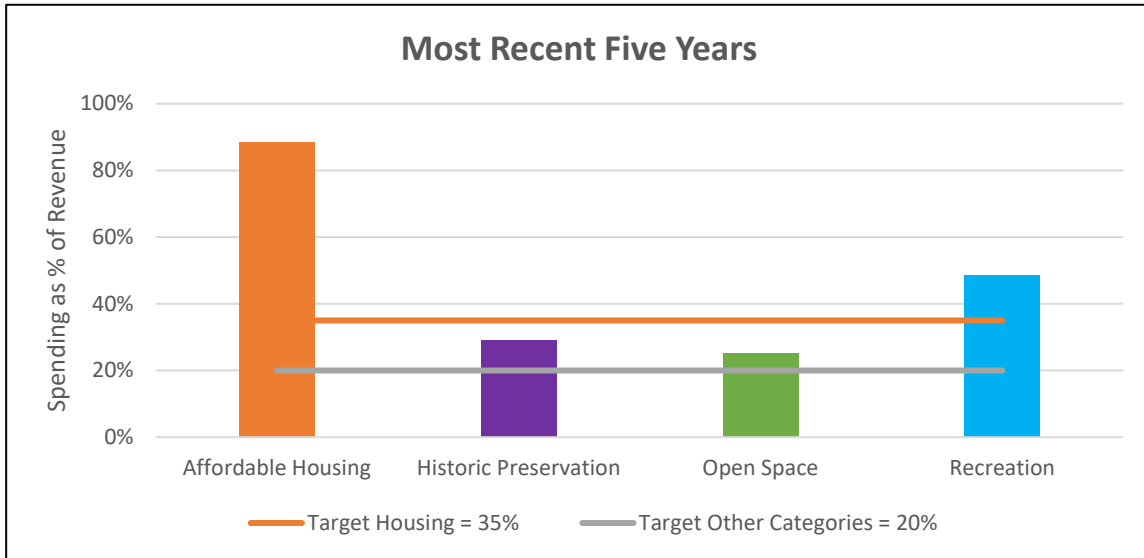
## Comparisons Based on % of Current Revenue

As of April 23 2024

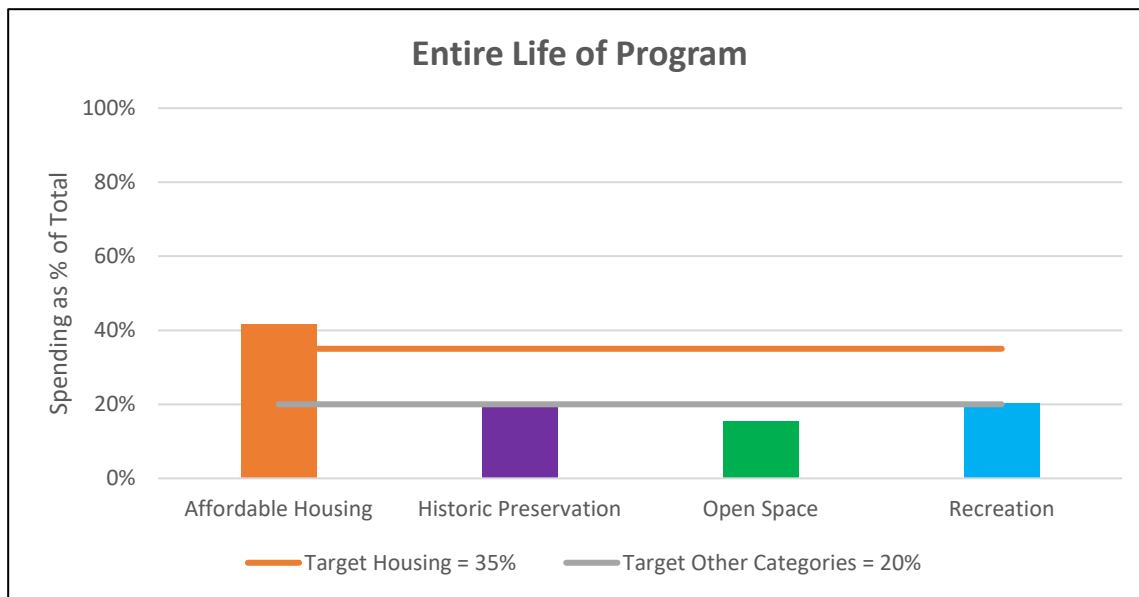
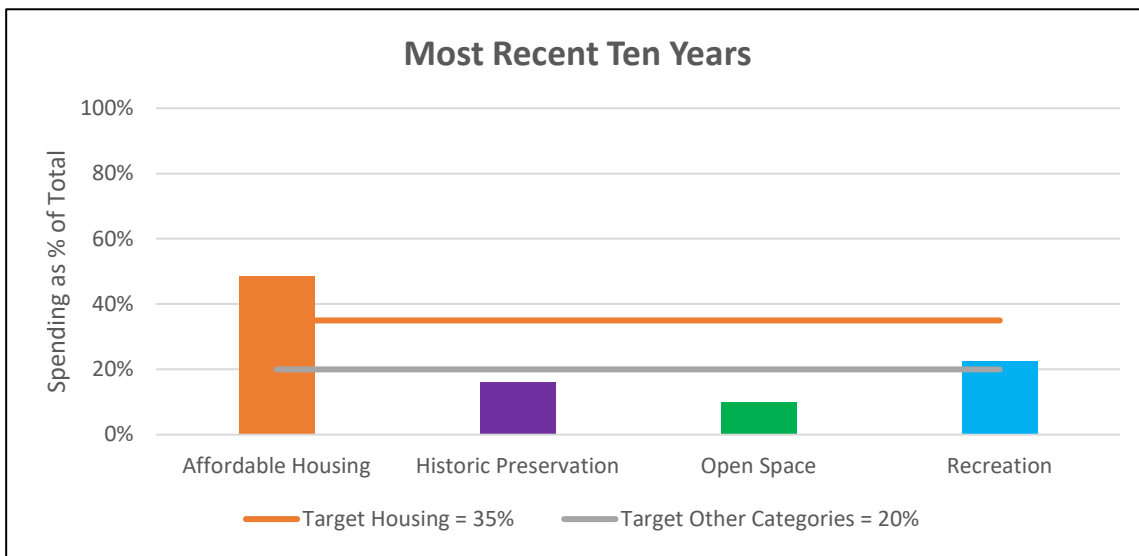
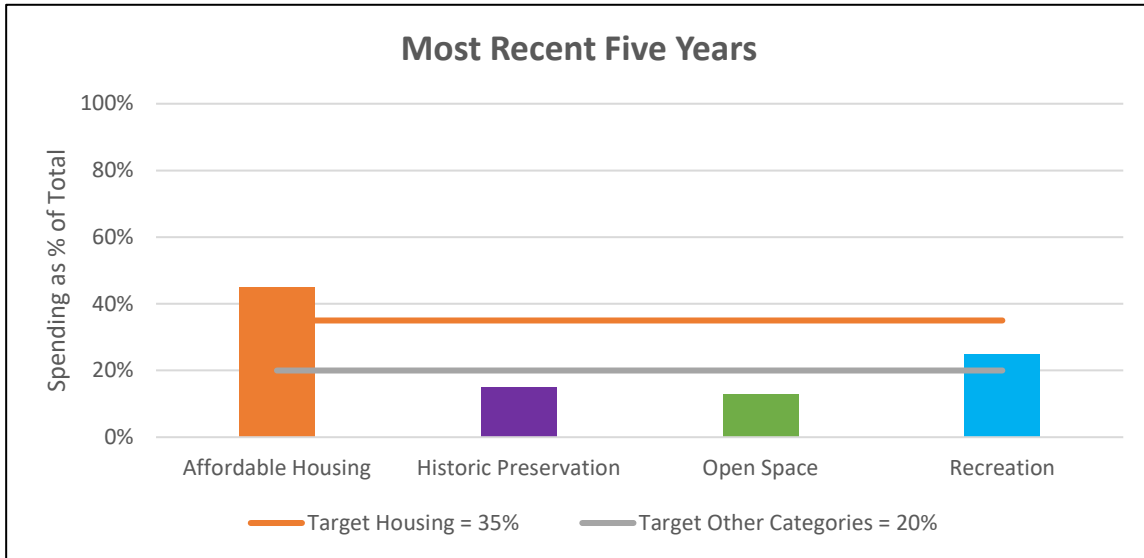
Note: spending on projects funded through bond issues is recorded as a series of annual debt service payments

	Program Area					Total Spending	Total Current Revenue
	Affordable Housing	Historic Preservation	Open Space	Recreation	Administration		
<b>Most Recent Five Years</b>							
Spending	13,697,948	4,518,132	3,912,678	7,541,741	782,870	30,453,369	15,501,426
% of Total Current Revenue	88%	29%	25%	49%	5%		196%
Target %	35%	20%	20%	20%	5%		100%
Percentage Point Difference Between Actual and Target	53%	9%	5%	29%	0%		
<b>Most Recent Ten Years</b>							
Spending	23,550,143	7,741,875	4,775,178	10,849,988	1,440,384	48,357,568	35,093,059
% of Total Current Revenue	67%	22%	14%	31%	4%		138%
Target %	35%	20%	20%	20%	5%		100%
Percentage Point Difference Between Actual and Target	32%	2%	-6%	11%	-1%		
<b>Entire Life of Program</b>							
Spending	37,647,002	17,522,585	13,887,056	18,277,983	2,823,142	90,157,768	82,934,061
% of Total Current Revenue	45%	21%	17%	22%	3%		109%
Target %	35%	20%	20%	20%	5%		100%
Percentage Point Difference Between Actual and Target	10%	1%	-3%	2%	-2%		

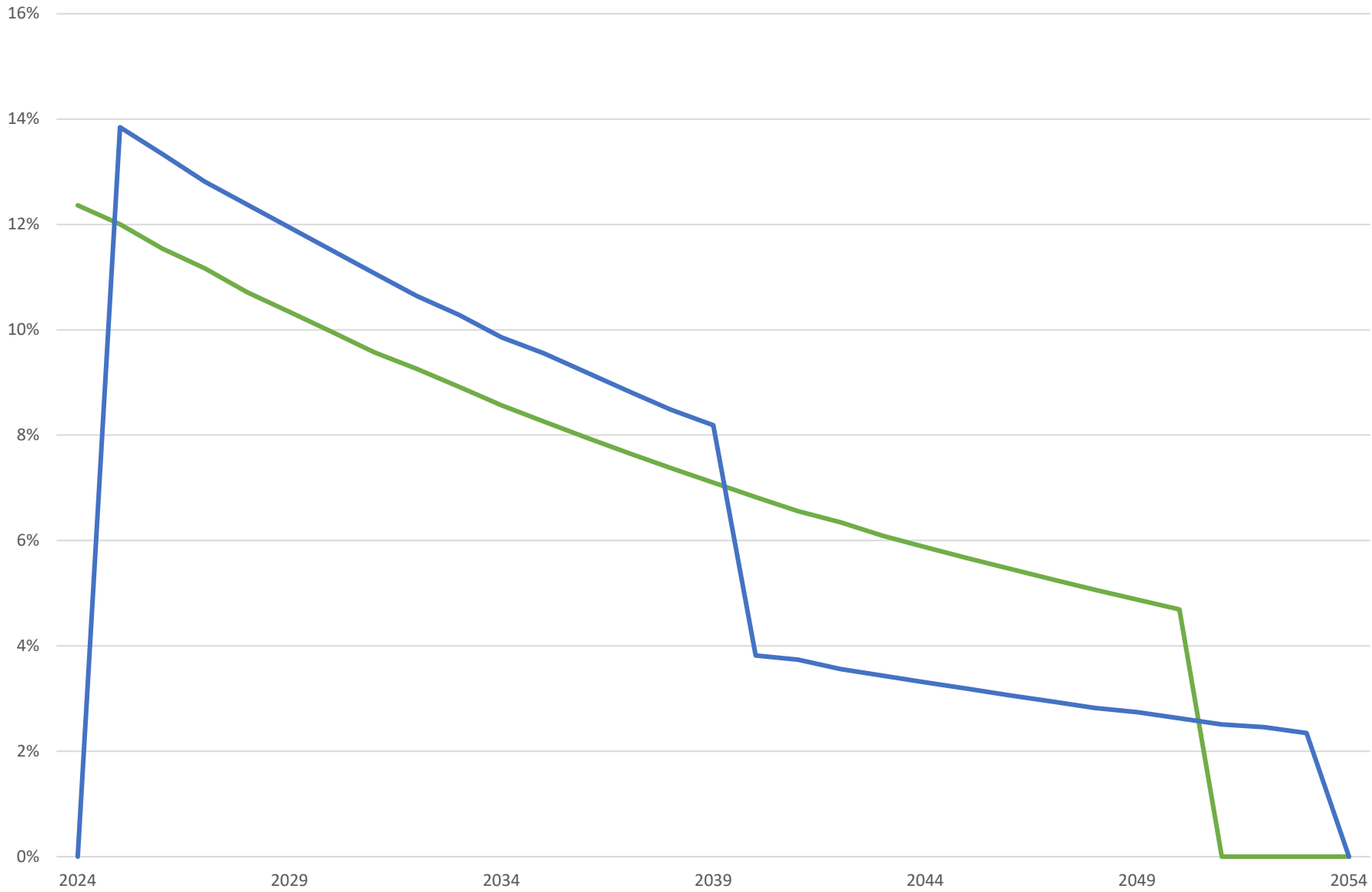
# Spending as % of Program Revenue, Compared to Guidelines



# Spending as % of Annual Spending, Compared to Guidelines



Future Debt Service as % of Total Revenue



— Open Space — Recreation