



Ruthanne Fuller
Mayor

Barney Heath
Director
Planning & Development

Rachel Powers
CD Programs Manager
Planning & Development

Members

Scott Wolf, Chair
Peter Doeringer, Vice Chair
Megan Meirav
Sonia Parisca
Chris Steele
Barney Heath, *ex officio*

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CITY OF NEWTON

Planning and Development Board

AGENDA

DATE: **Monday, May 7, 2018**
TIME: **7:30 p.m.**
PLACE: **Newton City Hall, Room 204**

1. **Minutes:** Approve minutes from the April 2, 2018
2. **Board of Survey/Public Hearing:** Farewell Street- VTP Associates
3. **Board of Survey/Public Hearing:** Withdrawal of Definitive Application- Carlson Avenue Extension
4. **Presentation/Vote:** Draft FY19 (July 1, 2018-June 30, 2019) Annual Action Plan
5. **Discussion:** 128 Chestnut Street Landmark
6. **Zoning Redesign Update**
7. **Washington Street Vision Plan Update**
8. **Next Meetings:**
 - May 29, 2018 at 7:00 p.m., Joint Zoning (ZAP) and Planning – Public Hearing (Zoning Amendments & Needham Street Area Vision Plan Discussion)
 - June 4, 2018 at 7:30 p.m., Planning & Development Board (Regular Meeting)

The location of this meeting 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/Sec. 504 Coordinator, Jini Fairley, at least two business days in advance of the meeting: 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.

PLANNING & DEVELOPMENT BOARD MEETING MINUTES

April 2, 2018



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Full Members Present:

Scott Wolf, Chair
Peter Doeringer, Vice Chair
Megan Meirav
Sonia Parisca

Staff Present:

James Freas, Deputy Director
Rachel Powers, Community Development Programs Manager
Rachel Nadkarni, Long Range Planner
Lily Canaan Reynolds, Community Engagement Manager
Shubee Sikka, Urban Design Planner

1. **Minutes from the Planning and Development Board Meeting held on March 5, 2018**
2. **Zoning Redesign Update**

1. **Action Item: Approval of Minutes of March 5, 2018 meeting**

Chair Wolf opened the meeting at 7:47 p.m. The motion was made by Ms. Meirav and Seconded by Chair Wolf and approved 3-0-1, with Vice Chair Doeringer abstaining, to approve the minutes of March 5, 2018.

2. **Presentation: Zoning Redesign**

Deputy Dir. Freas presented updates on the Zoning Redesign Process, introduced Planning staff and invited Planning & Development Board members to reach out with questions and comments. The presentation touched upon on the zoning reform project's timeline and the three-phase zoning reform process.

Deputy Dir. Freas explained that the Planning and Development Department's objectives have been to meet the goals of the original zoning reform working group, create a better ordinance overall, address issues identified by the community and achieve policies reflected in the Comprehensive Plan, Housing Strategy, Transportation Study and Economic Development Study. The City is seeking to refine base zoning through area vision and master planning, while incorporating best practices.

Phase One efforts, focused on reorganization, date back to 2007. A working group led by Councilor Deborah Crossley issued a report in 2012, outlining the City's goals and objectives, and recommendations on how best to approach zoning redesign.

Phase two, beginning in 2016, involved most of the redesign, data analysis, the development of the pattern book, the community engagement process and will culminate in the draft zoning ordinance. Deputy Dir. Freas illustrated the threads of data influencing zoning redesign and information incorporated into the pattern book.

Phase three will involve a review of the adopted ordinance.

Ms. Nadkarni described the zoning redesign event series held in parallel to the zoning reform process. Events ranged from informal presentations, to ZAP public meetings and drop-in sessions. Meeting topics have covered such items as transportation and parking. Each meeting begins with a conversation on Zoning 101 and nuanced discussion of Newton's existing zoning map. Ms. Nadkarni provided a brief history of zoning in Newton and clarification on what elements the new ordinance would consider, including residential building types, scale, dimensional controls in neighborhoods and village centers. She also noted that Hartford, CT recently completed a similar zoning redesign.

Staff described next steps in the process and upcoming meetings to be held as part of the event series and in conjunction with ZAP/LUC. The next several topics to be discussed include the special permitting process. In addition, individual ward meetings are planned over the summer that will cover the draft map and obtain feedback. The draft ordinance is expected to be presented to ZAP in October 2018.

Deputy Dir. Freas described in length all the contributing parties in the zoning redesign process and how the ordinance is intended to be a foundation for the future.

Chair Wolf inquired into the housing types and styles being integrated in the final ordinance. Deputy Dir. Freas explained how building types would be incorporated and impact the massing standard. This would replace the existing FAR requirements.

Ms. Parisca inquired about the identification of specific areas in need of a major adjustment. Deputy Dir. Freas explained the need to identify "transformational areas". Currently, Newton is about 95% non-conforming. Chair Wolf also asked if the draft map would be accompanied by requisite set-backs and standards. Vice Chair Doeringer expressed the helpfulness of the zoning update, and in a city with such a tremendous amount of non-conformity, sees a reassuring benefit to establishing a baseline.

Chair Wolf asked if anyone was taking the lead on several legal cases involving zoning. Deputy Dir. Freas is expecting that the new ordinance would alleviate some of these issues, particularly when it comes to lot sizes. Chair Wolf further queried if the City anticipated any controversial issues. The City believes a draft will help to identify where those hot button items may be; village centers, transformational areas and smaller lot sizes could be controversial.

3. Next Meetings

Staff member Ms. Powers discussed the timeline for upcoming meetings and confirmed the availability of Board members.

Vice Chair Doeringer inquired about the status of Farwell Ave Subdivision and requested that the project be fully vetted before coming back to the Planning and Development Board. There are many non-resolved technical issues until the Conservation Commission and Engineering Division sign off.

4. Action Item: Adjournment

Upon a motion by Vice Chair Doeringer, seconded by Ms. Meirav, and unanimously passed 4-0-0, the meeting was adjourned at 8:38.

CITY OF NEWTON
Department of Public Works
ENGINEERING DIVISION

MEMORANDUM

To: Scott Wolf, Chair, Chairman Board of Survey & Board of Survey Members

FOR From: John Daghlian, Associate City Engineer *Lou Taverna*

Re: Definitive Subdivision Review: 56 Farwell Street

Date: May 3, 2018

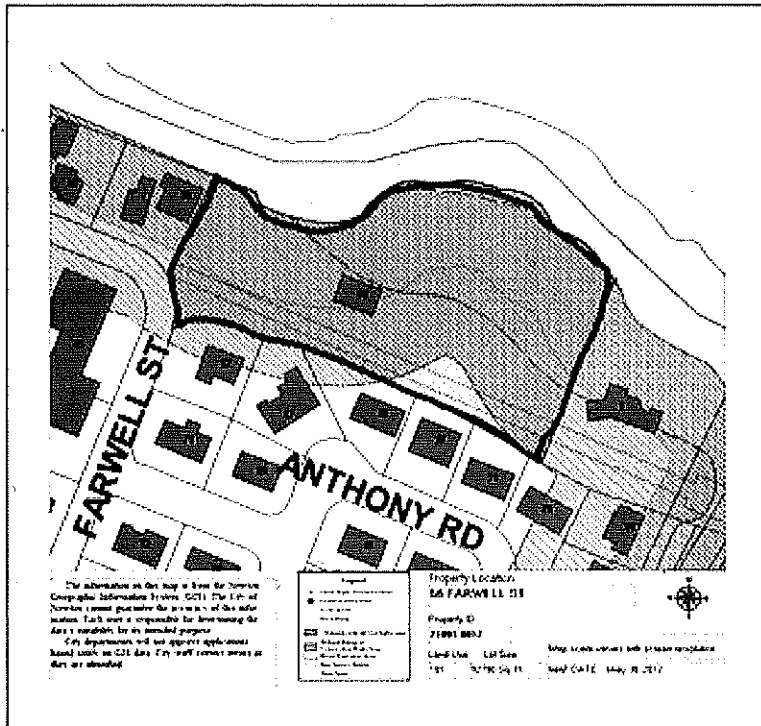
CC: Lou Taverna, P.E. City Engineer
Robert Waddick, Assistant City Solicitor

In reference to the above-proposed Definitive Subdivision, I have the following comments, for a plan entitled:

*Definitive Plan of Land
Proposed Private Way off Farwell Street
Newton, MA
Prepared By: VTP associates, Inc.
Dated: August 18, 2017
Revised: March 2, 2018*

Executive Summary:

Turtle Lane LLC, 77 Oldham Rd, Newton, proposes to subdivide the existing lot at #56 Farwell Street into 6 lots. The city's Assessor database (section-block-lot: 21-1-12), indicates an existing 92,790 square feet lot, with a 50 foot frontage (approximately 2.1 acres) located in Nonantum. The proposed subdivision entails creating six single family lots and a private way from this parcel.

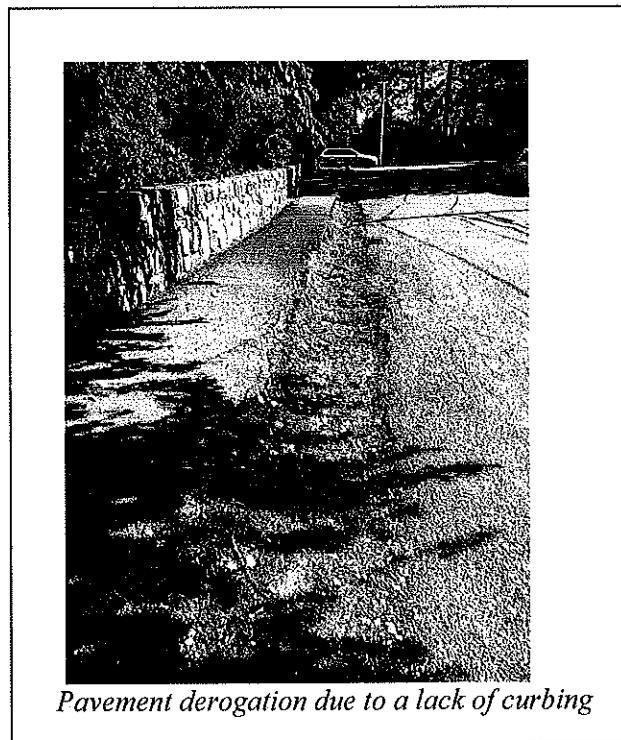


The property is bound on the north by the Charles River, to the west, east, and south by residential homes and Farwell Street. There are two existing Massachusetts Water Resources Authority (MWRA) large diameter sanitary sewer interceptor mains that traverse the site from west to east. The two trunk lines are a 42" diameter relief sewer main and a 42" x 48" oval main. These two trunk lines transmit sewage from Newton and suburbs west of Newton to the Deer Island Wastewater Treatment plant. One of the sewer trunk lines has a crack in the crown of the pipe for a distance of 1,000-feet into the property, the MWRA is still considering various options for replacement or repair of the pipe, as of this memo no final approval or decision has been provided to the Engineering Division.

The applicant proposes to construct a roadway and install utilities over these trunk lines; as of this memo the applicant(s) still does not have written approval from the MWRA for an access easement nor to install utilities within the easement. Any work within the easement must obtain an 8M permit from the Authority.

The engineer of record has re-designed a stormwater collection system that complies with the City Stormwater Policy. The design is now located upstream of the flood plain.

The proposed roadway is design without any curbing and is graded to allow stormwater runoff to sheet flow to the edge of the pavement and into an infiltration trench that is to be placed along the southern edge of the roadway & directly over the sewer mains. My concern is three-fold; first, infiltrating stormwater directly over sewer pipe is a bad idea as the additional water can be a source of infiltration to the sewer pipes. Second, with snow banks along the edge of the roadway, it will restrict sheet flow and may cause roadway flooding. It would be better to install catch basins with deep sumps and oil/water separators & hooded outlets to collect the runoff and then infiltrate away from the sewer mains. Finally without curbing to preserve the edge of the asphalt, and when vehicles park along the edge of the roadway, and constant traversing over the asphalt will eventually break up and cause erosion of the road and potentially undermine the road base (as see below).



The proposed grassy swale that will receive excess surface runoff from the roadway is considered by some as “country drainage” but is also acts as a trash collector. The grassy swale will channelize stormwater flow and direct it towards the rear of Lot 6; my concern is two-fold; first it will direct a large amount of water near the abutter property; second erosion of the swale will occur over time. The engineer of record needs to demonstrate how the excess water will not impact the abutter at #1 Albemarle Road and address scouring velocity of the swale and long-term performance.

Snow storage areas need to be identified on the plan.

The Operations and Maintenance plan is acceptable for the design intent however; a Homeowner's Association needs to be formulated and funded with at least \$10,000.00 to inspect, clean and maintain the numerous systems. Additionally someone needs to be responsible to keep the grassy swale clean from trash and debris; otherwise it will end up in the river and in the back yards of lot6 and #1 Albemarle Road.

The access road is only 20-feet wide, when cars or trucks are parked along one side the travel lane will be reduced to 12-feet, additionally with snow bank which can be 2-3 feet wide the road gets even narrower; the standard city road for new developments is 29-feet.

The proposed hammerhead is problematic for emergency vehicles trying to turn when vehicles are parked in the roadway. Turning movements should be demonstrated with vehicles parked along the proposed roadway.

In proposed developments for which open space preservation is not otherwise provided in applicable zoning ordinances, the Zoning Act or other applicable laws, the Commission may also in appropriate cases require the plan to show provisions for providing open space for light and air. With the proposed subdivision and roadway, the Commission should consider a buffer zone between the neighbors along Anthony Road and Farwell Street which would be of a certain dimension in which no trees are cut, and no grading is performed, and possibly a vegetated planting buffer is provided.

Finally, the proposed subdivision has numerous design variations that do not meet the design standards of the Rules & Regulations of the Planning Board acting as the Board of Survey. The engineer of record needs to formally list the waivers on the title sheet and submit a formal request to the Board. Additionally the Board needs to determine what type of Performance Guarantee would be provided as required by [Section 5] which states "*before endorsement of its approval of the plan, the planning Board will require that the construction of ways and installation of municipal service and other utilities be secured.*"

General Comments:

1. No street lighting is proposed, street lighting is required under Board of Survey (Granting Authority of Subdivisions).
2. Sharp angle of proposed roadway and existing curve of Farwell Street, this needs modification for turning movements of emergency vehicles.
3. The applicant needs to submit proof of access or easement rights over the existing MWRA Sewer Easement.

4. A letter from the MWRA is needed that indicates that the proposed roadway and traffic loads will not negatively impact the two sewer trunk lines. An 8M permit is required from the MWRA for all construction adjacent to their sewer mains.
5. Based upon a site visit, several trees will need to be cut down for this development. The applicant will have to address any tree cutting in accordance to the City Tree Ordinance. The applicants shall consult with the City's Tree Warden.
6. If the subdivision is approved, the applicant will have to apply for a Utilities Connection Permits with the city DPW.
7. All trench excavation contractors shall comply with Massachusetts General Laws Chapter 82A, Trench Excavation Safety Requirements, to protect the general public from unauthorized access to unattended trenches. Trench Excavation Permit required. This applies to all trenches on public and private property.
8. The contractor is responsible for contacting the Engineering Division and scheduling an appointment 48 hours prior to the date when the utilities will be made available for an inspection of water services, sewer service, and drainage system installation. The utility in question shall be fully exposed for the inspector to view; backfilling shall only take place when the City's Inspector has given their approval.
9. The applicant will have to apply for Street Opening, Sidewalk Crossing, and Utilities Connecting permits with the Department of Public Works prior to any construction.
10. The applicant will have to apply for a Building Permits with the Department of Inspectional Service prior to any construction.
11. Prior to a Certificate of Occupancy permit being issued, an As-Built Plan shall be submitted to the Engineering Division & Conservation Commission in both digital format and in hard copy. The plan should show all utilities and final grades, any easements and final grading.
12. All site work shall be completed before a Certificate of Occupancy is issued.

This concludes my review, if you have any questions please feel to contact me @ 617-796-1023.

NEWTON LOCAL LANDMARK REPORT

Henry Lambert – Frederick E. Jones House (NWT.3710)

128 Chestnut Street

**Prepared for:
Newton Historical
Commission
May 2018**

1. *Historic Name of Property:* Lambert-Jones House (NWT.3710)

2. *Common Name:* None

3. *Location*

a. *Street address:* 128 Chester Street

b. *Zip code:* 02465

c. *Assessors' #:* 32003 0018

4. *Classification*

a. *Ownership of Property:* Private

b. *Type of Property:* Residence

c. *National Register Status:* Listed as contributing element to NR district

5. *Function or Use*

a. *Historic Functions:* Built c.1855 as a farmstead, and c.1900 adapted to a Queen Anne Style home, this house continues to be inhabited as a single-family residence. There are currently no outbuildings.

b. *Current Functions:* This house continues to stand on the east side of Chestnut Street in a neighborhood of mixed suburban architectural styles. A 1930s cul de sac development borders the rear of the property to the east.

6. *Zoning*

The Zoning District is Single Residence 2, which, as an Old Lot, requires a minimum 10,000 square foot lot for single family use, and a minimum frontage of 80 feet. Single family dwellings are allowable by right; occupancy by more than one family is only allowed by special permit.

7. *Description*

Neighborhood Description: This property is located on the east side of Chestnut Street in a neighborhood of a mix of architectural styles. Chestnut Street is a wooded, two-lane road that runs north/south through Newton, and spans the Massachusetts Turnpike near its terminus at Washington Street and West Newton Village. A contributing property to the West Newton Hill National Register Historic District, this property forms a portion of its northern border.

8. Architectural Description:

(1) Materials:

Foundation: Fieldstone and concrete

Walls: Clapboard

Roof: gable, asphalt shingle

Windows: Windows have been replaced throughout, with 1/1 sash the predominant style of window. Sizes of these windows vary from small 1/1 windows in the dormers, to narrow windows facing the turret, to longer sash kits found on the first story. Small paired arched windows are found in each gable end beneath bracketed eaves.

Ornamentation: Italianate and Queen Anne

Landscaping: The vegetation surrounding the house is largely in keeping with the residential character of the neighborhood. Trees and dense vegetation across the front of the lot, and portions of both sides, screen the property from single-family houses on either side. Most of the property is open lawn, enclosed along Chestnut Street by cast-iron fencing supported on a paver wall leading to a gate across the driveway. An asphalt driveway and parking area completes the landscaping of the lot.

Building Permits: In 1901, under the ownership of Frederick Jones, a rear (east) wall was removed and the room was extended 17'. In 1908, a one-story addition was constructed at the rear of the stable (no longer extant). In 1915, a two-story addition (18' x 20') was constructed on the southeast corner. In 1916, one-story additions were constructed on the north and east sides of the house, which were 19' x 20', and 8' x 17', respectively. In 1917, an addition was constructed to the rear (east) side (5' x 16'). More recent alterations consist of removal of a chimney column from basement to roof, and a new kitchen in 2002. The basement was refinished in 2010.

(2) Description:

Historical appearance: Rufus Pratt, a yeoman living in Newton sold two parcels of land to Boston merchant Chester Judson in 1845, one with ten acres of land and buildings on the east side of Chestnut Street, then known as Upper Falls Road, and four acres of land on the west side. Soon after, Judson moved to Newton where he lived in a house on the corner of Chestnut and Washington streets. In 1854 Judson

sold a one-acre lot of land with a house and improvements to Henry Calvert Lambert, a "gentleman," for \$5500 with a mortgage on the house and land held by James Rutledge of Boston. Born in England in 1812, Lambert emigrated with his siblings and parents to Newburyport and East Cambridge, where he later served as minister of the Third Congregational Society of Cambridge. He was also known as an ardent abolitionist. Six months later Lambert purchased an adjoining 12,424 sq. ft. parcel from Thomas Houghton. The 1890 bird's-eye view of West Newton depicts the house as it looked prior to alterations that added rounded bays, the front piazza and the porte cochere to the building.

Due to Henry Lambert's advanced age, it is unlikely that he undertook the architectural changes which now distinguish the house. These were more likely completed by the subsequent owners, Frederick E. and Nellie W. Jones, who bought the property from Lambert's heirs in 1900. Frederick E. Jones had been raised in Newton and by 1900 was a successful leather merchant in Boston and lived at 92 Lenox Street in Newton with his wife, Nellie W. Jones, and his infant son and namesake, as well as two Swedish female servants. The family lived in the Chestnut Street house for 49 years, with Nellie W. Jones, the owner of record, conveying it to Mona H. Simmons in 1949. (Larson)

Current appearance: The two-story wood frame single dwelling with a gable roof is located on the east side of Chestnut Street north of Otis Street. The plan appears to have originated in a conventional mid-19th-century manner with two rooms on either side of a center passage with a story-and-a-half kitchen ell centered on the rear wall.

Substantial renovations were made to the house at the turn of the 20th century in the Queen Anne taste, although features of earlier decoration are evident along the roofline. The three-bay front façade contains a central entrance flanked by windows on the first story. The entrance is contained in an exterior vestibule that forms the base of a round turret with conical roof on the second and attic stories. Wide oriels flank the turret on the second story with gable dormers above them in the roof. A broad one-story piazza wraps around on to both ends of the house, terminating at a one-story wing on the north side and a porte-cochere on the south side. The porch is supported by columns with the capitals removed, probably the same Roman capitals surviving on the tops of the columns engaged on the corners of the entrance vestibule. It bows out at the entrance echoing the turret and emphasizing the central entrance pavilion. A wood balustrade with tightly-spaced square spindles is intact.

The tall Grecian frieze at the roofline of the front façade is a feature retained from the original house, and it probably was embellished with scrolled brackets such as those distinguishing the gable ends. A two-story rear kitchen ell in line with the north end of the house was doubled in length and expanded with a two-story hipped roof wing across the remaining part of the rear façade. The piazza on the

north side of the house terminates at a one-story wing. Four oriels are spaced along the full length of the second story, that is, including the two stages of the rear ell. Original window patterns appear intact on the south gable end, including arched windows in the attic, with the addition of what may be a sleeping porch over the porte cochere. Due to the sloping topography, the basement is exposed at grade in the rear, and the basement of the ell extension may have contained stables or garages. (Larson)

9. *History of Property*

a. *Deed History:*

1854 (696:286): from Chester Judson to Henry Lambert, a "gentleman," a one-acre lot of land with a house and improvements

1855 (708:1): from Thomas Houghton to Henry Lambert, an adjoining 12,424 square foot parcel

1900 (2841:463): from Lambert's heirs to Frederick E. and Nellie W. Jones

1949 (7418:218): from Nellie W. Jones to Mona H. Simmons

1962: Newton Directories show ownership transferred from Simmons to James and Marjorie Valley in this year

1983 (15229:272): from Valley to Anne and David Gunner

1994 (24675:297): from Gunner to Donald R. Miller and Catherine H. Goldwyn

1999 (29936:560): Miller and Goldwyn to Steven and Rosemary Margolis

2010 (55405:543): from Margolis to Mordechai and Rachel Hodis

10. *Significance of Property*

- a. *Period of Significance* The period of significance for 128 Chestnut Street is 1855-1949. This period encompasses both its initial habitation by retired Rev. Henry Lambert, and its long-term use as a residence by the family of Frederick E. Jones, a prosperous leather merchant. The single large barn on the property, which is no longer extant, was evident in 1890 during the ownership of the Lambert family.

- b. *Historical Significance* The West Newton Historic District includes intact examples of the late suburban period in the development of Newton, but its oldest buildings, including 128 Chestnut Street, date from the earliest period of development following construction of the first passenger rail through West Newton in 1834. The railroad also brought two of the earliest roads in West Newton: Chestnut Street and Highland Street (formerly Orange Street). The house at 128 Chestnut Street was evidently built following completion of this road and joined four others already known to have been constructed there by 1849.

Historically, the structure is important for its physical evolution from a farmstead and early link to the passenger rail system in Newton, to a neighborhood that has seen steady suburban growth since the home's construction c.1854. This property serves as an important visual and historical anchor to the community of late 19th century residential homes located to its east and south. Its change from an agricultural property to a suburban home illustrates the changing demographic of the area as the West Newton community moved into the twentieth century. In the description of this property that was included in the West Newton Hill National Register nomination (Peter Stott, 1986), there was speculation that the house originally faced north over the village and was lifted and turned to face Chestnut Street, possibly c.1900 when the Queen-Anne Style alterations were undertaken. A visual analysis of the building's foundation was not possible as of this writing.

Henry Lambert (1812-1899) was a 'gentleman' and Universalist from Winchelsea, England who served as minister at the Third Congregational Society in East Cambridge from 1841-46. Upon his retirement he became active in Boston-area civic life, leading the Newton Civil Service Reform Association and serving as vice president of the American Peace Society. Lambert and his family purchased 128 Chestnut in 1854 and lived there for almost 50 years. The decorative bronze fountain standing at the intersection of Highland, Chestnut and Valentine Streets was sculpted in 1903 by Anne Whitney, a well-known 19th century sculptor and fellow abolitionist who was born in Watertown, MA. The fountain was commissioned by Lambert in memory of his wife Catherine.

- c. *Architectural Significance* The house at 128 Chestnut Street, built in ca. 1850 and renovated ca. 1890, is a distinctive example of Queen-Anne-style domestic architecture in West Newton. The evidence of the original two-story house is visible at the roofline, which is elaborated with bracketed cornices and arched windows in the gable ends. The central turret and broad piazza were added to update the Italianate house in the modern Queen Anne taste. The house retains historic integrity and is a

contributing component of the West Newton Hill Historic District which was listed on the National Register in 1986. (Larson)

d. *Landmark Designation Criteria* The Lambert-Jones House meets criteria for landmark designation as set forth in Section 22-60 of Newton's Ordinance. The property is:

- A contributing resource to the West Newton Historic District, which is listed on the National Register of Historic Places
- Associated with the development of West Newton as a village
- Historically and architecturally significant for its intact representation of the early Italianate and Queen-Anne Styles in the mid- and late-nineteenth century and as an important reminder of how the neighborhood evolved over time
- Compatible with future preservation and use because the historic location and setting has been retained
- Representative of two distinct periods in design retaining most of its original fabric and features

11. *Recommendations*

a. *Preservation Recommendations* The property has been well maintained with repairs that were appropriate and which used compatible materials. The building has also retained the style and appearance of its two periods of historic significance.

b. *Important Features* The defining features of this house are the general size and massing of the structure, and its integration of numerous additions and stylistic alterations dating from c.1855 and 1900. The Queen Anne-style detailing seen around the roof, windows, and front porch are architecturally important elements that define the structure and its period of construction.

12. *Standards for Design Review*

a. *General Standards.* All projects affecting the property should be evaluated by considering the effect that proposed changes would have on the general design, arrangement, texture, material and color of the features involved and the relationship of such features to the surrounding area. In the case of additions, the appropriateness of size, shape and location of the additions is of critical concern.

The Secretary of Interior's Standards for Rehabilitation should provide a baseline for review of changes to the landmark property.

b. *Specific Standards* Specific design standards have been addressed in the existing maintenance of the property with regard to height, proportion of windows and doors, scale and architectural detail. The same principles should be applied in developing a design for changes and in reviewing proposed changes, such that the key features retain their prominence and continue to stand out as excellent examples of the nineteenth century vernacular and that the structure itself retains its identity as a nineteenth century vernacular style residence with Colonial Revival and Queen Anne influences. Thus, the following specific design standards refer to potential changes to the existing structure:

Exterior Walls

- Wood clapboarding should be replaced in kind and painted.
- Decorative elements should be preserved and only replaced by like materials and design when absolutely necessary.
- No new openings should be allowed on the front façade or those sides visible from Chestnut Street.
- No existing openings should be filled in on the front façade or those sides visible from Chestnut Street.

Windows

- Surviving historic windows should be retained and repaired where possible. If replacement is absolutely necessary, the replacements should match as closely as possible the original window in materials, style, and design.

Entrances/Doors

- The original front entrance and door design and arrangement should be retained, unless efforts are made to restore the front entrance to its original configuration.
- Replacement doors should be fabricated to match the style and materials of the originals and the construction period of the structure.

Roof

- No changes should be made to the pitch or style of the roof

13. *Notification*

The following properties are considered abutters for the purposes of notification. Owners of these properties should receive notice when this property is considered for landmark designation and for any future under the Landmark Ordinance.

<u>ADDRESS</u>	<u>S/B/L</u>
120 Chestnut Street	32003 0019
129 Chestnut Street	32004 0019
351 Otis Street	32003 0015
359 Otis Street	32003 0016
367 Otis Street	32003 0017
35 Westfield Road	32003 0023
36 Westfield Road	32003 0024
44 Westfield Road	32003 0018A

14. *Report Appendices*

- Appendix A: MACRIS Form B, 128 Chestnut Street. Neil Larson, on behalf of the Newton Historical Commission, June 2013. See bibliography on continuation page 2.
- Appendix B: Exterior photos of 128 Chestnut Street
- Appendix C: Census information on the Lambert family in West Newton
- Appendix D: West Newton Historic District boundary map. Subject property outlined in yellow. West Newton Hill Historic District nomination
- Appendix E: Supplemental research on historic ownership of the house provided by members of the West Newton Hill Preservation Initiative
- Appendix F: 1890 Bird's Eye map image of 128 Chestnut Street, with outbuilding

Appendix A

FORM B – BUILDING

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

33003 0018

Boston
North

F
Y

NWT.1888

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

NRDIS (9/4/1986); NRMRA (9/4/1986)

Town/City: Newton

Place: (*neighborhood or village*):
West Newton

Address: 128 Chestnut Street

Historic Name: Lambert - Jones House
aka Henry Lambert House

Uses: Present: single family residence

Original: single family residence

Date of Construction: ca.1855; ca. 1900

Source: deeds, historic atlases

Style/Form: Queen Anne

Architect/Builder: unknown

Exterior Material:

Foundation: brick, stone

Wall/Trim: wood clapboard

Roof: asphalt shingles

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

Turret, piazza & bay windows added, ca. 1900

Condition: good

Moved: no yes **Date:**

Acreage: 38,288 sq. ft.

Setting: The house is situated in a neighborhood of single-family dwellings that developed during the last half of the 19th century and first half of the 20th century.

Photograph



View from NW

Locus Map (north at top)



Recorded by: Neil Larson

Organization: Newton Historical Commission

Date (*month / year*): June 2013

RECEIVED

OCT 23 2013

MASS. HIST. COMM.

INVENTORY FORM B CONTINUATION SHEET

NEWTON

128 CHESTNUT ST.

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

F, Y	NWT.1888
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Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION:

The two-story wood frame single dwelling with a gable roof is located on the east side of Chestnut Street north of Otis Street. The plan appears to have originated in a conventional mid-19th-century manner with two rooms on either side of a center passage with a story-and-a-half kitchen ell centered on the rear wall. Substantial renovations were made to the house at the turn of the 20th century in the Queen Anne taste, although features of earlier decoration are evident along the roofline.

The three-bay front façade contains a central entrance flanked by windows on the first story. The entrance is contained in an exterior vestibule that forms the base of a round turret with conical roof on the second and attic stories. Wide oriels flank the turret on the second story with gable dormers above them in the roof. A broad one-story piazza wraps around on to both ends of the house, terminating at a one-story wing on the north side and a porte-cochere on the south side. The porch is supported by columns with the capitals removed, probably the same Roman capitals surviving on the tops of the columns engaged on the corners of the entrance vestibule. It bows out at the entrance echoing the turret and emphasizing the central entrance pavilion. A wood balustrade with tightly-spaced square spindles is intact. The tall Grecian frieze at the roofline of the front façade is a feature retained from the original house, and it probably was embellished with scrolled brackets such as those distinguishing the gable ends.

A two-story rear kitchen ell in line with the north end of the house was doubled in length and expanded with a two-story hipped roof wing across the remaining part of the rear façade. The piazza on the north side of the house terminates at a one-story wing with a wounded end and extensive fenestration. Four oriels are spaced along the full length of the second story, that is, including the two stages of the rear ell. Original window patterns appear intact on the south gable end, including arched windows in the attic, with the addition of what may be a sleeping porch over the porte cochere. Due to the sloping topography, the basement is exposed at grade in the rear, and the basement of the ell extension may have contained stables or garages.

The house at 128 Chestnut Street, built in ca. 1850 and renovated ca. 1890, is a distinctive example of Queen-Anne-style domestic architecture in West Newton. The evidence of the original two-story house is visible at the roofline, which is elaborated with bracketed cornices and arched windows in the gable ends. The central turret and broad piazza were added to update the Italianate house in the modern Queen Anne taste. The house retains historic integrity and is a contributing component of the West Newton Hill Historic District which was listed on the National Register in 1986.

HISTORICAL NARRATIVE

Rufus Pratt, a yeoman living in Newton sold two parcels of land to Boston merchant Chester Judson in 1845, one with ten acres of land and buildings on the east side of Chestnut Street, then known as Upper Falls Road, and four acres of land on the west side.¹ Soon after, Judson moved to Newton where he lived in a house on the corner of Chestnut and Washington streets. In 1854 Judson sold a one-acre lot of land with a house and improvements to Henry Lambert, a "gentleman," for \$5500 with a mortgage on the house and land held by James Rutledge of Boston.² Born in England in 1815, Lambert was a retired Unitarian minister from East Cambridge and an ardent abolitionist. Six months later Lambert purchased an adjoining 12,424 sq. ft. parcel from Thomas Houghton.³

The 1890 bird's-eye view of West Newton depicts the house as it looked prior to alterations that added rounded bays, the front piazza and the *porte cochere* to the building. Due to Henry Lambert's advanced age, it is then likely that the architectural changes that now distinguish the house were made by the subsequent owners, Frederick E. and Nellie W. Jones, who bought the property from Lambert's heirs in 1900.⁴ Frederick E. Jones had been raised in Newton and by 1900 was a successful leather

¹ Middlesex South Registry of Deeds, Book 465:73, 1845. [Deed reference henceforth cited as MSD Book #: Page #, date.]

² MSD 696:286, 27 November 1854.

³ MSD 708:1, 1 May 1855.

⁴ MSD 2841:463, 27 August 1900.

INVENTORY FORM B CONTINUATION SHEET

NEWTON

128 CHESTNUT ST.

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

F, Y NWT.1888

merchant in Boston and lived at 92 Lenox Street in Newton with his wife, Nellie W. Jones, and his infant son and namesake, as well as two Swedish female servants. The family lived in the Chestnut Street house for 49 years, with Nellie W. Jones, the owner of record, conveying it to Mona H. Simmons in 1949.⁵

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Newton, MA. Assessor's Records

Historic Commission Records including local survey forms & architecture series booklets

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Washington, D.C. U.S. Bureau of Census. United States Censuses. 1790-1930. <http://www.ancestry.com>

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Google Books Search. <http://books.google.com>.

Maps

1855 Map of the Town of Newton, 1855. H. F. Walling, surveyor.

1874 Atlas of the City of Newton, 1874. G. M. Hopkins & Co.

1886 Atlas of the City of Newton, 1886. J. B. Beers & Co.

1895 Atlas of the City of Newton, 1895. G. W. Bromley & Co.

1907 Atlas of the City of Newton, 1907. G. W. Bromley & Co.

1917 Atlas of the City of Newton, 1917. G. W. Bromley & Co.

1929 Atlas of the City of Newton, 1929. Rowland H. Barnes.

⁵ MSD 7418:218, 14 April 1949.

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston

*NRDIS
NEWTON*

NWK. 1888

In Area no. <i>F, Y</i>	Form no. <i>3710 1888</i>
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Town West Newton

Address 128 Chestnut Street

Name Henry Lambert House

Present use Residence

Present owner James Vallely

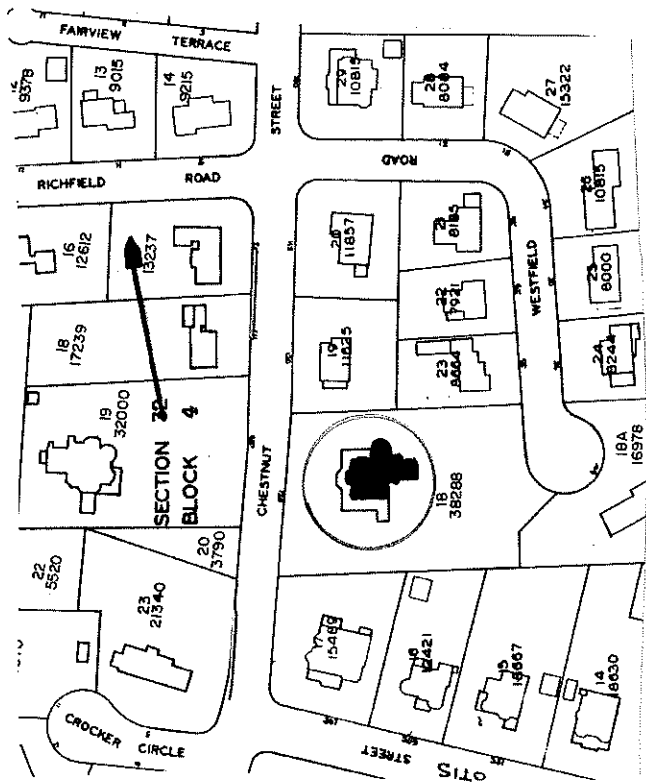
Description:

Period 1855-1865 prior to 1855

Source Surveyor 1855 map.

Style Italianate/Colonial Revival

4. Map. Draw sketch of building location in relation to nearest cross streets and other buildings. Indicate north.



Architect _____

Exterior wall fabric Clapboards

Outbuildings (describe) _____

Other features Bracketed eaves, columned veranda, center tower

tower, porch,
Altered dormers, bays Date 20th c.

Moved _____ Date _____

5. Lot size:

One acre or less X Over one acre _____

Approximate frontage 155'

Approximate distance of building from street _____

50'

6. Recorded by Kathlyn Hatch

Organization Newton Historical Commission

Date April 1, 1978

(over)

NWT, 1888

- 6a. Major Significance Contributing Significance
 Minor Significance No Significance

7. Original owner (if known) _____
 Original use Single-family residence
 Subsequent uses (if any) and dates _____

8. Themes (check as many as applicable)

Aboriginal	<input type="checkbox"/>	Conservation	<input type="checkbox"/>	Recreation	<input type="checkbox"/>
Agricultural	<input type="checkbox"/>	Education	<input type="checkbox"/>	Religion	<input type="checkbox"/>
Architectural	<input checked="" type="checkbox"/>	Exploration/ settlement	<input type="checkbox"/>	Science/ invention	<input type="checkbox"/>
The Arts	<input type="checkbox"/>	Industry	<input type="checkbox"/>	Social/ humanitarian	<input type="checkbox"/>
Commerce	<input type="checkbox"/>	Military	<input type="checkbox"/>	Transportation	<input type="checkbox"/>
Communication	<input type="checkbox"/>	Political	<input type="checkbox"/>		
Community development	<input checked="" type="checkbox"/>				

9. Historical significance (include explanation of themes checked above)

Early development on West Newton Hill was characterized by wood frame Italianate or Mansard style houses set in large, landscaped grounds. This residence on Chestnut Street was evidently built for Henry Lambert and typifies the initial phase of development on the Hill. Its original form was end-gabled with an offset, lower rear ell. Bracketed eaves and round-headed gable windows remain from the building's Italianate styling. Around 1900, the house underwent extensive remodeling when a center tower, bow windows, and the columned veranda and porte-cochère were added.

Henry Lambert (1812-1899)
 Bronze fountain erected opposite 170 Chestnut St.
 in 1903 in honor of his widow Catherine Porter Lambert (1817-1900).

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Atlases 1907, 1895, 1886, 1874.
 City Directories 1899, 1871, 1868.
 Bird's Eye View of West Newton (1890).

Appendix B

INVENTORY FORM B CONTINUATION SHEET

NEWTON

128 CHESTNUT ST.

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

F, Y	NWT.1888
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PHOTOGRAPHS (all photos by Neil Larson, 2012)



View from SW





Appendix C

Henry Lambert in the Massachusetts, State Census, 1855

Name: Henry Lambert
 Gender: Male
 Birth Year: abt 1812
 Birth Place: England
 Residence: Newton, Middlesex, Massachusetts, USA
 Enumeration Year: 1855
 Age: 43
 Household number: 364
 Reel Number: 17
 Volume Number: 23

Household Members:

Name	Age
Henry Lambert	43
Catherine B Lambert	38
Mary Lambert	13
Henry Lambert	11
William Lambert	10
Edward Lambert	8
Waler Lambert	5
Anna Lambert	2/12
Margaret Kelley	40
Jane Laird	29
Ann Conner	26

Source Information

Ancestry.com. *Massachusetts, State Census, 1855* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2014.

Original data: Massachusetts. 1855-1865 Massachusetts State Census [microform]. New England Historic Genealogical Society, Boston, Massachusetts.

Description

What's the next best thing to a U.S. federal census? A state census taken five years later, like this Massachusetts state census from 1855. [Learn more...](#)

Henry Lambert in the 1860 United States Federal Census

Name: Henry Lambert
 Age: 48
 Birth Year: abt 1812
 Gender: Male
 Birth Place: England
 Home in 1860: Newton, Middlesex, Massachusetts
 Post Office: West Newton
 Dwelling Number: 1273
 Family Number: 1529
 Occupation: Gentlean
 Real Estate Value: 20000
 Personal Estate Value: 10000

Household Members:	Name	Age
	Henry Lambert	48
	Catherine Lambert	43
	Mary T Lambert	18
	Henry Lambert	16
	Wm B Lambert	15
	Edward W Lambert	13
	Walter Lambert	11
	Annie Lambert	5
	Annie O Bring	23
	Ellen Joy	21

Source Citation

Year: 1860; Census Place: Newton, Middlesex, Massachusetts; Roll: M653_510; Page: 625; Family History Library Film: 803510

Source Information

Ancestry.com. 1860 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2009. Images reproduced by FamilySearch.

Original data: 1860 U.S. census, population schedule. NARA microfilm publication M653, 1,438 rolls. Washington, D.C.: National Archives and Records Administration, n.d.

Description

This database is an index to individuals enumerated in the 1860 United States Federal Census, the Eighth Census of the United States. Census takers recorded many details including each person's name, age as of the census day, sex, color; birthplace, occupation of males over age fifteen, and more. No relationships were shown between members of a household. Additionally, the names of those listed on the population schedule are linked to actual images of the 1860 Federal Census. [Learn more...](#)

Henry Lambert in the 1880 United States Federal Census

Name:	Henry Lambert
Age:	66
Birth Date:	Abt 1814
Birthplace:	England
Home in 1880:	Newton, Middlesex, Massachusetts, USA
Street:	Chestnut St
Dwelling Number:	449 (in order of visit)
Race:	White
Gender:	Male
Relation to Head of House:	Self (Head)
Marital Status:	Married
Spouse's Name:	Catharine Lambert
Father's Birthplace:	England
Mother's Birthplace:	England
Occupation:	Retired Clergyman
Neighbors:	View others on page
Household Members:	
	Name Age
	Henry Lambert 66
	Catharine Lambert 63
	Mariana C. Porter 48

Source Citation

Year: 1880; Census Place: Newton, Middlesex, Massachusetts; Roll: 546; Page: 80B; Enumeration District: 475

Source Information

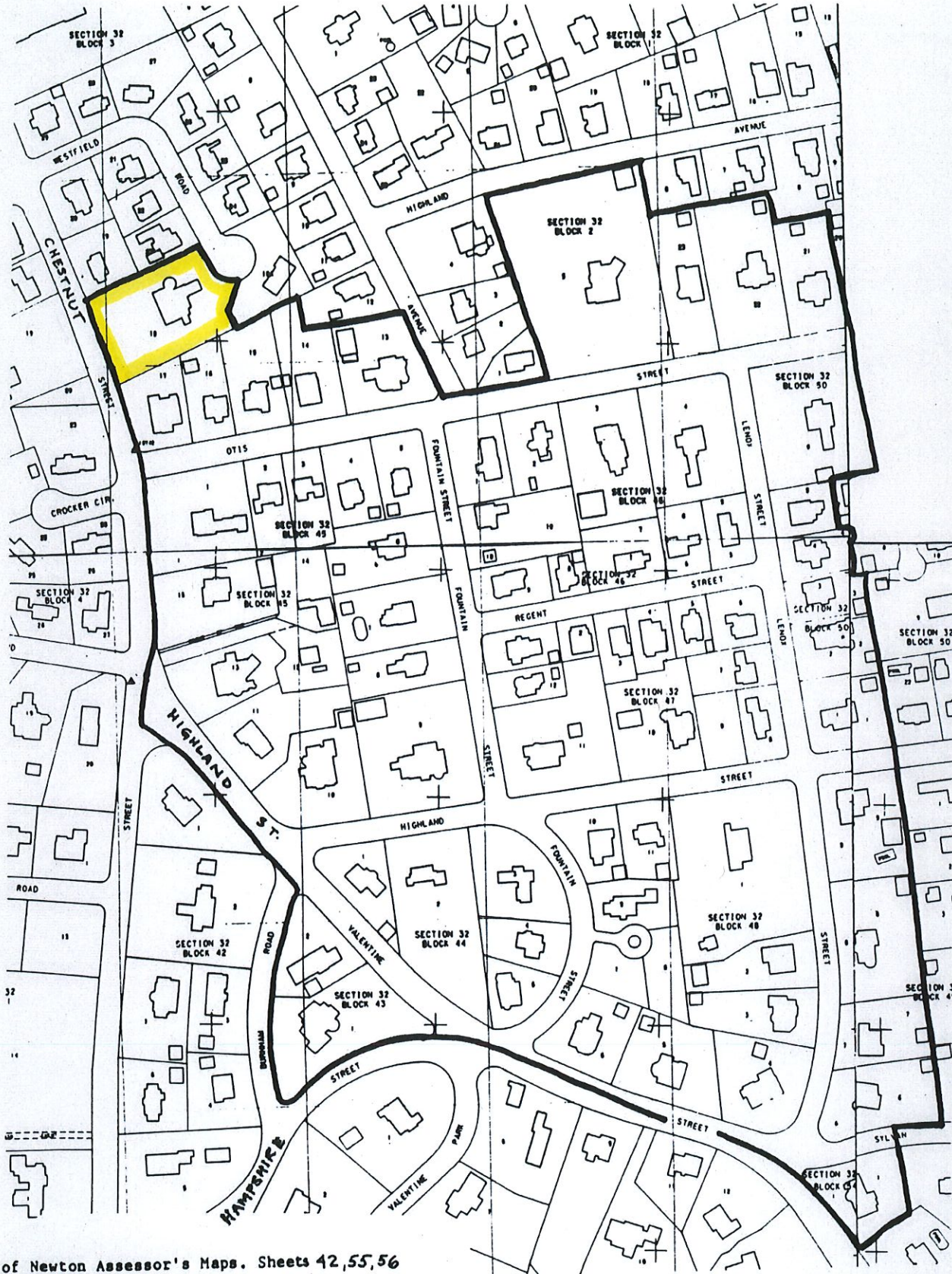
Ancestry.com and The Church of Jesus Christ of Latter-day Saints. 1880 United States Federal Census [database on-line]. Lehi, UT, USA: Ancestry.com Operations Inc, 2010. 1880 U.S. Census Index provided by The Church of Jesus Christ of Latter-day Saints © Copyright 1999 Intellectual Reserve, Inc. All rights reserved. All use is subject to the limited use license and other terms and conditions applicable to this site.

Original data: Tenth Census of the United States, 1880. (NARA microfilm publication T9, 1,454 rolls). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C.

Description

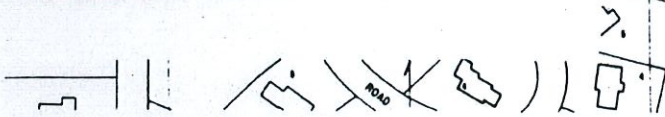
This database is an index to 50 million individuals enumerated in the 1880 United States Federal Census. Census takers recorded many details including each person's name, address, occupation, relationship to the head of household, race, sex, age at last birthday, marital status, place of birth, parents' place of birth. Additionally, the names of those listed on the population schedule are linked to actual images of the 1880 Federal Census. [Learn more...](#)

Appendix D



City of Newton Assessor's Maps. Sheets 42, 55, 56
 Metric Series. 1979
 Scale: UTM grid line interval = 100 meters (328 feet)

Newton, Mass. MRA
 AREA F
 WEST NEWTON HILL HISTORIC DISTRICT



FORM A - AREA

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET, BOSTON, MA 02116

Area Letter Form numbers in this Area

F	(see Data Sheet)
---	------------------

Newton, Mass. MRA
Town NEWTON (West Newton)

Name of Area (if any) _____
West Newton Hill Historic District

Present Use Residential

General Date or Period 1860-1910

General Condition Good

Acreage 35.88 acres

Recorded by Peter Stott

Organization Newton Historical Comm.

Date April 1986

Photos (3"x3" or 3"x5" black & white). Indicate on back of each photo street addresses for buildings shown. Staple to left side of form.

Sketch Map. Draw a general map of the area indicating properties within it. Number each property for which individual inventory forms have been completed. Label streets including route numbers, if any. Indicate north. (Attach a separate sheet if space here is not sufficient).

(SEE ATTACHED MAP)

UTM REFERENCE A 19/316870/4689780
B 19/316780/4690350
C 19/317200/4690420
D 19/317270/4689820

USGS QUADRANGLE NEWTON, MA
SCALE 1:25,000

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

The West Newton Hill Historic District is a cohesive grouping of predominantly Queen Anne, Shingle Style, and Colonial Revival residences. In its high-style examples of period architecture, the district represents the growth of West Newton as a fashionable place of residence for the families of Boston businessmen, many of whom were prominent both in their line of work and in their social and political positions in Newton. The district thus meets criteria A, B, and C of the National Register of Historic Places.

ARCHITECTURAL SIGNIFICANCE Describe important architectural features and evaluate in terms of other areas within the community.

The West Newton Hill Historic District covers a 36-acre residential area on portions of the summit and the north slope of West Newton Hill. The district consists of 73 buildings on 76 parcels of land, in addition to a small bronze fountain erected at the intersection of Chestnut and Highland streets in 1903. Fifteen of the residences are defined as non-contributing, due to their post-1907 construction date. Only six, however, were constructed after 1936, and all but two ranches are compatible with the remainder of the district.

Of the 58 contributing buildings, 74%, nearly three-quarters, were constructed in the two decades between 1880 and 1900. These large, single-family houses, designed primarily in the Queen Anne, Shingle, and Colonial Revival styles and sited on large lots, determine the character of the district.

HISTORICAL SIGNIFICANCE Explain historical importance of area and how the area relates to the development of other areas of the community.

The West Newton Hill Historic District represents the Late Suburban Period in Newton's development, a decade after the Boston & Albany Railroad had improved suburban rail service, and when West Newton had become a fashionable residential suburb. Nevertheless, the core of its street network and its oldest houses date to the decades immediately following the introduction of passenger service by the Boston & Albany predecessor, the Boston & Worcester Railroad, in 1834.

In 1830, West Newton Hill was a wooded prominence without a single road and only the Bullough farm by way of habitation. Soon after the coming of the Railroad to West Newton, two streets were laid out across the hill from the village: Chestnut Street, running in a nearly straight line 2-3/4 miles to Newton Upper Falls; and Highland Street, then called Orange Street, extending up from the village as far as Chestnut Street. Of the two, Orange Street appears to have been the earlier, adopting what was evidently part of a private road to the Bullough farm. By 1849, four houses had been constructed along Chestnut Street, including what was evidently a new house for John A. Lamb (d.1841), located about 200 Chestnut Street. The Lamb/Valentine House, later moved to 12 Valentine Street, is thought to have been built using some timbers from Bullough's farmhouse. Within the district, two houses had been constructed in the 1840s: the

BIBLIOGRAPHY and/or REFERENCES

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community:	Form No:
Newton, Mass. MRA	AREA F
Property Name: West Newton Hill H.D.	

Indicate each item on inventory form which is being continued below.

ARCHITECTURAL SIGNIFICANCE, cont.

Despite the predominance of structures from the 1880s and 1890s, earlier styles are also represented. Twelve Valentine Street (c.1840) is the earliest structure in the district. Two stories high with a hipped roof and rear wing, the house was moved a short distance in the 1880s, and many of its original Greek Revival details have been obscured by subsequent Colonial Revival alterations. It is thought that some of the framing timbers may have been taken from John Bullough's farmhouse, the only house on the hill prior to the 1840s.

Italianate and Mansard houses are few in the district. Typical of the more modest Italianate examples closer to the village center is the Henry Lambert House at 128 Chestnut Street (c.1855), with its gable roof, bracketed eaves, and round-headed attic windows. Like its near contemporary, the Galen Merriam House at 102 Highland Street (#3698), the house may originally have faced north, overlooking the village, with its principal entrance in the north gable end. Probably the most significant residence built on the hill prior to 1880 is the house built by developer Willard Sears at 274 Otis Street (c.1850). This boxy, two-story mansion displays flushboarding scored to resemble ashlar and quoins at the corners of the facade. Window surrounds also feature classical ornament. Like most of the early houses in the district, the house has been considerably updated with Colonial Revival details, including an elaborate portico. The house at 301 Otis Street, like 274 Otis Street a mansion still on a large lot, is a well-preserved Italianate residence retaining its original low-hipped roof, bracketed window caps, porches, and paired side bay windows.

Only two Mansard houses are located in the neighborhood. Of these, the largest is 292 Otis Street (c.1860), a boxy, three-bay mansion not unlike its earlier neighbor 274 Otis Street. The Mansard roof is the chief feature distinguishing it from the earlier Italianate structure. Both had Colonial Revival details added at a later date. On 292 Otis, these details included two-story Ionic pilasters and an elaborate two-story semi-circular portico.

Virtually the only houses constructed in the 1870s were three Stick Style examples built on adjacent Fountain Street lots: 25, 33, and 39 Fountain Street. (No. 39 Fountain Street was later moved to its present site at 79 Fountain.) All three are boxy, hipped-roof structures exhibiting the horizontal and vertical facade divisions that characterize the style. Although the earlier 79 Fountain Street shows a symmetrical street facade with a projecting, gabled entrance pavilion, both 25 and 33 Fountain (1877 and 1878, respectively) address the street with off-center polygonal bays and a broad veranda.

The Queen Anne and its relative styles were so common on West Newton Hill that M.F. Sweetser, describing Chestnut Street, could write: "After Chestnut Street has pluckily climbed the heights, it escapes as soon as it can from Queen Anndom [sic], and stretches away to the southwest, through a delightful region of forests" (Sweetser: 186-187). No doubt one of those Sweetser had in mind, one of the earliest and most prominent examples of

Staple to Inventory form at bottom

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community:	Form No:
Newton, Mass. MRA	AREA F
Property Name: West Newton Hill H.D.	

Indicate each item on inventory form which is being continued below.

ARCHITECTURAL SIGNIFICANCE, cont.

the style in the district, was 170 Chestnut Street (1883). Organized around a central hipped roof and half-timbered front gable, the George Frost House has a complex design achieving the characteristically irregular silhouette. Its roofline is punctuated with dormers and the caps of several bay windows; the wall surface is interrupted by shallow projections; and the windows vary in size and shape -- all characteristic of the random arrangement of forms that was a hallmark of the Queen Anne style. In its size, massing, and use of half-timbered overhanging gables, the house is similar to some of the work of Henry Van Brunt (1832-1903), the Boston architect whose own house at 167 Brattle Street, Cambridge was built the same year. Other early Queen Anne houses were built about 1882-83 along Fountain and Otis streets, near where the two streets intersect. Nos. 342 and 334 Otis Street, built in 1882 and 1883 respectively, were probably erected by the same builder and show facades that in some respects are mirror images of each other. Both are two-story hipped-roof residences with gabled pavilions projecting off-center from the street facade. Both pavilions also have small inset balconies overlooking the street.

Like the 170 Chestnut Street, 304 Otis Street (1887) is also organized around a central hipped roof and half-timbered front gable. However, Bertrand Taylor, its architect, expanded on the theme, employing also a round corner turret and additional cross gables. The high-style Queen Anne residence is one of only two buildings in the district for which an architect has been identified. Bertrand Taylor (1855-1909), of the Boston firm of Rand & Taylor, was a resident of Newton Centre.

The house at 273 Otis Street (1902) represents a later development of the Queen Anne style, based closely on English medieval models. Plain, geometric elements, stained wood shingles, and deep overhanging gables comprise its most important features, which, with its symmetrical openings, diamond-paned sash, and steep front gables, recall Tudor manor houses.

The Shingle Style was used for many of the largest houses built in the late 1880s and 1890s. The earliest representative of the style was 240 Highland Street, constructed in 1886. The broad gambrel roof and intersecting cross gable were typical roof forms of the style. Another common feature was the stone first story, below the shingle cladding of the upper wall surfaces.

One of the best collections of Shingle Style residences in Newton appeared along Lenox Street in the late 1880s and early 1890s. The earliest of these houses, and probably the inspiration for those which followed, was built in 1887 at the corner of Lenox and Highland street, 300 Highland Street. It eschews the gambrel roof in favor of a long gable roof, punctuated by cross gables and high eyebrow dormers. In its juxtaposition of rounded bays and gabled pavilions along its principal facade, it takes its inspiration from H.H. Richardson's Stoughton House of 1882 in Cambridge, and has been called one of the finest examples of the Shingle Style in Newton. The first of a substantial group of houses at the southern end of Lenox Street was 82 Lenox Street (1892), designed by the architect Eugene L. Clark for his own home. (The house was illustrated in

Staple to Inventory form at bottom

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Newton, Mass. MRA	Form No: Area F
Property Name: West Newton Hill H.D.	

Indicate each item on inventory form which is being continued below.

ARCHITECTURAL SIGNIFICANCE, cont.

the American Architect and Building News of 15 October 1892.) Other substantial Shingle style examples included 32, 62, 83, and 91 Lenox Street, built between 1889 and 1895. At the head of Lenox Street, 100 Valentine Street (1894) can also be grouped in this class. The house at 35 Lenox Street, built about 1870, was moved to its present location in the late 1880s and may have received its shingle cladding after its move to bring it up to date with its fashionable neighbors.

One of the most unusual buildings in the district, and the only example of stone construction, is the former carriage barn of the Travelli estate, which stood at 200 Chestnut Street. The three-story granite mansion known as "Irwinton," built in 1890-91 in the Richardsonian Romanesque style, was one of the grandest estates in Newton. The house burned in a February blizzard in 1898, but the surviving carriage barn, at 22 Burnham Road, was altered into a residence c.1915-16. Before its conversion the eclectic stone structure was distinguished by its turreted tower (still extant), massive stone arch with inset entrance under a low gable roof, and its asymmetrical massing.

In the late 1880s and early 1890s Colonial Revival details began to appear on traditional Queen Anne house forms. Many of the houses in the district show pedimented gable ends, a Palladian window, or a modillion cornice. Probably the district's best collection of Colonial Revival residences is the set of four houses constructed on the north side of Otis Street in 1894-95: 333, 343, 351, and 359 Otis Street. As the entire parcel was developed by Edward Leland (who built 333 Otis for himself), all may have been the work of a single builder. All are 2-1/2-story residences with steep hipped roofs. Nos. 333, 343, and 359 each have center entrances, flanked by projecting bays (polygonal on 343 and 359; round on 333 Otis). Single or double round-arched windows are placed above the entry, beneath a central dormer.

The Colonial Revival idiom remained the architectural style of choice until after the Second World War. Those houses built in the district after 1907, like their predecessors, were generally substantial and well-detailed versions of the style, increasingly faithful to their perceived 18th-century models. Gable roofs replaced the earlier hipped roofs, and in some instances, brick added a grander Georgian flavor to the style.

The district also includes the Lambert Fountain in the triangle opposite 170 Chestnut Street. The bronze fountain, known as "a child playing in calla lillies," was erected in 1903 as a memorial to Catherine Porter Lambert (1817-1900), wife of Henry Lambert (1812-1899). (Their house, 128 Chestnut Street, is one of the earliest in the district.) The sculptress was Anne Whitney (1821-1915), of Watertown. The fountain's plaster original, created in 1887, was exhibited at the World's Columbian Exposition in Chicago in 1893. Anne Whitney was well known around Boston and responsible for the statue of Leif Ericsson on Commonwealth Avenue.

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Newton, Mass. MRA	Form No: Area F
Property Name: West Newton Hill H.D.	

Indicate each item on inventory form which is being continued below.

HISTORICAL SIGNIFICANCE, cont.

Sears/Withington House at 274 Otis Street (c.1848; described below), and the Parsons/Wood House, at what is today 65 Lenox Street (demolished after 1907).

Although the arrival of the railroad was in itself an important event, it was the introduction of regular passenger service in 1843 that was key to West Newton's suburban growth. The railroad allowed easy access to and from the the city, a fact quickly recognized by real-estate developers, who began buying up land near the tracks and dividing it into houselots. The land closest to the railroad was developed first. The 60-acre subdivision known as Webster Place (see Area E) was laid out in 1844. Five years later, its surveyor, Alexander Wadsworth (1806-1898) was engaged to lay out eighty acres close to the summit of West Newton Hill. The developers called the property "Sylvan Heights," and Wadsworth's plan of the subdivision shows the place still heavily wooded, with Forest Street passing through the most wooded portion. The plan, dated July 1849, also shows Otis and Highland streets in place, with "Spring Street" (now Lenox Street) connecting them (Plan 791-D4-Bk2, City Engineer's Office).

The developers of Sylvan Heights were Willard Sears, Gardner Colby, John Coe, "and others." Of the group, Willard Sears (1803-1890) was the only one with a house on the property, today 274 Otis Street. Born in Brewster on Cape Cod, where the Sears name was numerous, Sears's early experience was in repairing saltworks and helping in his father's carpentry trade. At the age of 19, Sears came to Boston and soon formed a partnership with his brother as a contractor and builder. In nearly seventy years in the building trade, Willard Sears built "innumerable edifices, both public and private, including some thirty churches in Boston and vicinity, and most of the depots, stations, and freight houses on the Worcester, Old Colony, Fitchburg, and Eastern railroads as originally constructed" (obit., Newton Journal 6/27/1890). He moved to West Newton in the 1840s, constructing his own house on West Newton Hill. (After less than ten years on the hill, in the 1850s he sold the house to I.S. Withington and built a large estate on the banks of the Charles in Watertown. Displaced by the U.S. Arsenal, Sears moved to Newtonville, and finally to Newton Corner, where he died.) Another member of the Sylvan Heights group was Gardner Colby (1810-1879), a Boston businessman who was one of the first railroad commuters to move to Newton Centre, about 1845. His support to the Newton Theological Institution was memorialized in the naming of Colby Hall (NR-1/30/78). William Claffin (1818-1905), Newtonville developer and state governor was named by Sears's obituary as one of those involved in laying out Otis Street, though the future governor didn't move to Newtonville until 1855.

Alexander Wadsworth's name frequently appears as a surveyor of mid-century subdivisions in the Boston area. Examples of his work can be found in Boston, Cambridge, and Somerville, in addition to Newton. In Newton Corner, Wadsworth was responsible for laying out subdivisions around Waban, Walnut, and Kenrick parks. But probably his most significant contribution to landscape design was as the surveyor of Mount Auburn Cemetery in 1831, although Boston's Jacob Bigelow is credited with the concept of this, the first rural cemetery in the United States. Its

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INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Newton, Mass. MRA	Form No: Area F
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Indicate each item on inventory form which is being continued below.

HISTORICAL SIGNIFICANCE, cont.

distinctive feature, rapidly adopted by other large urban cemeteries and later by the parks movement as a whole, was the achievement of continuously varied, picturesque vistas by allowing roadways and footpaths to follow the natural contours of the ground, winding around hills and ponds as the terrain dictated. However, despite Wadsworth's familiarity with this advanced theory of landscape design, his later residential subdivisions were modest. Like his contemporaries, though he occasionally experimented with a small park as a landscape focus, his plans utilized a right-angle grid of intersecting streets and rectangular lots.

As a real-estate development, Sylvan Heights got off to a slow start. By 1879, only ten more houses had been constructed, predominantly along Otis Street. Smaller parcels, closer to the village center, were favored over those of Sylvan Heights, despite the picturesque setting. One of these was built by Henry Lambert (1812-1899), the English-born minister of East Cambridge's Third Congregational Church. About 1849 he retired from the ministry, took up mercantile pursuits, and built a house at 128 Chestnut Street (c.1850). At his death in 1899, he and his wife had probably lived on the hill longer than any other resident then living. His widow was memorialized in the bronze fountain set up in 1903 at the intersection of Chestnut and Highland streets.

Valentine Street takes its present course as far as Wauwinet Road by following the northern edge of Wadsworth's property line for Sylvan Heights. Laid out about 1869, it takes its name from the prominent varnish manufacturer, Lawson Valentine (1827?-1891). Born in Cambridgeport, Valentine founded the company that bore his name about 1862 to manufacture high-grade coach varnish, a product that until then was best produced in England. He appears to have moved to West Newton Hill soon after, acquiring the old Lamb house and a large estate on both sides of today's Valentine Street.

Another newcomer to West Newton Hill in the 1860s was J. Franklin Fuller (1831-1933). As a civil engineer, Fuller was employed in the filling of the Back Bay under his father who was chairman of the commission in charge of the project. Later he was engaged in the development of hydroelectric plants at Niagara Falls. Most of his work, however, kept him closer to home. He moved to West Newton Hill in 1864, constructing a house at 235 Highland Street (demolished after his death and replaced by the present structure). As a surveyor, Fuller's name appears frequently on Newton subdivision plans and street layouts in the last quarter of the century. Nearly 102 years of age at his death in 1933, Fuller was Newton's oldest resident (obit., Newton Graphic 5/26/1933).

Fuller owned some of the land on the west side of Fountain Street and may have been connected with the laying out of that right-of-way in the 1870s. The street was accepted by the city in 1876. The three houses built along Fountain Street, nos. 25, 33, and today's no. 79 (built at 39 Fountain), were the only residences constructed in that decade.

By contrast with the 1870s, in the two decades between 1880 and 1900, 43 houses were constructed. Of this number, 31 were built in the ten-year period 1886-1895, primarily the result of three separate building

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INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Newton, Mass. MRA	Form No: Area F
Property Name: West Newton Hill H.D.	

Indicate each item on inventory form which is being continued below.

HISTORICAL SIGNIFICANCE, cont.

campaigns. Of these, the first was the laying out of Hawthorn Street (soon renamed Regent Street), in which Albert H. Roffe (1844-1916) played a major part. The Newton Centre owner of a feed and grain store, Roffe bought up property along Regent and Highland streets, dividing it into small parcels which sold quickly. The smallest Sylvan Heights lots had generally been nearly an acre (43,560 square feet) in size. By the early 1880s, most new house lots on the hill were between 12,000 and 20,000 square feet. Roffe's parcels ranged between 4,000 and 9,000 square feet. Five houses quickly were built along Regent Street, and two more were moved here in the same decade.

The Lenox Street "campaign" was the result of the breakup of two of the oldest estates on West Newton Hill, both pre-dating the Wadsworth plan of 1849. Increase Sumner Withington (1799-1867) had acquired the old Willard Sears House and estate (274 Otis Street) in the 1850s. His widow lived here for some time after his death, but in the 1880s she sold the property, which then extended the entire Lenox Street block between Otis and Highland streets, to the Rev. John W. Lindsay. Lindsay began selling off portions of the property in the late 1880s, and most of the houses along the east side of Lenox Street date to this period.

In 1890, Lenox Street stopped at Highland Street. To the south was the old Parsons estate (the house would today stand at the site of 65 Lenox Street). About 1880 the property had been acquired by the paint manufacturer Martial F.H. Wood (1850-1895) as a summer home for him and his family. Wood was the son of Henry Wood, founder of the Henry Woods Sons paint company, with an office in Boston and a factory in Wellesley. (The company was known for production of an unusually bright green.) Wood may have succumbed to lead poisoning, one of the hazards of his trade. His obituary reported that he died in November 1895 at the age of 45 after a long illness. Watching subdivisions appear on all sides of them, Martial Wood and his wife must have felt the trend unavoidable. In December 1891 they laid out an extension of Lenox Street through their own property, subdividing the land for houselots. The first to be built was 82 Lenox Street (1892), a large Shingle Style built on the largest of the lots for the architect Eugene L. Clark, who was also responsible for its design. The ample size of the Wood lots suggests the Woods' concern for maintaining the area's character of large estates -- as opposed to the smaller cheek-by-jowl houses along Regent Street recently constructed. Professional advice might have come from Clark, who may also have been connected with the designs of the neighboring Shingle Style houses, built between 1893 and 1895.

In the meantime, Lawson Valentine had started a new varnish company in New York and had moved there in the mid 1880s, building a large farm in Orange County. His large estate was subdivided in 1889 by the prominent Boston landscape surveyor and landscape architect, Ernest W. Bowditch, who laid out a meandering system of streets (including "Valentine Park") south of Valentine street. Fountain Street (originally to be named Lawson Street) was extended south to Valentine Street in a broad semicircle. For the most part, much of Bowditch's grand scheme lay unbuilt until after

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INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Newton, Mass. MRA	Form No: Area F
Property Name: West Newton Hill H.D.	

Indicate each item on inventory form which is being continued below.

HISTORICAL SIGNIFICANCE, cont.

1907. One of the first to build, however, was Charles Irwin Travelli (1859-1920), the Pittsburg-born steel manufacturer and philanthropist. In 1888 he married Emma Robinson, daughter of Charles Robinson, who owned a large estate at 173 Chestnut Street. Travelli purchased seven of the Valentine lots in the triangle between Chestnut, Valentine, and Hampshire streets, and in May 1890 laid the cornerstone for "Irwinton." Completed the following year, the three-story Romanesque granite mansion at 200 Chestnut Street was a major architectural monument of Newton. The house burned in a February blizzard in 1898, and only the carriage barn survives, at 22 Burnham Road, altered into a residence a few years later. The Travelli estate was broken into smaller pieces, and was developed in the early 20th century along with the remainder of the Valentine estate.

The last major undeveloped piece of property in the West Newton Hill District was the former Houghton estate on the north side of Otis Street, owned by the Houghtons since the 1850s. In the early 1890s Edward E. Leland purchased the property between Hillside Avenue and Chestnut Street, subdividing it into six parcels: 333, 343, 351, 359, and 367 Otis Street, plus 97 Hillside Avenue (outside the district). By 1895, all five parcels had been purchased and new homes constructed. For himself, Leland built 333 Otis Street in 1895, though he stayed on Otis Street only a few years before moving to New York about 1903.

The completion of Commonwealth Avenue in 1896 brought increased traffic to Chestnut and Walnut streets. West Newton's population doubled between 1905 and 1940, and some of these new residents built homes to the east and south of the district. To the west, large estates, like the Robinson's at 173 Chestnut, were broken up for smaller parcels. Most of the land in the West Newton Hill Historic District, however, had been completely built up. Between 1900 and 1907, only three houses were constructed; another five had been constructed by 1925. Today the district remains a tree-lined enclave of predominantly late 19th-century residential estates.

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Newton, Mass. Multiple Resource Area
WEST NEWTON HILL HISTORIC DISTRICT

Address	S-B-L	Historic Name	Date	Style	C/NC	Inven. #	Area (SF)
10 Burnham Road	32-43-2		1910	Elizabethan Revival	NC		17,889
22 Burnham Road	32-43-1	Travelli Stable	1890-91	Richardsonian Romanesque	C	WNH 19	37,132
128 Chestnut St.	32-3-18	Henry Lambert House	c.1855	Italianate/Col. Rev.	C	3710	38,288
152 Chestnut St.	32-45-1		1880	Mansard	C	3692, WNH 28	31,616
160 Chestnut St.	32-45-15		1886	Queen Anne	C	3691	25,760
164 Chestnut St.	32-45-14	barn for 160 Chestnut	1906	Queen Anne	C		15,085
166 Chestnut St.	32-45-12	barn for 170 Chestnut	1895?	Queen Anne	C		18,628
170 Chestnut St.	32-45-13	George A. Frost House	1883	Queen Anne	C	3690, WNH28A	19,675
pp. 170 Chestnut St.		Lambert Fountain	1903	(bronze fountain)	C		---
15 Fountain St.	32-45-6	Hammond/Baker House	1884	Queen Anne/Stick	C	WNH 56	22,510
16 Fountain St.	32-46-10		1850s; 1902	Italianate/Col. Rev.	C	WNH 57	22,922
24 Fountain St.	32-46-9	Thomas E. Stutson House	1894	Colonial Revival	C	WNH 58	10,743
25 Fountain St.	32-45-7		1877	Stick Style	C	WNH 59	22,912
33 Fountain St.	32-45-8		1878	Stick Style	C	WNH 60	15,400
40 Fountain St.	32-47-12		1888	Queen Anne	C	WNH 110	8,100
66 Fountain St.	32-48-10		1915	Colonial Revival	NC		12,935
74 Fountain St.	32-48-9		1922	Colonial Revival	NC		12,900
79 Fountain St.	32-44-4		c.1870	Stick Style	C	WNH 62	12,936
95 Fountain St.	32-44-5		1891	Queen Anne/Shingle	C	WNH 63	11,352
Fountain St.	32-48-7	V A C A N T L O T			NC		9,000
Fountain St. rear	32-48-8	V A C A N T L O T			NC		10,750
200 Highland St.	32-45-11		1955	Ranch	NC		25,000
216 Highland St.	32-45-10		1883	Queen Anne	C	WNH 77	28,741
235 Highland St.	32-44-2		1934	Georgian Revival	NC		43,560
40 Highland St.	32-45-9		1886	Shingle Style	C	WNH 78	44,120
49 Highland St.	32-44-3		1925	Elizabethan Revival	NC		22,662
256 Highland St.	32-47-11		1894	Shingle Style	C	WNH 79	37,630
269 Highland St.	32-48-11		1889	Colonial Revival	C	WNH 80	12,768
276 Highland St.	32-47-10		1891	Colonial Revival	C	WNH 81	27,375
300 Highland St.	32-50-1		1887	Shingle Style	C	WNH 82	19,852
Highland St.	32-47-9	V A C A N T L O T			NC		9,576
21 Lenox St.	32-46-5		1934	Colonial Revival	NC		10,210
22 Lenox St.	32-50-5		1889	Queen Anne/Col. Rev.	C	WNH 106	9,353
28 Lenox St.	32-50-4		1889	Queen Anne	C	WNH 107	9,750
32 Lenox St.	32-50-3		1889	Shingle Style	C	WNH 108	11,250

Address	S-B-L	Historic Name	Date	Style	C/NC	Inven. #	Area (SF)
35 Lenox St.	32-47-6	Charles E. Cram House	1870;1886	Queen Anne/Shingle Style	C	WNH 109	10,000
40 Lenox St.	32-50-2		1890	Queen Anne	C	WNH 110	15,000
41 Lenox St.	32-47-7		1937	Colonial Revival	NC		11,250
49 Lenox St.	32-47-8		1941	Colonial Revival	NC		9,707
62 Lenox St.	32-49-9		1895	Shingle Style	C	WNH 111	28,163
65 Lenox St.	32-48-1		1917	Colonial Revival	NC		63,795
82 Lenox St.	32-49-8	Eugene L. Clark House	1892	Shingle Style	C	WNH 112	32,725
83 Lenox St.	32-48-2		1894	Shingle Style	C	WNH 113	17,917
91 Lenox St.	32-48-3		1894	Shingle Style	C	WNH 80	19,236
5 Lenox St.	32-49-7		1893	Colonial Revival	C	WNH 115	19,071
102 Lenox St.	32-49-6		1894	Colonial Revival	C	WNH 116	24,647
273 Otis St.	32-2-21		1902	English Queen Anne	C	3752	20,459
274 Otis St.	32-50-6	Sears/Withington House	c.1848	Italianate	C	3765,WNH118	43,895
281 Otis St.	32-2-22		mid 19th c.	Colonial Revival	C	3753	34,522
291 Otis St.	32-2-23		1896	Colonial Revival	C	3754	20,629
292 Otis St.	32-46-4	John P. Eager House	c.1860	Mansard/Col. Rev.	C	3764,WNH119	34,590
301 Otis St.	32-2-5		1860s	Italianate	C	3755	87,369
304 Otis St.	32-46-3		1887	Queen Anne	C	3763,WNH120	32,040
314 Otis St.	32-46-2	Luke Davis House	1860s	Italianate	C	3762,WNH121	15,470
320 Otis St.	32-46-1	Levi Warren House	1880	Italianate	C	3761,WNH122	15,210
333 Otis St.	32-3-13	Edward Leland House	1895	Colonial Revival	C	3756	24,500
334 Otis St.	32-45-5		1883	Queen Anne	C	3694,WNH123	13,416
342 Otis St.	32-45-4		1882	Queen Anne	C	3693,WNH124	13,272
343 Otis St.	32-3-14		1894	Colonial Revival	C	3757	22,260
346 Otis St.	32-45-3		1939	Colonial Revival	NC		12,400
351 Otis St.	32-3-15		1894	Colonial Revival	C	3758	18,667
54 Otis St.	32-45-2		1940	Colonial Revival	NC		12,020
359 Otis St.	32-3-16		1894	Colonial Revival	C	3759	12,421
367 Otis St.	32-3-17		1895	Shingle Style	C	3760	15,489
9 Regent St.	32-46-6		1935	Colonial Revival	NC		10,000
10 Regent St.	32-47-5	Henry L. Whittlesey House	1886	Shingle Style	C	WNH 154	6,600
16 Regent St.	32-47-4	Caleb Eddy House	1880	Queen Anne	C	WNH 155	8,150
19 Regent St.	32-46-7		1955	Ranch	NC		15,300
22 Regent St.	32-47-3	Alfred Richards House	1886	Queen Anne	C	WNH 156	7,500
27 Regent St.	32-46-8	Thomas Stutson House	c.1880	Queen Anne	C	WNH 157	4,875
28 Regent St.	32-47-2		1895	Rational Revival	C	WNH 158	5,000

Newton, Mass. MRA

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Address	S-B-L	Historic Name	Date	Style	C/NC	Inven. #	Area (SF)
36 Regent St.	32-47-1		1882	Queen Anne	C	WNH 159	9,850
12 Valentine St.	32-44-1	Lamb/Valentine House	c.1840	Gk. Rev./Col. Rev.	C	WNH 185	14,617
56 Valentine St.	32-48-6		1901	Colonial Revival	C	WNH 186	19,495
70 Valentine St.	32-48-5		1898	Shingle Style	C	WNH 187	25,243
84 Valentine St.	32-48-4		1909	Craftsman	NC		26,261
100 Valentine St.	32-54-1		1894	Shingle Style	C	WNH 187A	21,531

76 properties with an area of 1,562,942 square feet (35.88 acres).
 73 Buildings
 3 vacant lots

Appendix E

West Newton Hill Preservation Initiative

History of 128 Chestnut Street – Research Notes – draft 5/3/2018

Summary

The **Reverend Henry Lambert House** at 128 Chestnut Street is one of a handful of houses extant on West Newton Hill with origins prior to the Civil War. The original house dates to at least 1854. (Based on some interpretations of the deeds which mention transfer of land and buildings, the house could date to 1844.)

This house is on the National Register of Historic Places, as a contributing resource to the West Newton National Register District. It occupies a highly visible position at the northern entrance to West Newton Hill.

In its first century this house had unusual stability of ownership, belonging to only two families. The first owner, Rev Henry Lambert (1812 - 1899) lived here with his family for 45 years. In memory of his wife, Catherine Wigglesworth Brown Porter Lambert, the bronze statue created by sculptor Anne Whitney and fountain were placed at the corner of Chestnut and Highland St.

From 1900 to 1949 the house belonged to the family of Frederick Everett Jones and his wife Nellie.

HISTORICAL SIGNIFICANCE

Notes on the life and family of Henry C Lambert

Henry Calvert Lambert (1812- 1899) was born in Winchelsea England, the son of Luke and Celia Lambert. The family immigrated to Newburyport, Massachusetts from England in the 1820s, with 5 sons and 2 daughters. While his brothers went into trading whale oil and shipping, Henry went into the ministry. Just before the age of 30, Henry Lambert was ordained as Pastor of the Third Congregational Society (Unitarian) in East Cambridge, a position he held from June 3, 1841 to April 19, 1846.

After leaving the ministry he went into business and moved to Newton and began a period of active civic life in Newton and in the Boston area.

Rev. Lambert was an ardent abolitionist. As an active member in the West Newton Lyceum, he gave lectures and participated in discussions in the regular Monday evening meetings. Topic titles at this time included: Fugitive Slave Law, The Underground Railroad, and the Higher Law. According to a contemporary account, the Lyceum members were known as “the incendiaries and radicals of West Newton” and Lambert along with Rev Cyrus Pierce and others “never hesitated to advocate for the highest morality and sacred rights of man.” (M. F. Sweetser, *King’s Handbook of Newton* , 1889, page 754).

by the West Newton Hill Preservation Initiative, the lives of two of the children of Henry and Catherine Lambert were found to be of particular interest.

William Bartlet Lambert (born 1845 in Cambridge; died 1918) became a prominent business leader in Boston. He grew up from the age of 10 in the house at 128 Chestnut Street. He graduated from Harvard College with the Class of 1867, and later obtained a Masters in 1872. As an undergraduate he was a strong athlete, rowing in the stroke seat in crew and playing first base in baseball. After graduation he started his career with Tuttle, Gaffield & Co, importers of window glass. In 1869 he bought this business and formed a company with his brother Henry F Lambert as Lambert Brothers on Brattle Street, Brattle Square. He married Anna Lombard of West Newton in 1870, and their home was at at 39 Shaw Street, a few blocks away from the family house at 128 Chestnut Street. He reported to his Harvard classmates about a business trip to Europe in 1882. William later remarried after the death of his first wife, and moved to Cambridge, MA. He combined his company with two others to form the Boston Plate and Window Glass Company, where he held the positions of vice president, director and ultimately president, a position he held until he retired.

William's sister, **Mary Tileston Lambert** (1842-1865) was a day student at the Allen School from 1854 to 1860. Her diaries, written as class assignments between 1854 and 1860 (ages 12 to 17) are part of the Nathaniel T. Allen archives found at the Massachusetts Historical Society. Her detailed entries give an account not only of her studies but also of her daily life in West Newton at the time, describing her home, her family and current events. She describes home improvements, including the addition of a "bathing room" in 1859. She also frequently mentions the use of fireplaces; sometimes when only her mother's room had a fire lit, Mary found the rest of the house to be very cold. Her father was ill in 1859 and away in Northampton getting medical treatment. Activities outside of school included: ice skating, shopping in Waltham, visiting family in Newburyport and Cambridgeport, looking at statues and planting in the Mt Auburn cemetery, and attending lectures and recitals. The funerals of leading educationalists Horace Mann and Reverend Cyrus Pierce are both mentioned in Mary's diaries, and they are described as figures who were neighbors in West Newton and well known to her parents.

In 1862, at the age of 19, Mary Lambert married 32-year old William Francis Allen, a cousin of Nathaniel Allen and teacher at the Allen School. William and Mary Allen travelled to South Carolina after they were married, joining the "Gideonite band" of businessmen, missionaries, and teachers who moved to the South Carolina Sea Islands as part of the Port Royal Experiment. It was an alternative to serving active duty in the Civil War. There they set up an informal school on a plantation and taught freed slaves basic literacy, while William began his research on Negro music and spirituals. They returned to West Newton, where their daughter was born; Mary died a month later but their daughter survived. After end of the Civil War, William Allen returned to South Carolina to run a school, and later became a professor at the University of Wisconsin in Madison, WI.

APPENDICES: BACKGROUND NOTES ON LAMBERT FAMILY WITH EXCERPTS FROM KEY SOURCES

APPENDIX I: Record of Rev Lambert's Ministry –

source: Lucius R. Paige, *History of Cambridge, Massachusetts, 1630-1877, with a genealogical register*

“Third Congregational (Unitarian).—The Third Congregational Society was incorporated June 16, 1827, and in the course of the same year erected a substantial brick meeting-house, which is yet standing at the northwest corner of Thorndike and [322] Third streets. The church was organized March 3, 1828. The first pastor was Rev. Warren Burton, H. C. 1821, who was born at Wilton, N. H., Nov. 23, 1800, and ordained here March 5, 1828. He resigned June 6, 1829, and after preaching for short periods in several places, and laboring abundantly in the cause of education, died in Salem, June 6, 1866. Rev. James D. Green, H. C. 1817, born in Malden, Sept. 8, 1798, was ordained at Lynn, Nov. 3, 1828, and installed here Jan. 6, 1830. He resigned the pastorate April 21, 1840, and soon afterwards retired from the ministry. Like other ex-pastors in Cambridge, he was called by his fellow citizens to the performance of various municipal duties. He was a Selectman, 1845, and Representative in the General Court six years, between 1841 and 1854. On the incorporation of the City in 1846, he was elected as its first Mayor, and was reelected to the same office in 1847, 1853, 1860, and 1861. **He was succeeded in the ministry by Rev. Henry Lambert, June 3, 1841, who resigned April 19, 1846.**”

APPENDIX II: American Antiquarian Society Manuscript Collections, Worcester Mass. Notes on Lambert Family, Papers, 1821-1887

NAME OF COLLECTION: Lambert Family, Papers, 1821-1887 Mss. boxes “L”

SIZE OF COLLECTION: one box (13 folders, 59 items)

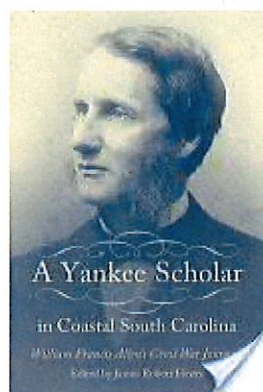
SOURCE OF COLLECTION: Gift of Richard D. Lambert, 1950

COLLECTION DESCRIPTION: Among the children of Luke Lambert (-1824), Lieutenant Colonel of the 77th Fusiliers of Chatham, England, and Celia Maria Jeakins (1787-) were John (1805-), Edward (1807-c. 1842), George Moore (1809-), Henry Calvert (1812-1899), Robert Bamsay (1816-), Charles (1820-), and Celia Maria (1824-). They immigrated to America in the 1820s, settling in Newburyport and East Cambridge, Mass. The sons became involved in a wide variety of occupations; **Henry became a minister of the Third Unitarian Church of Cambridge from 1841 to 1846**, George went into the manufacture and sale of sperm, whale, elephant, and fish oils, John and Robert became mariners, and Edward traveled to various parts of South America as a land speculator.

The collection, which includes genealogical notations on folders made in 1950 by Corinne T. Lambert (-), contains family correspondence and business papers mostly written by family

Mary Tileston Lambert (1842-1865) was a day student at the Allen School from 1854 to 1860. Her nine diaries, written from the age of 12 to 17, were part of her class assignments at the Allen school and were corrected and commented upon by her teacher on a regular basis. They contain daily entries describing with great detail her lessons, teachers, after school activities like ice skating and evening lectures, and special events like Independence Day fireworks and the visit of a Native American chief to the school (17 Sept. 1855). Later diaries occasionally include references to politics and current events. Since she was a local student and not a boarder, Mary also describes her Newton home and family. In 1862, at the age of 19, she married 32-year-old William Francis Allen, a cousin of Nathaniel Allen and teacher at the Allen School. Mary died on 23 Mar. 1865, about a month after giving birth to their daughter, Katharine.

Book about William Francis Allen – describes work of William and his wife Mary Lambert Allen.



APPENDIX V –

William B Lambert, Harvard Class Notes and Obituary

Source: **The Harvard Graduates' Magazine**, Volume 2, 1919

Lambert became vice-president and director, some years after becoming president of the company, in which position he remained until he retired from business. He was twice married. On Oct. 4, 1870, he married Miss Anna K. Lombard, of West Newton, who died Dec. 31, 1879. By her he had two children — a son, Edward Bartlett, born Sept. 20, 1872, A.B. 1895, who died July 12, 1903, and a daughter, Elinor, born Dec. 15, 1873, who married Hector J. Hughes April 15, 1902. On Oct. 14, 1884, he married Miss Annie Read, of Cambridge (a sister of Charles C. Read, Harvard, 1864). Lambert retired from business Dec. 31, 1917, having previously been in somewhat ill health. His health gradually failed after that time, and he died on Sunday, Jan. 26, 1919, after an illness of several weeks during much of which period he was unconscious. He is survived by his wife and daughter, Mrs. Hughes, and two grandchildren. — Horace Everett Ware was born in Milton, on Aug. 27, 1845, son of Dr. Jonathan Ware and Mary Ann (Tileston) Ware. After

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WILLIAM BARTLET LAMBERT

Born	March 19, 1845, Cambridge
Parents	Henry Lambert and Catherine Brown Porter
In college	1863-67; Degrees A.B. 1867; A.M. 1872
Married	*Anna K. Lombard, of West Newton, Mass., Oct. 4, 1870; d. Dec. 31, 1879
Children	Annie Read, of Cambridge, Oct. 14, 1884
	*Edward Bartlet, b. Sept. 20, 1872; A.B. 1895; d. July 12, 1903
	Elinor, b. Dec. 15, 1873
	m. Hector J. Hughes, Apr. 15, 1902 Katharine Porter Hughes, b. Feb. 12, 1903 Elinor Lambert Hughes, b. March 3, 1906
Address	23 Highland St., Cambridge

On December 31, 1917, Lambert retired from business. The Secretary has just learned that he is not in good health.

LAMBERT HOUSE AT 128 CHESTNUT STREET – NOTES

Ownership of the property

Originally at the time of the railroad being opened in West Newton in 1834, the main use of land going uphill to the south from the depot was in Bullough's Farm, as shown on the 1831 Survey. Property speculation and development followed gradually. As Bullough's farm started to split up, some of the land was purchased by Rufus Pratt, a builder. In 1844, Rufus Pratt posted a classified advertisement in the Boston Traveler worded as follows:

FOR SALE. A pleasant country seat, containing fourteen acres, pleasantly situated about fifteen rods from the Railroad Depot in West Newton; it is well watered, and there are several valuable house lots, and fruit trees on the same. Apply to Rufus Pratt on the premises, West Newton.
March 27, 1844.

On June 23, 1845, Rufus Pratt sold two parcels of land to Chester Judson for \$4000, totaling 14 acres. Chester Judson of Boston was active as a property developer in Newton.

On November 22, 1854, Judson sold a parcel of land containing one acre more or less with the buildings thereon to Henry Lambert for \$5,500. This included the original house at 128 Chestnut Street and may have also included a carriage house in the rear. The main house and basement below it measured 40' by 50'.

The Lambert House appears on Plate G of the Hopkins Atlas of 1874, and on the 1886 Atlas.

The Newton Utilities records show that the house was connected to municipal sewerage in 1897.

The house remained in the ownership of the Lambert family until after the death of Henry Lambert in 1899, when his heirs sold the property.

In 1900, William B. Lambert of Cambridge (with Walter Lambert of New Brighton, NY, Annie R Lambert, Elizabeth D Lambert, and Catherine Allen of Madison, WI) sold the property to Nellie Jones (wife of Frederick Jones). At that point the property included 60,310 sq ft of land and buildings.

The Jones family made a number of additions to the house, as recorded in the Applications for Permit for Alterations, in 1901, 1908 (stable) 1915 (two story addition on SE corner) and 1916 (one story additions on North and East sides).

The Jones family remained in the house for nearly 50 years. Subsequent owners were: Simmons (1949-1958); and Valley (1958-1983). The lot was subdivided in the 1950s with the laying out of Westfield Terrace, the cul-de-sac to the East.

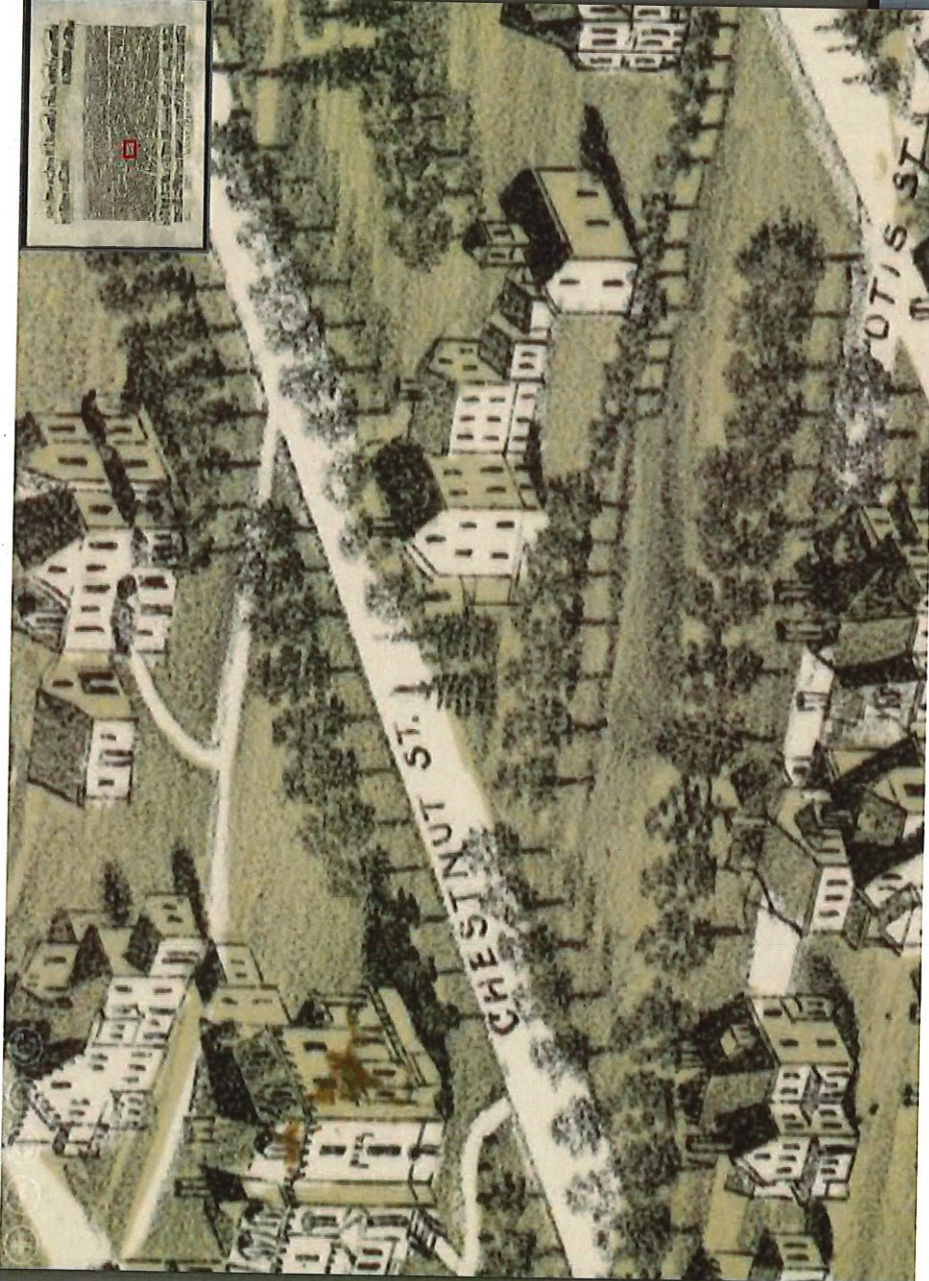
Sources:

Registry of Deeds

City of Newton Atlas 1874, 1886, 1895, 1907

Appendix F

West Newton, Massachusetts



1890 Bird's Eye



FY19 ANNUAL ACTION PLAN

Planning and Development Board
Public Hearing
May 7, 2018

Department of Planning and Development 1

Introductions

- Danielle Bailey, Grants Manager
- Rachel Powers, Community Development Programs Manager
- Elizabeth Valenta, HOME Program Manager
- Malcolm Lucas, Housing Planner
- Amanda Berman, Housing Development Specialist
- Doug Desmarais, Construction Manager

2

Presentation Outline

- Allocation of funds and public involvement
- Program areas by Annual Action Plan goals
 - Production of Affordable Housing and Housing Rehabilitation
 - Provision of Homeless Supportive Services
 - Permanent and Supportive Housing
 - Improvement of the Transition to Permanent Housing
 - Affirmatively Furthering Fair Housing
 - Provision of Human Services
 - Implementation of Access Improvements
 - Affordable Housing in the HOME Consortium
- Revisions to citizen participation plans
- Timeline and comments

3

Allocation of Funds

4

Federal Grants

- All projects/activities funded in Newton with federal funds must be targeted towards assistance to low- and moderate-income residents
- Annual federal funds received:
 - Community Development Block Grant (CDBG)
 - HOME Investment Partnership (HOME)
 - Emergency Solutions Grant (ESG)

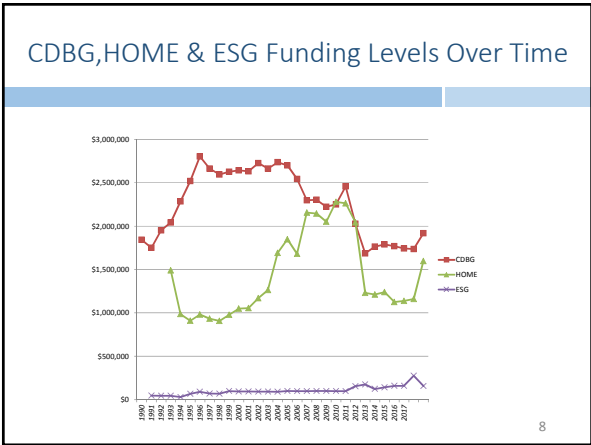
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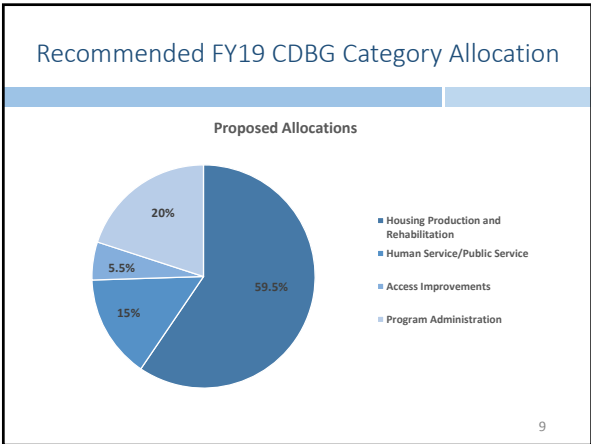


Expected FY19 Allocation

Program	FY19	% Change
Community Development Block Grant (CDBG)	\$1,918,213	10.5% ↑
HOME Investment Partnerships Program	\$1,597,353	37.6% ↑
Emergency Solutions Grant (ESG)	\$156,262	.04% ↓

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Public Involvement to Date

<u>Committee</u>	<u>Date of Meeting</u>
Continuum of Care	1/18/18
HOME Consortium Member Council	2/9/18
HOME Consortium Community Mtgs.	Various
Fair Housing Committee	2/7/18, 3/7/18
Commission on Disability	2/12/18, 3/12/18
Human Service TA Session	2/14/18
HS RFP Review Committee	3/8/18
ESG RFP Review Committee	3/22/18

10

Production of New Affordable Units and Housing Rehabilitation

11

Priority Housing Needs

- Create affordable housing near:
 - Amenities
 - Village centers
 - Public transportation options
- Provide affordable housing units in mixed-income developments
- Create additional accessible rental units and visitable housing
- Development of permanent supportive housing for the chronically homeless



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FY19 Housing Program

• Increase production of new affordable housing units

- Preserve and expand affordable rental and homeownership opportunities
- Facilitate acquisition, rehabilitation and development of affordable units for LMI households
- Promote use of leveraged resources



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FY19 Housing Program

• Completion of 9 affordable rental units with HOME & CDBG funding

- Myrtle Village – 7 rental units (2 units at 50% AMI, 2 units at 70% AMI, and 3 units at 85%)
- 83-85 West Street – 2 rental units affordable at 80% of AMI



FY19 Housing Program

• Administration and expansion of Housing Rehabilitation program

- Expand program to advance housing diversity and support safe, habitable accessory apartments & lodging houses
- Rehabilitate approximately 5 units
- Assist a combination of homeownership, Newton Housing Authority and non-profit supported housing units



FY19 Housing Program

• Support sustainable homeownership

- Implementation and management of downpayment/closing cost assistance program
- Assistance to 3 homebuyers
 - 2 homebuyers purchasing units at 1521 Beacon Street
 - 1 homebuyer purchasing a home through the First-Time Homebuyer Resale Program



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Fair Housing

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Fair Housing

- Division staff, Fair Housing Committee (FHC) and WestMetro HOME Consortium will initiate development of 2021-2025 Analysis of Impediments to Fair Housing Choice
- FHC to present findings related to a discrimination study completed by Fair Housing Center of Greater Boston
- Division and FHC involvement in the redesign of Zoning Ordinance to support affirmatively furthering fair housing and avoid disparate impact to protected classes
- Division staff will collaborate with the FHC to host an educational event, conduct trainings and disseminate meaningful fair housing information

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Supportive Services for Homeless and At-risk of Homelessness

19

Continuum of Care

- BNWW CoC merged with Balance of State CoC December, 2016
- DHCD administers McKinney-Vento funds, including application submission and project monitoring
 - BoS awarded \$12.77 Million
 - BNWW awarded \$1.36 Million
- BNWW CoC continues to meet annually
- Point-in-Time Count conducted by DHCD January 31, 2018

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Emergency Solutions Grant

- CoC approved funding priorities January 18, 2018
- RFP issued January 24, 2018
- Review committee convened March 22, 2018

Eligible ESG Category	FY18	FY19
Shelter Services	\$62,750.00	\$63,000.00
Homelessness Prevention	\$50,325.00	\$55,000.00
Rapid Re-housing	\$32,034.37	\$26,542.35
Street Outreach	\$0.00	\$0.00
Administration	\$11,765.63	\$11,719.65
Total	\$156,875	\$156,262.00

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ESG Proposed Projects

ESG Category	Agency	Program	Allocation
Homelessness Prevention	Brookline Community Mental Health Center	Homelessness Prevention	\$48,000.00
	The Second Step		\$7,000.00
Rapid Re-housing	Brookline Community Mental Health Center	Rapid Re-housing	\$20,000.00
	The Second Step	Rapid Re-housing/Stabilization	\$6,542.35
Emergency Shelter Services	Community Day Center of Waltham	Stabilization Program	\$13,000.00
	REACH	Emergency Shelter for Survivors of Domestic Violence	\$16,000.00
	Middlesex Human Service Agency	Bristol Lodge Men's and Women's Shelters	\$14,000.00
	The Second Step	Emergency Shelter for Survivors of Domestic Violence	\$20,000.00

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Permanent and Supportive Housing

23

Permanent and Supportive Housing



- Provision of 9-12 units for chronically homeless adults with disabilities
- September 2017: City issued RFP for sale of 160 R Stanton Avenue
- October 2017: JCHE Proposal/City Advancement
- Spring 2018: Community Engagement
- Fall 2018: Expected to apply for 40B Permit

24

Improve the Transition to Permanent Housing

25

Tenant Based Rental Assistance Program

- City is providing assistance to two households with incomes between 30% and 60% AMI
- FY19 will be third and final year of assistance for one of the households
- City will not issue new vouchers in FY19 due to extensive administrative undertaking of the program and limited capacity
- The Division may re-evaluate this goal in the future

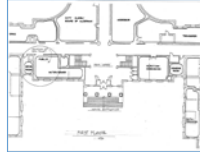
26

Architectural Access

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Architectural Access

- A total of 5.5% (\$105,000) in CDBG funds anticipated for FY19
- Funds will be used for the installation of an ADA accessible bathroom on the first floor of City Hall
- No priority target neighborhood improvements planned during FY19



Human/Public Services

29

Human/Public Service Program

- Human Service category capped at 15% of annual allocation
 - \$287,731 anticipated for FY19
 - Includes \$33,495 in program income
- FY19 Human Service Grant application process
 - RFP released with ESG RFP
 - RFP issued in January 2018
 - Requests totaling \$394,502.30 from 15 applicants
 - 15 organizations funded
- Evaluation Criteria
 - City of Newton's Priority Needs
 - Connection with Brookings Institute's Benchmarks for Success
 - Proposed Outcomes and Results

Priority Needs: children, teens, families, older adults, persons with disabilities

30

Human Service Grant Program

8 Benchmarks for Social Mobility

Benchmarks are based on Brookings Institution's Benchmarks for Success, 2012

31

Human Service Proposed Projects

Rank	Agency	Program	Allocation	Priority Need
1	Family ACCESS	Social Mobility for Young Families	\$50,000	Children/Youth
2	The Second Step	Residential & Community Programs	\$25,000	Adults/Family
3	Boys & Girls Club	Financial Aid for Teens/Families	\$15,500	Children/Youth
4	Newton Housing Authority	Resident Services Program	\$17,300	Elderly/Older Adults
5	REACH	Individual Support & Advocacy	\$10,000	Adults/Family
6	JCHE	Caring Choices & Wellness Nursing	\$10,000	Elderly/Older Adults
7	JF & CS	Stabilization & Recovery Services	\$10,000	Persons w/Disabilities
8	NCDF	Resident Services Program	\$22,000	Elderly/Older Adults
9	EMPath	CFO Program	\$40,000	Adults/Family
10	Barry L. Price Center	Building Independence through Employment	\$12,500	Persons w/ Disabilities
11	Plowshares	Tuition Assistance	\$10,000	Children/Youth
12	Riverside Community Care	Riverside Mental Health Services	\$33,000	Adults/Family
13	Newton Senior Center	Fitness Programming	\$10,000	Elderly/Older Adults
14	Cousens Fund	Emergency Payments	\$10,000	Adults/Family

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Human Service Proposed Projects

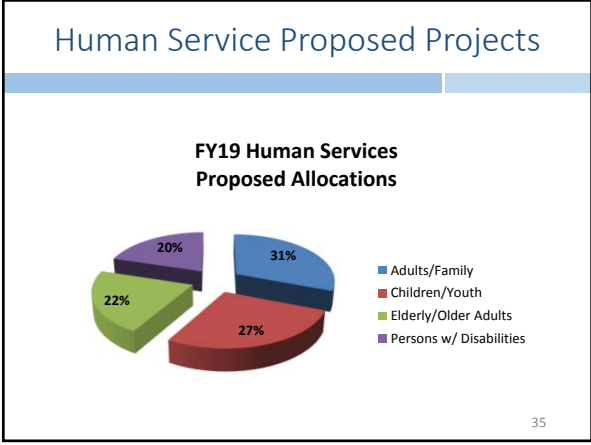
Supplemental Funding

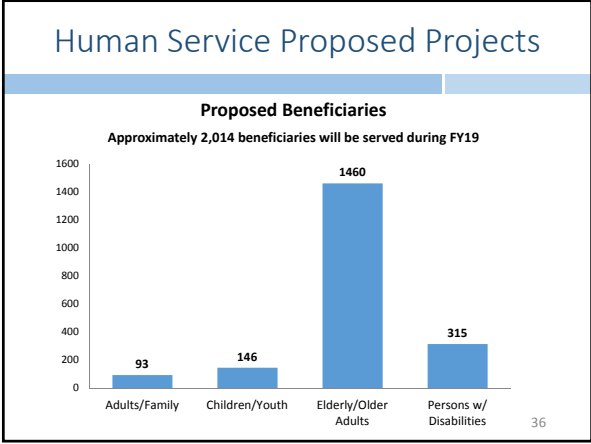
Rank	Agency	Program	Allocation	Priority Need
1	Newton-Wellesley-Weston (NWW)	NWW Wednesday Night Drop-In	\$7,000	Persons w/ Disabilities

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Revised Human Service Allocations

Rank	Agency	Program	Allocation	Priority Need
1	Family ACCESS	Social Mobility for Young Families	\$50,000	Children/Youth
2	The Second Step	Residential & Community Programs	\$35,000	Adults/Family
3	Boys & Girls Club	Financial Aid for Teens/Families	\$16,000	Children/Youth
4	Newton Housing Authority	Resident Services Program	\$20,400	Elderly/Older Adults
5	REACH	Individual Support & Advocacy	\$11,640	Adults/Family
6	JCHE	Caring Choices & Wellness Nursing	\$13,035	Elderly/Older Adults
7	JF & CS	Stabilization & Recovery Services	\$13,025	Persons w/Disabilities
8	NCDF	Resident Services Program	\$25,025	Elderly/Older Adults
9	EMPath	CFO Program	\$43,025	Adults/Family
10	Barry L. Price Center	Building Independence through Employment	\$15,000	Persons w/ Disabilities
11	Plowshares	Tuition Assistance	\$13,025	Children/Youth
12	Riverside Community Care	Riverside Mental Health Services	\$36,025	Adults/Family
13	Newton Senior Center	Fitness Programming	\$13,025	Elderly/Older Adults
14	Cousens Fund	Emergency Payments	\$10,000	Adults/Family
15	NWW Committee	Wednesday Night Drop-In	\$7,000	Persons w/ Disabilities






HOME Consortium

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HOME Consortium

Bedford \$21,280 Belmont \$50,358 Brookline \$265,402 Concord \$28,720 Framingham \$271,330 Lexington \$41,855 Natick \$47,377		Needham \$30,630 Newton \$155,738 Sudbury \$5,315 Waltham \$198,442 Watertown \$98,940 Wayland \$14,575 Total Allocation \$1,229,962.10
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FY19 HOME Activities

- Acquisition and construction of new affordable rental housing units
- Preservation/rehabilitation of existing affordable housing units
- Homeowners assistance
 - Downpayment assistance
 - Homeowner rehabilitation
- Tenant Based Rental Assistance (TBRA)
 - Security deposit
 - Ongoing rental assistance

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FY19 Proposed Projects and Programs

Bedford

- Tenant Based Rental Assistance program

Brookline

- Preservation of rental housing
 - Completion of the Trustman Apartment project
- Creation of affordable housing units
 - Provide funding for JCHE development

Concord

- Creation of affordable assisted living housing units
 - Commence feasibility analysis for Junction Village, 83-units of new construction

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FY19 Proposed Projects and Programs

Framingham

- Tenant Based Rental Assistance program
- Downpayment assistance program

Natick

- Tenant Based Rental Assistance program
 - Security Deposit Assistance

Newton

- Tenant Based Rental Assistance program
 - Continued support of two households
- Construction of new rental housing units

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FY19 Proposed Projects and Programs

Waltham

- Tenant Based Rental Assistance program
 - Security deposit
 - On-going rental assistance

Wayland

- Creation of affordable housing units as part of 11 Hammond Road project

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FY19 Goals: Completed Projects

- Creation of **44** HOME-assisted rental units (Brookline, Concord, Framingham, Newton)
- Preservation and rehabilitation of **22** HOME-assisted rental units (Brookline and Framingham)
- Assistance of **2** households through down payment assistance (Framingham)
- Assistance of **80** households through Tenant Based Rental Assistance (TBRA) (Bedford, Framingham, Natick, Newton, Waltham)

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HOME FY19 Fair Housing Initiatives

- Division staff, Fair Housing Committee (FHC) and HOME Consortium will initiate development of 2021-2025 Analysis of Impediments to Fair Housing Choice
- Training for municipal elected officials, staff, boards and commissions that are involved in housing development/land use decisions
- Additional trainings / fair housing events as may be undertaken by individual communities

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Citizen Participation Plans

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Citizen Participation Plans

- City of Newton
- WestMetro HOME Consortium

Major revisions:

- Exclusion of the Assessment of Fair Housing, suspended by HUD in Winter 2018

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Timeline and Public Comment

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Public Comment

Plan available at:
www.newtonma.gov/gov/planning/resources/special_reports_n_studies.asp
www.newtonma.gov/gov/planning/bc/board/

- Email comments and questions to rpowers@newtonma.gov
 - 30-day comment period ends Tuesday, June 5
 - Submission deadline to HUD: 60 days after receipt of federal allocations from HUD or August 16, 2018 (whichever comes first)
- Write to:
 - Department of Planning and Development
 - Newton City Hall
 - 1000 Commonwealth Avenue
 - Newton, MA 02459
 - Attn: Rachel Powers
- Call the Planning Department at 617.796.1125
- Sign up for the Department's Friday Report by e-mailing vbirmingham@newtonma.gov with Friday Report in subject line

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Public Hearing

Questions / Comments?

Thank you!

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Newton Community Development Block Grant Program - FY19 Budget

PROJECT #	IDIS #	Env. Review	Budget Code	Account	Projects	Letter-of-Credit (LOC) Budget	FY19 Program Income (Estimated)	Prior Year(s) Program Income (FY18)	Total Budget
HOUSING PROGRAM									
CD19-01A		Exempt	15X114	Various	Housing Program Delivery	\$300,000.00			\$300,000.00
CD19-01B		project by project	15X114	5796	Housing Rehabilitation and Development Program Fund	\$841,841.00			\$841,841.00
CD19-01C		project by project	15X114	5796C	Housing Program Rehab Revolving Loan Fund (estimated rehab loan repayments)		\$81,250.00		\$81,250.00
HOUSING PROGRAM TOTAL						\$1,141,841.00	\$81,250.00	\$0.00	\$1,223,091.00
ARCHITECTURAL ACCESS									
CD19-03A		project by project	15X114	586001	FY19 Accessibility Improvements-City Hall, First Floor ADA Accessible Bathroom	\$105,000.00			\$105,000.00
ARCHITECTURAL ACCESS TOTAL						\$105,000.00	\$0.00	\$0.00	\$105,000.00
HUMAN SERVICES									
CD19-05A		Exempt	15X114	5797	Barry Price Rehabilitation Center / Building Independence and Self-Esteem Through Employment	\$15,000.00			\$15,000.00
CD19-05B		Exempt	15X114	5797	Boys and Girls Club /Financial Aid for Teens and Families	\$16,000.00			\$16,000.00
CD19-05C		Exempt	15X114	5797	EMPath / Career Family Opportunity Program	\$43,025.00			\$43,025.00
CD19-05D		Exempt	15X114	5797	Family ACCESS of Newton / Social Mobility for Young Families	\$16,500.00		\$ 33,500	\$50,000.00
CD19-05E		Exempt	15X114	5797	Horace Cousens Industrial Fund / Emergency Payment for Families in Financial Crisis	\$10,000.00			\$10,000.00
CD19-05F		Exempt	15X114	5797	Jewish Community Housing for the Elderly / Caring Choices and Wellness Nursing for Low-Income Seniors	\$13,040.00			\$13,040.00
CD19-05G		Exempt	15X114	5797	Jewish Family & Children's Service/ Stabilization & Recovery Services for People with Mental Illness & Autism	\$13,025.00			\$13,025.00
CD19-05H		Exempt	15X114	5797	Newton Community Development Foundation / Resident Services Program	\$25,025.00			\$25,025.00
CD19-05I		Exempt	15X114	5797	Newton Housing Authority / Resident Services Program	\$20,400.00			\$20,400.00
CD19-05J		Exempt	15X114	5797	Plowshares Education Development Center / Tuition Assistance for Preschool and After School	\$13,025.00			\$13,025.00
CD19-05K		Exempt	15X114	5797	REACH / Individual Support and Advocacy including Emergency Hotline and Community Outreach	\$11,640.00			\$11,640.00
CD18-05L		Exempt	15X114	5797	Riverside Community Care / Mental Health Services Promoting Economic Mobility	\$36,025.00			\$36,025.00
CD18-05M		Exempt	15X114	5797	The Second Step / Residential and Community Programs for Survivors of Domestic Violence	\$35,000.00			\$35,000.00
CD18-05N		Exempt	15X114	5797	Newton Senior Center/Senior Fitness Program	\$13,025			\$13,025.00
CD18-05O		Exempt	15X114	5797	NWW Committee/Wednesday Night Drop-In	\$7,000			\$7,000.00
CD19-98D		Exempt	15X114	5797	Human Service Program Income Reserve**** (for FY20 projects- do not include in FY19 budget totals)		\$18,750		
HUMAN SERVICES TOTAL (Cannot exceed 15% of current year LOC + 15% of prior year program income)						\$287,730.00	\$18,750.00	\$33,500.00	\$321,230.00
NEIGHBORHOOD IMPROVEMENTS									
		project by project	15X114	586001	No Projects in FY19	\$0.00			\$0.00
NEIGHBORHOOD IMPROVEMENTS TOTAL						\$0.00	\$0.00	\$0.00	\$0.00
PROGRAM ADMINISTRATION									
CD19-09A		Exempt	15X114	Various	Program Administration	\$382,642.00	\$25,000.00		\$407,642.00
CD19-09B		Exempt	15X114	Various	Citizen Participation	\$1,000.00			\$1,000.00
CD19-99		Exempt	15X114	5797	Contingencies	\$0.00			
MINISTRATION TOTAL (Cannot exceed 20% of current year LOC + 20% of current year program income- must also include Planning activities)						\$383,642.00	\$25,000.00	\$0.00	\$408,642.00
GRAND TOTAL ALL PROGRAM AREAS						\$1,918,213.00	\$125,000.00	\$33,500.00	\$2,057,963.00
FY19 CDBG Letter of Credit Funds from HUD B-18-MC-25-0019						\$1,918,213.00			

WestMetro HOME Partnerships Program FY19 Projects

Project #	Budget Code	Account Code	IDIS #	Environ. Review	PROJECT NAME/TYPE	FY19 Budget	FY18 Program	
							Income	Totals
BEDFORD								
HM19-01A	16T1141	5715	TBD	Exempt	Bedford HOME Administration	\$ 1,935.00	\$ -	\$ 1,935.00
HM19-01B	16T1141	5797		Project by Project	Bedford TBRA	\$ 19,345.00	\$ -	\$ 19,345.00
TOTAL						\$ 21,280.00	\$ -	\$ 21,280.00
BELMONT								
HM19-02A	16T1142	5715	TBD	Exempt	Belmont HOME Administration	\$ 4,578.00	\$ -	\$ 4,578.00
HM19-02B	16T1142	5797		Project by Project	Belmont Projects / Programs	\$ 45,780.00	\$ -	\$ 45,780.00
TOTAL						\$ 50,358.00	\$ -	\$ 50,358.00
BROOKLINE								
HM19-03A	16T1143	5715	TBD	Exempt	Brookline HOME Administration	\$ 24,127.00	\$ -	\$ 24,127.00
HM19-03B	16T1143	5797		Underway	Housing Development - JCHE	\$ 241,275.00	\$ -	\$ 241,275.00
TOTAL						\$ 265,402.00	\$ -	\$ 265,402.00
CONCORD								
HM19-13A	16T1144	5715	TBD	Exempt	Concord HOME Administration	\$ 2,610.00	\$ -	\$ 2,610.00
HM19-13B	16T1144	5797		Project by Project	Housing Development - Junction Village	\$ 26,110.00	\$ -	\$ 26,110.00
HM19-13C	16T1144	5797			Loan Repayment to Lexington	\$ (6,605.00)	\$ -	\$ (6,605.00)
TOTAL						\$ 22,115.00	\$ -	\$ 22,115.00
FRAMINGHAM								
HM19-09A	16T1149	5715	TBD	Exempt	Framingham HOME Administration	\$ 24,665.00	\$ -	\$ 24,665.00
HM19-09B	16T1149	5797		Project by Project	Housing Development	\$ 122,000.00	\$ 9,094.19	\$ 131,094.19
HM19-09C	16T1149	5797		Underway	Framingham TBRA Program	\$ 55,000.00	\$ -	\$ 55,000.00
HM19-09D	16T1149	5797		Underway	Framingham Homeowner Rehab	\$ 69,665.00	\$ -	\$ 69,665.00
TOTAL						\$ 271,330.00	\$ 9,094.19	\$ 280,424.19
LEXINGTON								
HM19-12A	16T11412	5715	TBD	Exempt	Lexington HOME Administration	\$ 3,805.00	\$ -	\$ 3,805.00
HM19-12B	16T11412	5797		Underway	Lexington Projects / Programs	\$ 38,050.00	\$ -	\$ 38,050.00
HM19-12C	16T11412	5797			Loan Repayment from Concord	\$ 6,605.00	\$ -	\$ 6,605.00
TOTAL						\$ 48,460.00	\$ -	\$ 48,460.00
NATICK								
HM19-11A	16T11411	5715	TBD	Exempt	Natick HOME Administration	\$ 4,307.00	\$ -	\$ 4,307.00
HM19-11B	16T11411	5797		Underway	Natick TBRA Program	\$ 43,070.00	\$ -	\$ 43,070.00
HM19-11C	16T11411	5797			Loan Repayment from Sudbury	\$ 4,830.00	\$ -	\$ 4,830.00
TOTAL						\$ 52,207.00	\$ -	\$ 52,207.00
NEEDHAM								
HM19-05A	16T1145	5715	TBD	Exempt	Needham HOME Administration	\$ 2,785.00	\$ -	\$ 2,785.00
HM19-05B	16T1145	5797		Project by Project	Needham Projects / Programs	\$ 27,845.00	\$ -	\$ 27,845.00
TOTAL						\$ 30,630.00	\$ -	\$ 30,630.00
NEWTON								
HM19-06A	16T1146	5715	TBD	Exempt	Newton HOME Administration	\$ 14,158.00	\$ -	\$ 14,158.00
HM19-06B	16T1146	5797		Project by Project	Newton Projects/ Programs	\$ 141,580.10	\$ 44,918.36	\$ 186,498.46
TOTAL						\$ 155,738.10	\$ 44,918.36	\$ 200,656.46
SUDBURY								
HM19-10A	16T11410	5715	TBD	Exempt	Sudbury HOME Administration	\$ 485.00	\$ -	\$ 485.00
HM19-10B	16T11410	5797		Project by Project	Sudbury Projects / Programs	\$ 4,830.00	\$ -	\$ 4,830.00
HM19-10C	16T11410	5797			Loan Repayment to Natick	\$ (4,830.00)	\$ -	\$ (4,830.00)
TOTAL						\$ 485.00	\$ -	\$ 485.00
WALTHAM								
HM19-07A	16T11417	5715	TBD	Exempt	Waltham HOME Administration	\$ 18,040.00	\$ -	\$ 18,040.00
HM19-07B	16T11417	5797		Underway	Waltham TBRA Program	\$ 180,402.00	\$ -	\$ 180,402.00
HM19-07C	16T11417	5797		Project by Project	Waltham Projects / Programs	\$ -	\$ 455,768.00	\$ 455,768.00
TOTAL						\$ 198,442.00	\$ 455,768.00	\$ 654,210.00
WATERTOWN								
HM19-08A	16T11418	5715	TBD	Exempt	Watertown HOME Administration	\$ 8,995.00	\$ -	\$ 8,995.00
HM19-08B	16T11418	5797		Project by Project	Watertown Projects / Programs	\$ 89,945.00	\$ -	\$ 89,945.00
TOTAL						\$ 98,940.00	\$ -	\$ 98,940.00
WAYLAND								
HM19-14A	16T11414	5715	TBD	Exempt	Wayland HOME Administration	\$ 1,325.00	\$ -	\$ 1,325.00
HM19-14B	16T11414	5797		Project by Project	Wayland Projects / Programs	\$ 13,250.00	\$ -	\$ 13,250.00
TOTAL						\$ 14,575.00	\$ -	\$ 14,575.00
CONSORTIUM ADMINISTRATION								
HM19-99	16T11415	5715	TBD	Exempt	Consortium HOME Administration	\$ 47,920.30	\$ -	\$ 47,920.30
HM19-15A	16T11415	5797		Project by Project	Competitive Funding Pool	\$ -	\$ -	\$ -
HM19-15B	16T11415	5797		Underway	CHDO Operating Expenses Funding Pool	\$ 79,867.65	\$ -	\$ 79,867.65
HM19-15C	16T11415	5797		Project by Project	CHDO Set Aside Funding Pool	\$ 239,602.95	\$ -	\$ 239,602.95
TOTAL						\$ 367,390.90	\$ -	\$ 367,390.90

TOTAL FY19 HOME CONSORTIUM BUDGET \$ 1,597,353.00 \$ 509,780.55 \$ 2,107,133.55

HOME Consortium Letter of Credit Funds M18-DC25-0213 \$ 1,597,353.00

FY19 HOME is a 37.6% increase from FY18 (\$1,160,828)

HOME Projects and Programs	\$1,118,147.10
Total Administrative Costs (10% of total allocation)	\$159,735.30
Local Administration (7% of total allocation)	\$111,815.00
Consortium Administration (3% of total allocation)	\$47,920.30
Total CHDO Operating Expenses (5% of total allocation)	\$79,867.65
Total CHDO Set-Aside (15% of total allocation)	\$239,602.95
Prior Years Program Income	\$ 509,780.55
TOTAL FY19 HOME CONSORTIUM BUDGET	\$2,107,133.55

Newton Emergency Solutions Grants Program - FY19 Budget - DRAFT

Program Funding Vote Per Continuum of Care- unanimous vote on 1.18.2018

ESG Review Committee Recommendations made on 3.22.18

P&D Board Approval TBD

Mayoral Approval TBD to be included in FY19 AAP

Project Number	Envir. Review	IDIS #	ESG PROJECTS	BUDGET CODE	ACCOUNT	ACCOUNT TITLE	ESG Funds
HES19-01A	Exempt		Bristol Lodge Men's & Women's Shelters -- Middlesex Human Service Agency	18A11418	5797	Grants	\$ 14,000.00
HES19-01B	Exempt		Transitional Residence Operations -- The Second Step, Inc.	18A11418	5797	Grants	\$ 20,000.00
HES19-01C	Exempt		Shelter Services -- Community Day Center of Waltham	18A11418	5797	Grants	\$ 13,000.00
HES19-01D	Exempt		Emergency Shelter Operations -- REACH	18A11418	5797	Grants	\$ 16,000.00
HES19-02A	Exempt		Homelessness Prevention -- Brookline Community Mental Health Center	18A11418	5797	Grants	\$ 48,000.00
HES19-02B	Exempt		Homelessness Prevention -- The Second Step	18A11418	5797	Grants	\$ 7,000.00
HES19-03A	Exempt		Rapid Re-housing -- Brookline Community Mental Health Center	18A11418	5797	Grants	\$ 20,000.00
HES19-03B	Exempt		Rapid Re-housing -- The Second Step	18A11418	5797	Grants	\$ 6,542.35
HES19-05A	Exempt		ESG Administration	18A11418	5797	Grants	\$ 11,719.65
TOTAL \$							156,262.00
FY19 ESG Letter of Credit Funds E18-MC-25-0019 \$							156,262.00

FY19 ESG is a **.19% decrease** from FY18 (\$275,072.00)

* The original allocation intended for Street Outreach was distributed amongst Homelessness Prevention and Rapid Re-housing programs.