

16 February 2011
Alice Ingerson for the
Community Preservation Committee

Historic Resources Overview & Guidelines



Newton, Massachusetts
Community Preservation Program
www.ci.newton.ma.us/cpa

***Newton Community Preservation Program
Community Preservation Committee***

Vision for Historic Resources

Adopted May 2009

Newton preserves a full range of resources that allow its past to inform choices about its future, including both:

village centers that grew up around 19th-century railroad stations, with their lively mix of housing types and land uses; and

20th-century neighborhoods shaped by zoning and the automobile, valued for their quiet consistency.

Community Preservation Act Allowable Spending Purposes

HISTORIC RESOURCES: <i>a category under "eligibility pressure."</i>	Community Housing	Historic Resources	Open Space	Land for Recreational Use
ACQUIRE obtain by gift, purchase, devise, grant, rental, rental purchase, lease or otherwise	YES	YES	YES	YES
CREATE (not defined)	YES	NO	YES	YES *
PRESERVE protect from injury, harm, or destruction (not maintenance)	YES	YES	YES	YES
SUPPORT (not defined)	YES, including funds for an affordable housing trust	NO	NO	NO
REHABILITATE / RESTORE - remodeling - reconstruction - extraordinary repairs for the purpose of making [resources] functional for their intended use - including but not limited to improvements to comply with the Americans with Disabilities Act and other federal, state or local building or access codes	YES, IF acquired or created with CP funds	YES **	YES, IF acquired or created with CP funds	YES, IF acquired or created with CP funds

Newton Community Preservation Program Historic Resources Guidelines

Proposals in Newton must meet national standards:

U.S. Sec'ty of the Interior's *Standards for the Treatment of Historic Properties*
www.nps.gov/history/hps/tps/standards_guidelines.htm

U.S. Sec'ty of the Interior's *Guidelines for the Treatment of Cultural Landscapes*
www.nps.gov/history/hps/hli/landscape_guidelines/

National Archives guidance
www.archives.gov/preservation/about.html

How do you show that you've met these standards?

1. significance – yes, it's old but ... why should we care?

I. Peopling Places

III. Cultural Values

II. Social Institutions & Movements

IV. Politics & Governments

V. Work & the Economy

VI. Science & Technology

VII. The Environment

VIII. Role of the United States in the World

2. significant features – what tells the story that makes us care?

3. treatment – how will your project let those features keep telling their story?

Newton Community Preservation Program Historic Resources Guidelines

SAMPLE analysis of **Historical Significance** & **Significant Features**

NEWTON ANGINO COMMUNITY FARM PRESERVATION PRIORITIES

15 June 2008, approved by Newton Farm Commission

... because they embody these significant themes in the farm's history:

Newton's community character:

- sense of place
- kids & community

Local history as global history:

- changing journey of food from farm to table
- Italian immigration



Small-scale New England farming:

- plain, not fancy
- stability & stewardship
- adaptability & ingenuity
- connections & interdependence

Newton Community Preservation Program Historic Resources Guidelines

Choosing a Treatment *(in roughly descending order of preference)*

- 1. PRESERVATION:** places a premium on retention of all historic fabric through conservation, maintenance & repair; reflects successive occupancies and respectful changes & alterations



Newton Community Preservation Program Historic Resources Guidelines

Choosing a Treatment *(in roughly descending order of preference)*

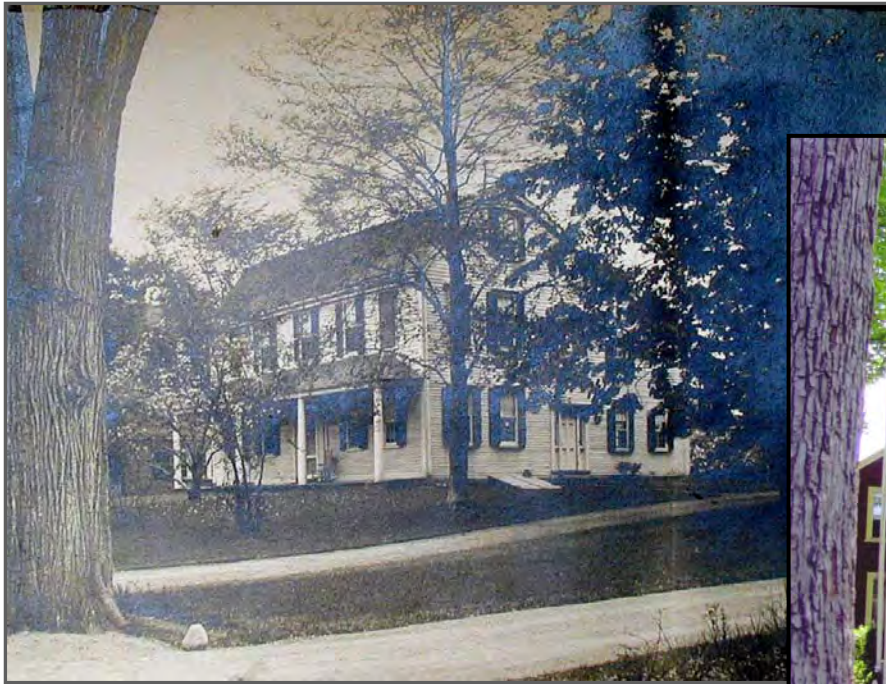
- 2. REHABILITATION:** emphasizes retention & repair of historic materials, but provides more latitude for replacement because the property is more deteriorated, or is being adapted respectfully for a new use



Newton Community Preservation Program Historic Resources Guidelines

Choosing a Treatment *(in roughly descending order of preference)*

- 3. RESTORATION:** focuses on the retention of materials from a single significant time in a property's history, while permitting the removal of materials from other periods



Newton Community Preservation Program Historic Resources Guidelines

Choosing a Treatment *(in roughly descending order of preference)*

- *restoration: focuses on the retention of materials from a single significant time in a*

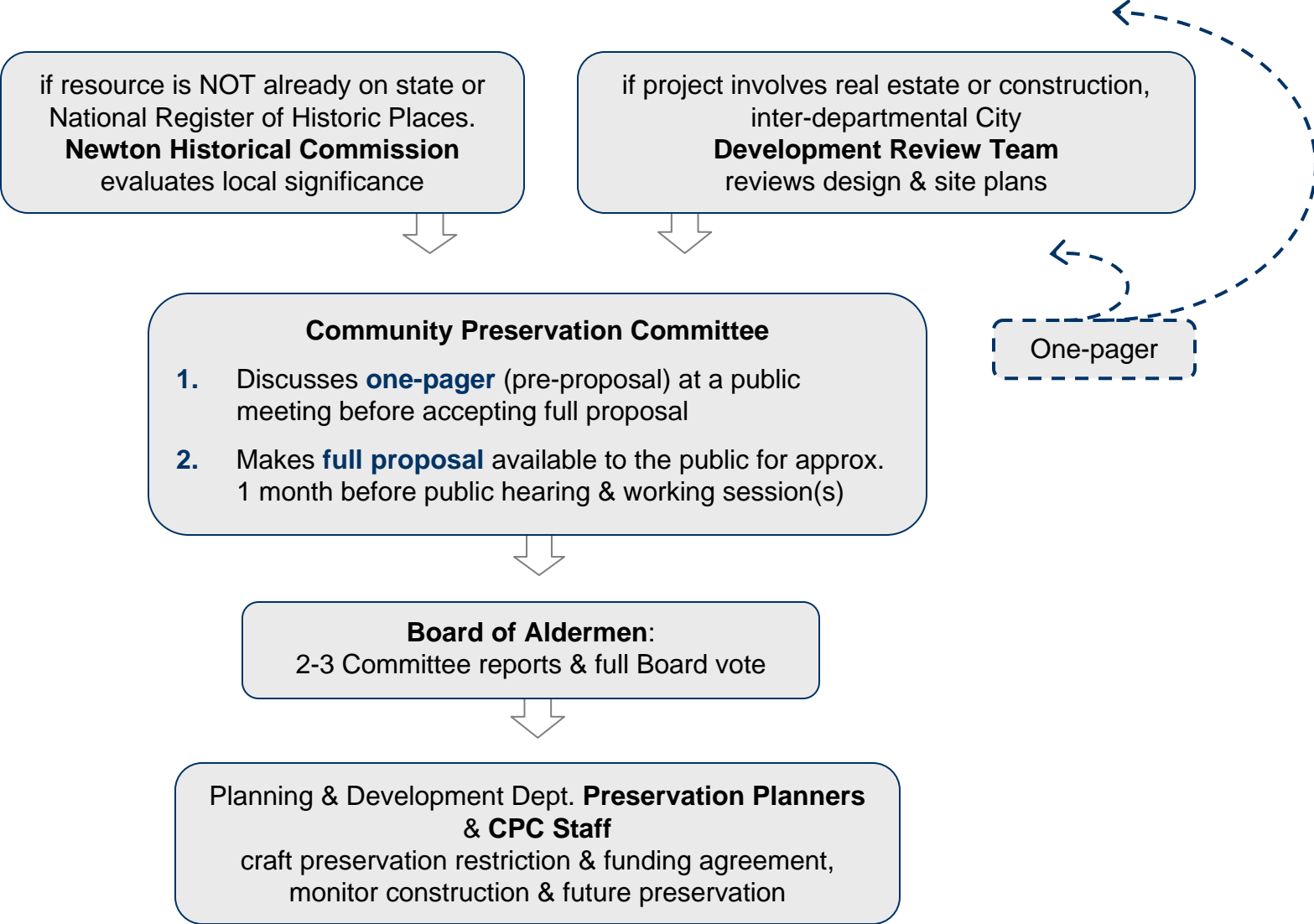
4. **RECONSTRUCTION** (limited opportunities): re-creates a well-documented but non-surviving site, landscape, building, structure, or object using all new materials

Newton Community Preservation Program Historic Resources Guidelines

Questions the CPC asks about proposals for privately owned resources:

- **Architectural Significance** ... architect ... style ... context ... features ...
- **Historical/Cultural/Social Significance** ... National or State Historic Register ...
City of Newton landmark ... designated by Newton Historical Commission ... historic survey ...
role in Newton's social or cultural history ...
- **Ownership and Financing** ... current owner (nonprofit, religious, private individual or company) ...
likelihood of ownership change ... owner's financial and management capabilities ...
project's demonstrated financial need ... other funds ...
- **Level of Protection** ... preservation easement or equivalent ... future protection of CP-funded
features ... potential for loss or destruction ... owner or sponsor willing to accept restrictions ...
- **Necessity and Appropriateness** ... proposed materials & techniques meet national standards ...
protection of essential features ...
- **Public Benefit** ... extent of public benefit ... public service or community-oriented activities
for Newton residents ... public access ...
- **Public Support** ... support from users, neighbors, professionals, & community leaders ...

Newton Community Preservation Program Funding Process for Historic Resources

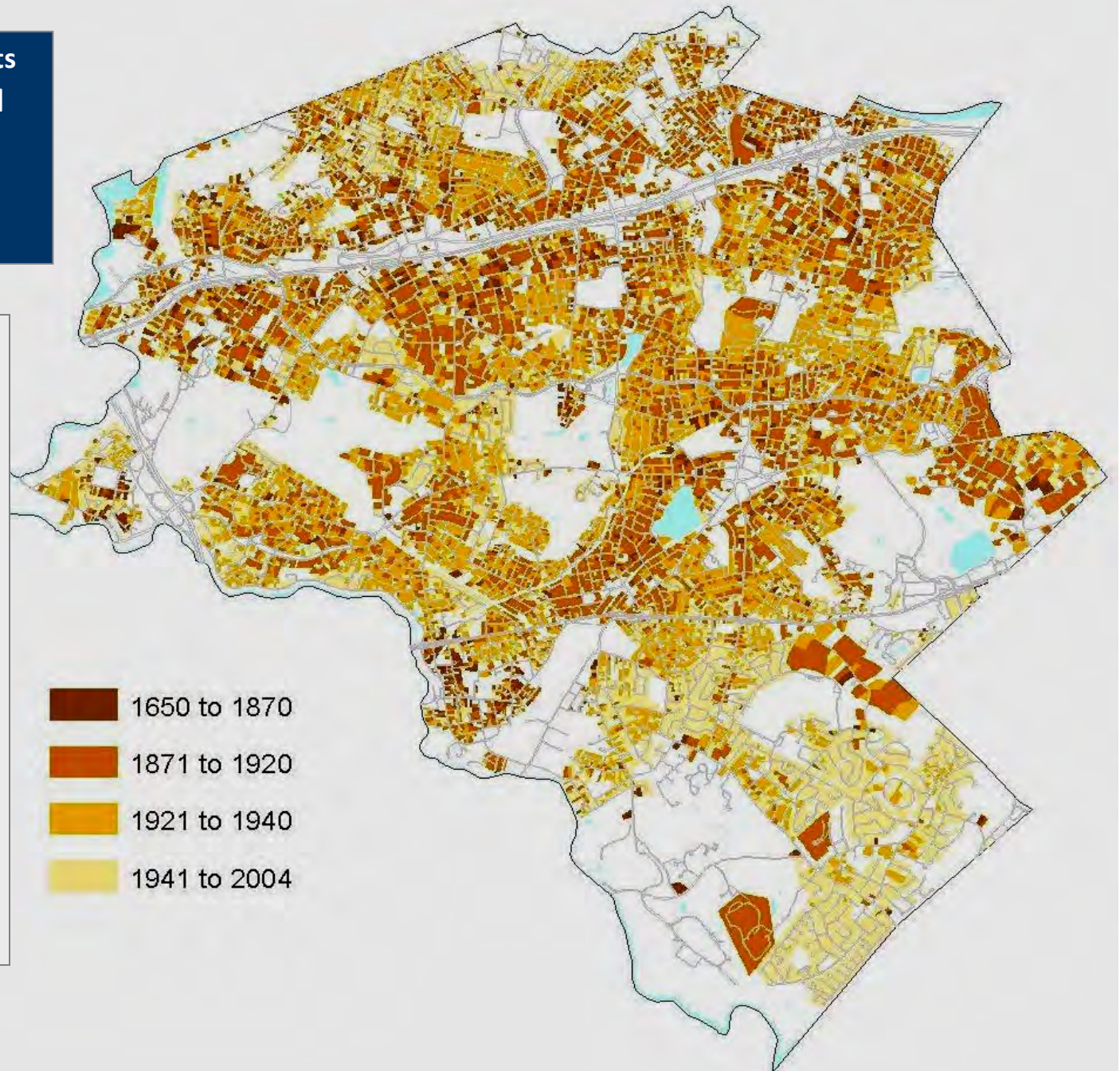


**Newton, Massachusetts
Existing Residential
Properties by
Historical Period
as of 2004**

Most buildings in
Newton are historic
in some sense.

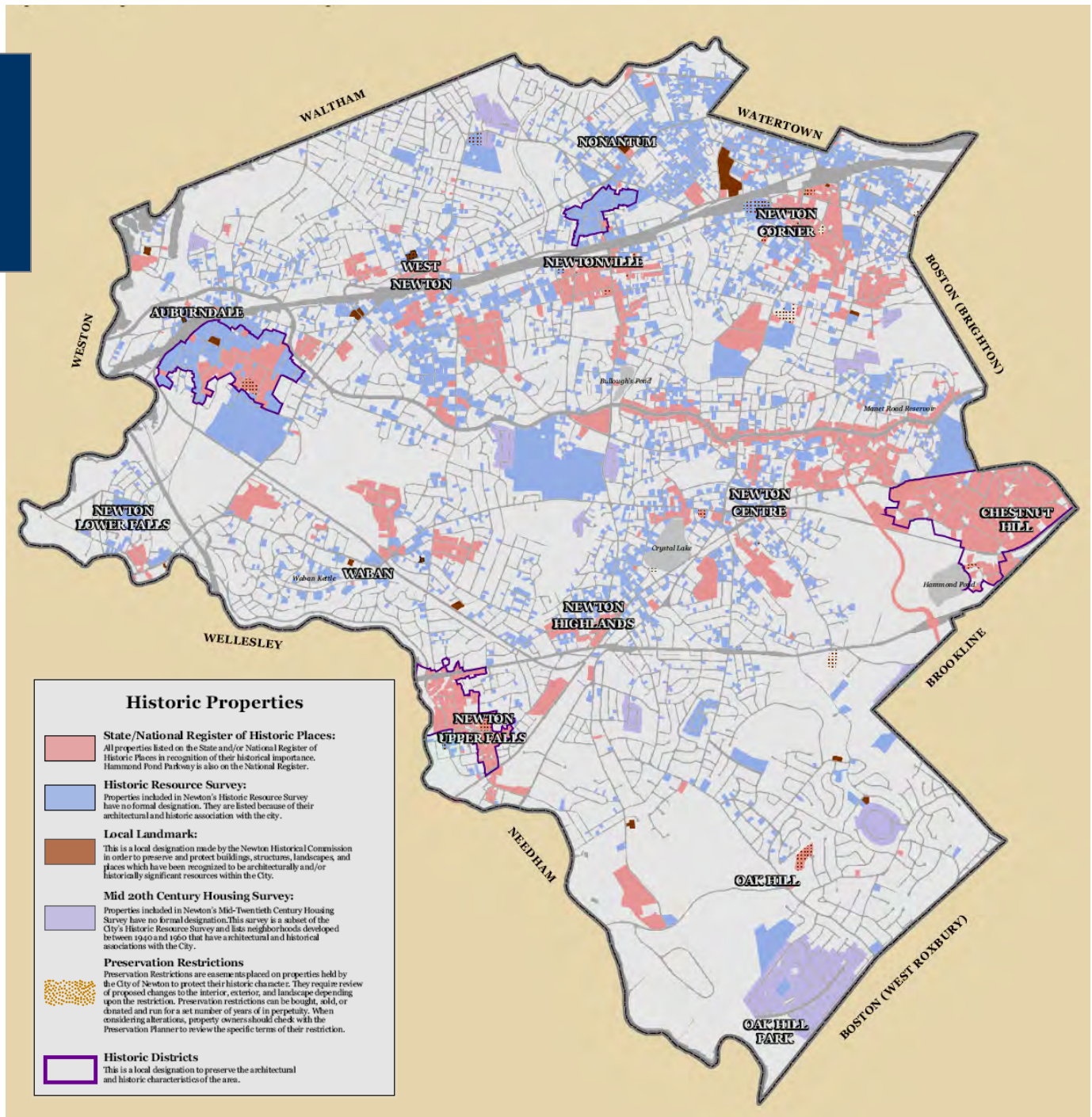
But as Newton's
Comprehensive Plan
points out, history
"isn't just for
preservation."

Historic buildings
can be used for
housing, economic
development,
education,
recreation, ...



**Newton, Massachusetts
Surveyed /
Designated
Historic Resources
as of July 2009**

Many of Newton's historic resources have not yet been recognized or protected.

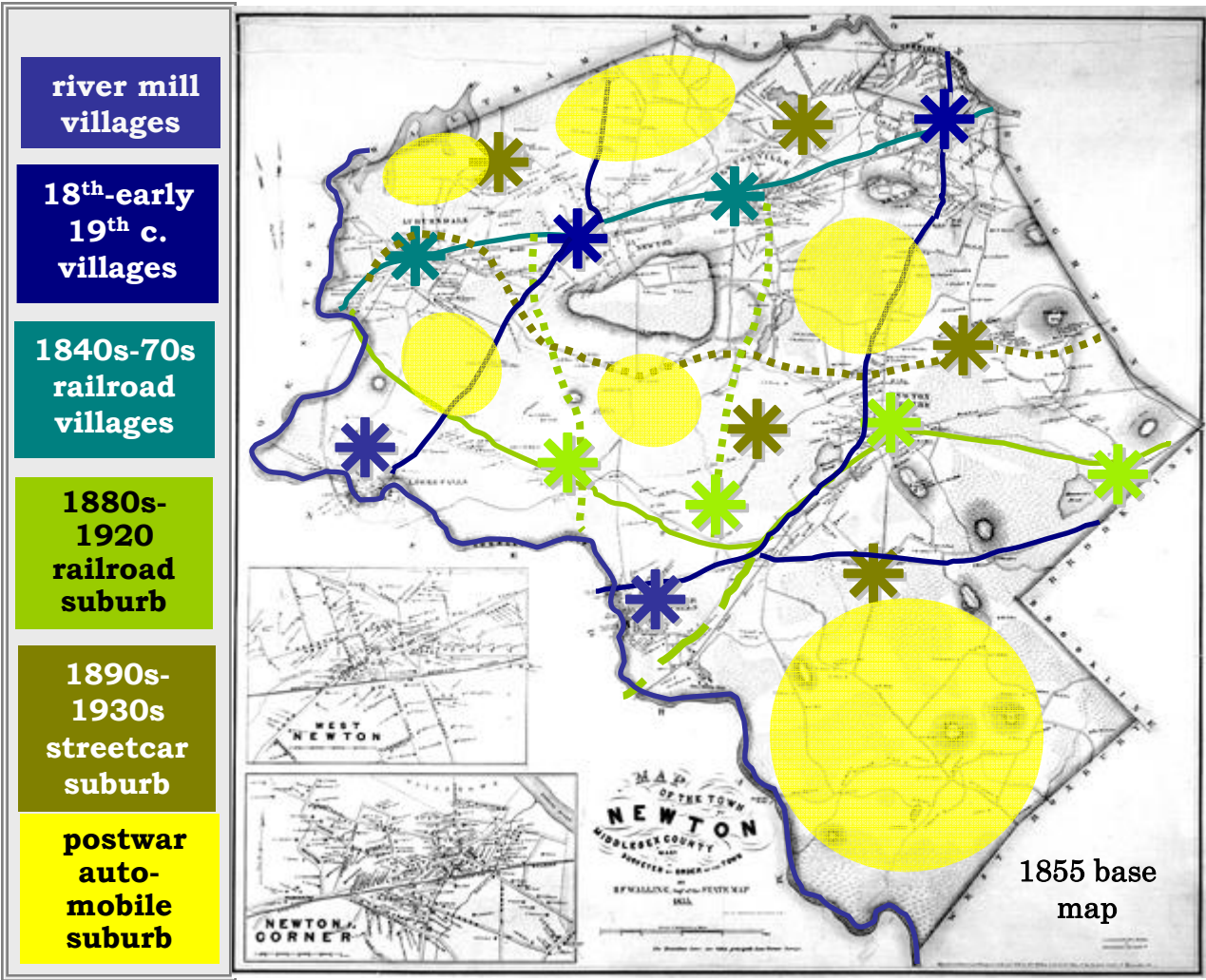


**Newton, Massachusetts COMMUNITY PRESERVATION PROGRAM
Funded Historic Resources Projects, Fy03-10**

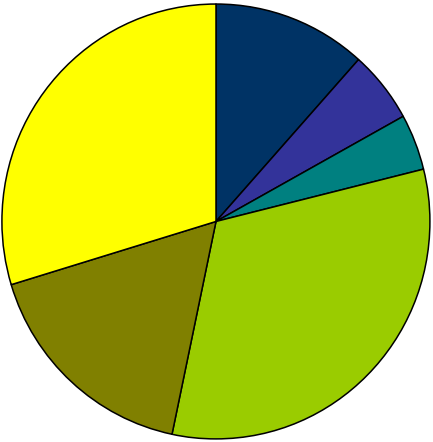
project title	housing	historic resources	open space	recreation
ACTIVE FUNDED PROJECTS Below				
ANGINO FARM		\$642,200	\$1,461,000	\$969,800
ARCHAEOLOGY SURVEY		\$37,750		
CITY ARCHIVES - Combined		\$36,545		
CITY HALL Historic Art Preservation		\$5,200		
DURANT-KENRICK HOMESTEAD		\$2,795,800		
FARLOW PARK		\$92,177		
HISTORIC BURYING GROUNDS		\$445,672		
MUSEUM ARCHIVES Preservation & Rehabilitation		\$101,345		
MUSEUM EXTERIOR Preservation		\$138,244		
WARREN HOUSE Historic Preservation		\$1,082,500		

project title	housing	historic resources	open space	recreation
COMPLETED PROJECTS Below				
BRIGHAM HOUSE Preservation & Rehabilitation		\$554,950		
CITY ARCHIVES - City Clerk		\$151,846		
CITY HALL Balustrade Preservation		\$150,660		
CITY HALL Historic Landscape Preservation Plan		\$40,650		
CITY HALL Historic Lighting Restoration		\$121,200		
CITY HALL War Memorial Auditorium Exterior Stairs		\$15,000		
CITY HALL Historic Windows Rehabilitation		\$119,400		
CIVIL WAR MONUMENT Restoration Plan		\$15,000		
CRAFTS STREET STABLE Preservation Plan		\$30,000		
CRYSTAL LAKE 230 Lake Avenue		\$88,500	\$134,064	\$662,436
HERITAGE LANDSCAPE INVENTORY		\$5,250	\$2,625	\$2,625
HOUGHTON GARDEN Historic Fencing		\$90,000		
LINDEN GREEN 248 Elliot Street	\$511,710	\$106,890		
LOCAL HISTORIC DISTRICTS Signage		\$2,000		
MUSEUM ARCHIVES Preservation & Rehabilitation		\$37,500		
NEWTON CORNER LIBRARY Preservation		\$291,829		
NEWTON HEALTH DEPARTMENT BUILDING Plan		\$26,425		
WASHINGTON PARK HISTORIC LIGHTING		\$131,035		
WEST SUBURBAN YMCA HISTORIC WINDOWS		\$160,273		

Newton's neighborhoods are all historic ...



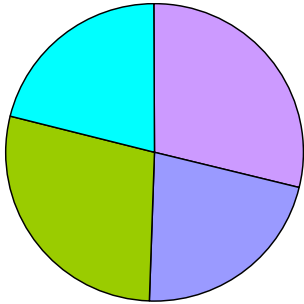
Newton Community Preservation Program
All Appropriations,
by Historical Neighborhood
 Fy 2003-2008



Map courtesy of the Newton History Museum

But Newton's neighborhoods are not all the same ...

Newton as a Whole



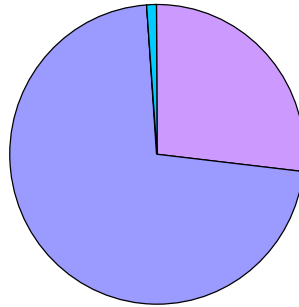
KEY

community housing	
historic resources	
open space	
recreation land	

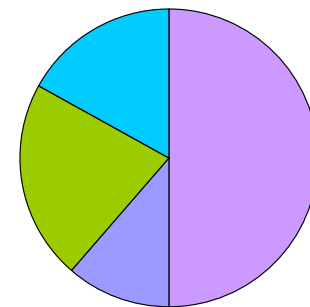
*Newton Community Preservation Program
All Appropriations, Fy 2003-2008*

Newton's Historic Neighborhoods

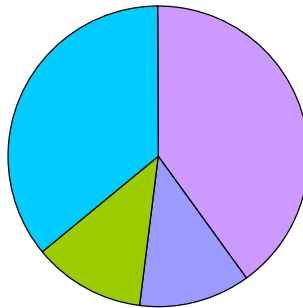
river mill & 18th - early
19th century villages



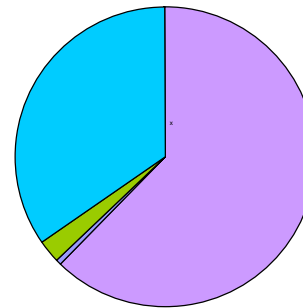
1840s-1870s
railroad villages



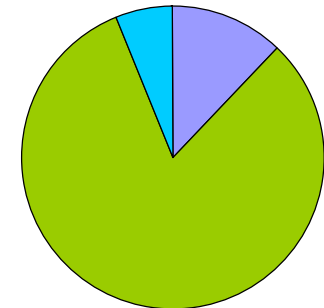
1880s-1920
railroad
suburb



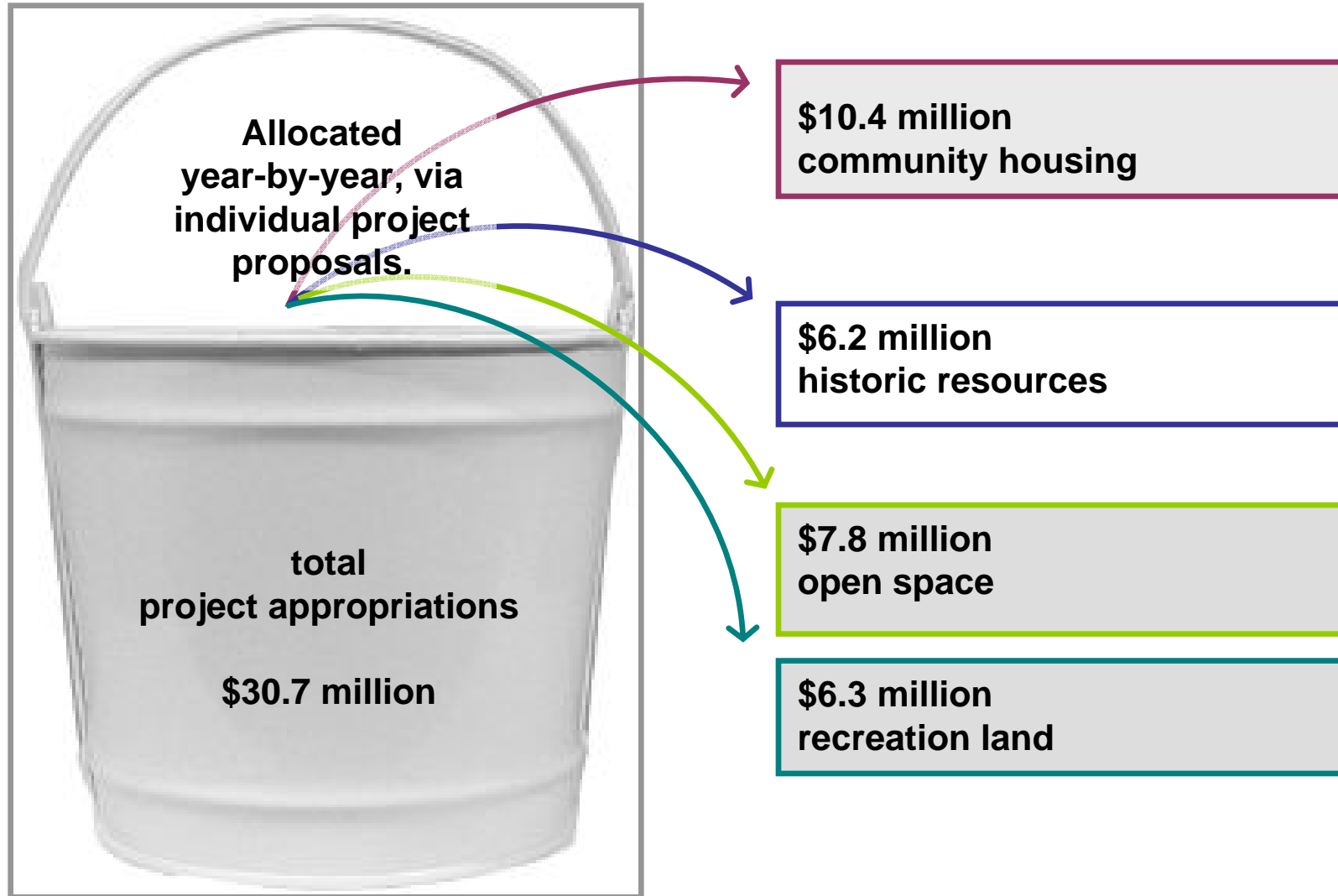
1890s-1930s
streetcar
suburb



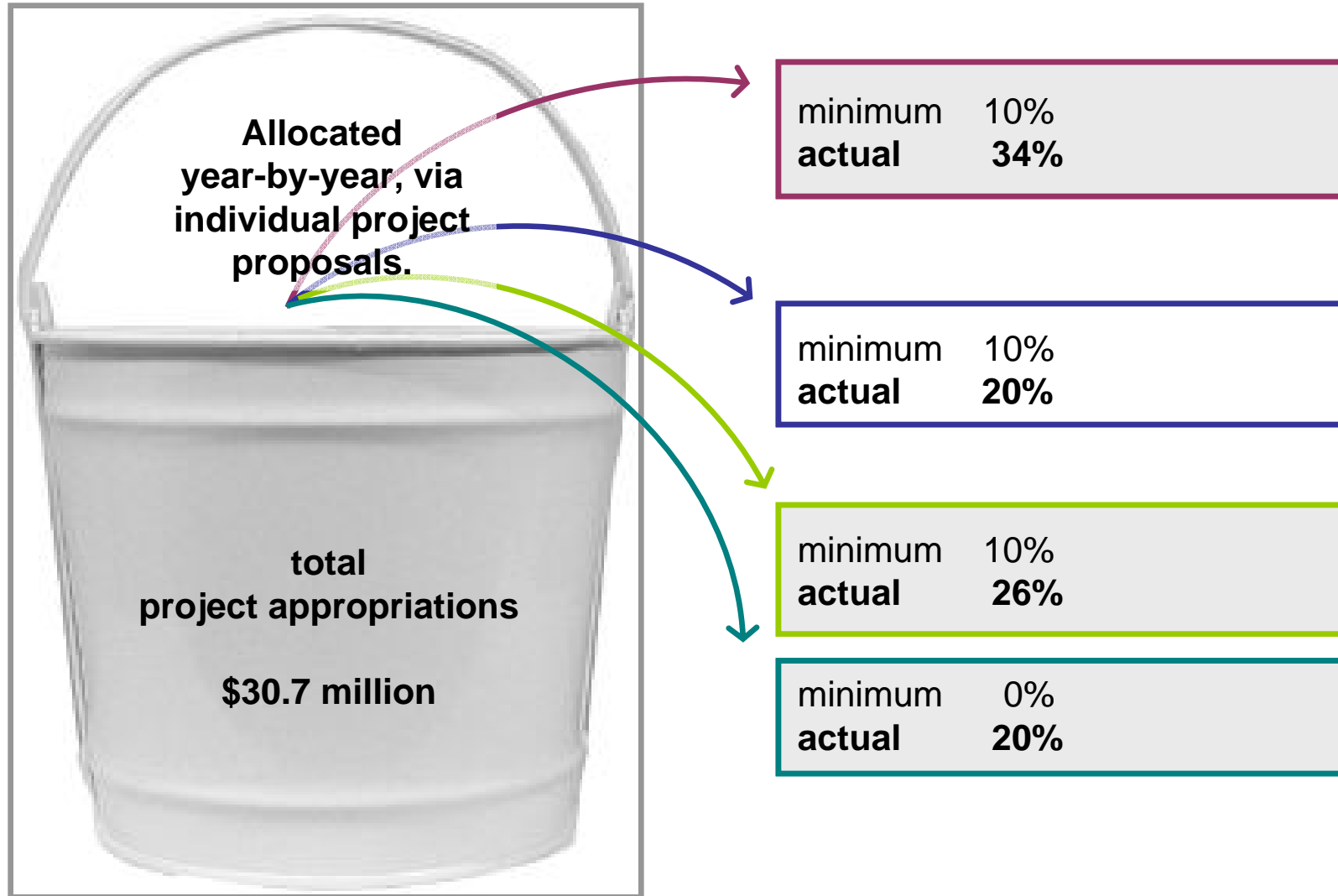
20th-century
automobile
suburb



**Newton Community Preservation Program
Fy03-10 Past Allocation of Funds**



**Newton Community Preservation Program
Fy03-10 Past Allocation of Funds**



**Newton Community Preservation Program
Fy11-17 Possible Allocation of Funds**



**Reserve for unanticipated
opportunities.**

Less predictable – this
estimate assumes 3%
annual decline in state
match, actual decline
may be even steeper.

**Newton Community Preservation Program
Fy11-17 Possible Allocation of Funds**



\$5.9 million
community housing program
an affordable housing trust?

\$5.9 million
historic resources program
top-priority eligible projects from
City surveys & assessments (art,
(archives, buildings, landscapes)?

\$5.9 million
open space & recreation
program
top-priority projects from new Open
Space & Recreation Plan?

Amounts shown for illustration only.
Actual amounts will depend on program
proposals submitted, recommended by the
CPC & funded by the Board of Aldermen.