

PROTECTING NEWTON'S HISTORIC NEIGHBORHOODS ~ Newton's Historic Districts ~

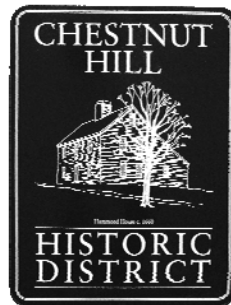
WHAT IS AN HISTORIC DISTRICT?

There are two types of Historic Districts National Register Districts and Local Historic Districts. There are over 30 National Register Districts in Newton. Listing in the National Register is primarily an honorary federal designation based on a property's historic significance. National Register listing also provides some potential tax incentives and protection from federal- and state-regulated projects. Properties can be in National Register Districts, Local Historic Districts, or both.



Washington Park
National Register District

Local Historic Districts require review of exterior alterations for their appropriateness to the building and/or district. Even small repairs and replacements such as windows and siding require review of the Preservation Planner and/or the District Commission. At present, there are four local historic districts in Newton: Newton Upper Falls, Chestnut Hill, Newtonville, and Auburndale. Local Historic Districts are created through community interest and a 2/3 vote of the Board of Aldermen. Applications for project review are available at the Inspectional Services Department counter or online. The deadline for submission is 15 days before the next meeting.



Local Historic District
Sign

PROTECTING INDIVIDUAL PROPERTIES ~ Landmarks & Preservation Restrictions ~

Landmarks. The Landmarks Ordinance provides the highest level of protection for properties determined to be the most architecturally or historically significant in the City. Under the Landmarks program, the Newton Historical Commission identifies buildings or properties that define the historic character of the City and have, over time, helped to establish a sense of place. Landmarks are designated at a public hearing after a 3/4 vote of the Commission and must be listed on or eligible for listing in the National Register. Alterations to the exterior of the property, such as demolition, additions, renovations, new construction, and even deterioration by neglect, must be reviewed and approved by the Newton Historical Commission. Applications for project review are available at the Inspectional Services Department counter or online.



Ware Paper Mill
2276 Washington Street
City Landmark

Preservation Restrictions.

A Preservation Restriction is a deed restriction that can be sold or donated (with potential tax incentives) to the City of Newton or other nonprofit preservation organizations. Like City landmarks and properties in local historic districts, properties with restrictions require review of changes by the organization holding the restriction, such as the City of Newton. Presently, there are over 50 properties in Newton with such restrictions.



CITY OF NEWTON

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HISTORIC PRESERVATION

Information for Property Owners



Durant-Kenrick Homestead ~ 286 Waverly Avenue
City Landmark ~ National Register Listed
Protected By Preservation Restriction

CITY OF NEWTON

Department of Planning and Development

Historic Preservation

Since 1975, the Newton Historical Commission and City Planning Department have worked to preserve historical sites, buildings, landscapes and structures. Together they developed this guide to provide information to property owners on the City's preservation efforts. The City of Newton promotes preservation through the documentation of historic properties; receiving grants to preserve and protect properties; education programs on preservation; and preservation regulations. Contact the City's preservation planners to find out more.

NEWTON'S DEMOLITION DELAY

Are approvals needed to demolish an old building?

YES. In Newton, demolition or partial demolition of any building or structure that is 50 years old or older requires the approval of the Preservation Planner and/or the Newton Historical Commission (NHC). If the building or structure is determined to be historically significant AND preferably preserved, a delay of demolition can be imposed.

What is the process for demolition review?

The City's Preservation Planner first reviews the completed applications. If necessary, the Commission will review it at its next meeting. The process usually takes 15 to 45 days to complete. The Commission meets regularly on the fourth Thursday of each month and meeting agendas are posted in advance. The deadline for submission is 15 days before the next meeting. Applications for project review are available at the Inspectional Service Department (ISD) or online at www.newtonma.gov/FormListing.htm.

What is the purpose of the Delay?

The intent of delaying demolition is to provide time to seek alternative preservation solutions for historically significant properties. An 18-month delay applies to properties listed on or eligible for listing on the National Register of Historic Places. A 12-month delay applies to all other properties.

Definition of "Historically Significant"

A building or structure is considered "historically significant" if it is 50 or more years old and is:

- listed on the National and/or State Register of Historic Places;
- historically or architecturally important for its period, style, method of construction, or association with a particular architect or builder, either by itself or in the context of a group of buildings or structures;
- is within 150 feet of an historic district and shares contextual similarity with that district; or
- is importantly associated with historic person(s) or event(s) or with the architectural, cultural, political, economic, or social history of the City.



Weeks School
7 Hereward Street
National Register
Listed

Definition of "Preferably Preserved"

An historically significant building or structure is considered to be "preferably preserved" if its demolition would be a detriment to the City's heritage. The Historical Commission determines the status of the property at a public hearing based on the historical and/or architectural significance of the property.

Can I do anything after demolition has been delayed?

YES. A waiver of delay may be granted if:

- a proposal to move the building is approved;
- the applicant has demonstrated a reasonable and unsuccessful effort to locate a purchaser who would preserve the building;
- the applicant has accepted specific conditions from the Commission; or
- the applicant has presented plans for redevelopment, which the Commission approved.



Frederick Johnson House ~ 204 Woodland Road
Auburndale Local Historic District and
Lasell Neighborhood National Register District

PRESERVATION ASSISTANCE FOR HOMEOWNERS

How does the City assist property owners with preservation?

Exterior work to single- and two-family buildings that are located in a local historic district or a National Register of Historic Places District, as well as properties listed individually on the National Register of Historic Places are eligible for listing due to their architectural and/or historical significance, may be eligible for Newton Housing Rehabilitation Program assistance. All work must meet *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. Income restrictions apply. Contact the Planning and Development Department's Housing Division for more information.