

# APPLICATION FOR COMMUNITY PRESERVATION FUNDING



David B. Cohen  
Mayor

Submit to Jennifer Goldson, Community Preservation Planner  
Newton Planning and Development Department  
1000 Commonwealth Avenue, Newton, MA 02459  
jgoldson@ci.newton.ma.us  
617-796-1120 ext. 1131

Name of Applicant<sup>1</sup> Newtonville & Newton Upper Falls Historic District Commission

Name of Co-Applicant, if applicable Department of Public Works (DPW)

Contact Name Lara Kritzer, Alexandra Ananth/Planning Department

Mailing Address 1000 Commonwealth Avenue City Newton State MA Zip 02459

Daytime Phone 617-796-1129 Email lkritzer@ci.newton.ma.us/aananth@ci.newton.ma.us

Name of Proposal Historic District Signage

Address of Proposal (or assessor's parcel id) various - See Attached Maps

CPA Category (circle all that apply):  Open space  **Historic preservation**  Recreation  Community housing

CPA Funding Requested \$2000. Total Cost of Proposed Project \$2000.

**PROJECT DESCRIPTION:** Attach answers to the following questions. Applications will be returned as incomplete if all requested information is not provided. Include supporting materials as necessary.

1. **Goals:** What are the goals of the proposed project?
2. **Community Need:** Why is this project needed? Does it address needs identified in existing City plans?
3. **Community Support:** What is the nature and level of support for this project? Include letters of support and any petitions.
4. **Timeline:** What is the schedule for project implementation, including a timeline for all critical milestones?
5. **Credentials:** How will the experience of the applicant contribute to the success of this project?
6. **Success Factors:** How will the success of this project will be measured? Be as specific as possible.
7. **Budget:** What is the total budget for the project and how will CPA funds be spent? All items of expenditure must be clearly identified. Distinguish between hard and soft costs and contingencies. (NOTE: CPA funds may NOT be used for maintenance.)
8. **Other Funding:** What additional funding sources are available, committed, or under consideration? Include commitment letters, if available, and describe any other attempts to secure funding for this project.
9. **Maintenance:** If ongoing maintenance is required for your project, how will it be funded?

**ADDITIONAL INFORMATION:** Provide the following additional information, as applicable.

10. Documentation that you have control over the site, such as Purchase and Sale Agreement, option, or deed.

<sup>1</sup> If the proposal is on City-owned land, either the applicant or the co-applicant must be the City Board, Commission, or Department in control of the land.

## APPLICATION FOR COMMUNITY PRESERVATION FUNDING

### **Newtonville and Newton Upper Falls Historic District Commissions' Grant Application for Funding for Historic District Signage**

#### ***Goals:***

This project aims to increase the understanding of the City's social and architectural history by identifying with signage the new local historic district in Newtonville (established in 2002), and more clearly demarcating the local historic district in Newton Upper Falls (established in 1976). It seeks further to advance awareness of historic preservation by identifying areas of the City that share a cohesive and strong character as neighborhoods established in the nineteenth century that persist into the present. The project will also serve to educate residents, visitors, and developers, about the existence and boundaries of these districts and thereby encourage compliance with City ordinances governing these local historic districts. We request \$2,000 in Community Preservation Funds for the creation of signage toward these ends.

There are presently three historic districts within the City of Newton – Chestnut Hill Historic District, Newton Upper Falls Historic District, and Newtonville Historic District. Of the three, only the Chestnut Hill Historic District has distinctive signage throughout the district area, which were installed by a local neighborhood group shortly after the district was founded in 1991. The distinctive brown signs include the District's logo, a drawing of the ca. 1660 Hammond House, and clearly indicate to motorists and pedestrians that you are in a historic district. At present, the City's oldest district, Newton Upper Falls, has only two surviving signs (originally installed in the 1970s), despite the fact that the District contains approximately 175 buildings. The City's newest district in Newtonville, comprising over 100 buildings, has no signage at all.

Funding for this project will provide for eight signs each for the Newtonville Historic District and the Newton Upper Falls Historic District. These signs will be placed in key locations throughout each district to demonstrate to citizens the size and approximate boundaries of each district (***SEE ATTACHED MAPS, ATTACHMENT A-1 AND A-2***). They will also serve to familiarize residents and visitors with the extensive historic preservation efforts undertaken by the City of Newton to ensure the continued survival and flourishing of these founding neighborhoods. These new signs will mirror those used in the Chestnut Hill Historic District in color, shape and size, and will contribute to the City's efforts at historic preservation by creating a uniform appearance for the historic district signs within Newton. The district signs will be 18 by 24 inch metal signs with white lettering against a brown background. The signs will vary only in identifying the name of the particular district and in illustrating, for each of the three districts, a single architectural element significant to the predominant style of architecture in that district or a signifying building or structure (***SEE ATTACHED PHOTO OF EXISTING CHESTNUT HILL HISTORIC DISTRICT SIGN, ATTACHMENT B***).

This project meets the stated purpose of the Massachusetts Community Preservation Act as it will work to preserve the City's historic resources by alerting the public to the existence of historic districts in the community and by encouraging the preservation and restoration of architectural resources in the

community. This project specifically addresses the goals expressed for historic preservation in the Community Preservation Plan as it will:

- **Support the preservation and restoration of privately-owned properties that are on the National or State Register.** The Newton Upper Falls Historic District is listed on the National Register of Historic Places while the Newtonville Historic District is listed on the State Register of Historic Places. The future preservation of both areas relies in part on increasing awareness and educating the community about the location of the districts, their history, and the regulations that the designation has placed on the area to insure its future preservation.
- **Encourage the protection of resources that retain their historic integrity.** Local historic districts by definition are established in areas which have a high retention of historical and architectural resources which are consistent with the development and history of the area. While historic districts create a review and approval mechanism to insure that buildings are not demolished or inappropriately altered, these restrictions have little effect without an informed constituency. Signage within the district encourages the protection of these resources by providing a constant reminder of the location of the district for residents, real estate agents, and potential new property owners.
- **Enable access to these resources by the public.** By clearly noting the location of the districts, the public will be made aware of the existence and scope of the Newton Upper Falls and Newtonville Historic Districts. The signage will encourage the public to spend time in these neighborhoods to study their unique architectural integrity.
- **Support the objectives and priorities of local historic preservation organizations, specifically the local historic districts.** One of the most important priorities for all of the historic district commissions is increasing education and awareness. As stated earlier, while a local historic district designation places protections on an area, these protections are difficult to enforce when the public is not aware of them. For this reason, one of the first items discussed by the new commission in Newtonville was the creation of signage for the district to help inform the public of its existence and boundaries. And while the Newton Upper Falls Commission has been in existence for over 25 years, it still works continually to ensure that the residents, particularly those new to the area, understand the regulations of the District and comply with the review process. Prominent signage within the districts is key to ensuring that people are well informed and that properties are protected for the future.

### *Community Need:*

The City has continually emphasized the need to preserve the historic character of Newton's neighborhoods. It has committed substantial resources to advancing this goal, has stressed preservation as a priority in its Frameworks Report, and will address historic preservation issues as part of its Comprehensive Plan. Creating clear signage for the City's local historic district advances these commitments and initiatives.

As the Massachusetts Historical Commission points out, signage plays a crucial role in making the public and district residents aware of the historic importance of their neighborhoods. Furthermore, signage assists local historic district commissions in carrying out their roles in protecting the historic resources of the City. The late 18<sup>th</sup> century and early 19<sup>th</sup> century architecture of Newton Upper Falls and the 19<sup>th</sup> century Victorian architecture of Newtonville are unique reflections of crucial epochs in the City's history. Both areas abut busy transportation routes and commercial districts and have been the

sites of rapid development. It is, therefore, particularly vital to let the public know that these areas of Newton possess distinctive architecture and a historically rooted sense of village that will remain intact amid inevitable growth because of their recognition as historically significant areas. The houses within the Newton Upper Falls historic district are listed on the National Register of Historic Places. Many houses within the Newtonville Historic District have already been deemed eligible for listing on the National Register of Historic Places and will be nominated to the Register once the necessary paperwork is completed. Signs within local historic districts signal, in the words of the Massachusetts Historical Commission, that visitors are "entering a special place and give a sense of pride to the property owners" residing in these districts.

### ***Community Support:***

The community was very supportive of the establishment of these two historic districts and recognizes their significance. The Newton Upper Falls Historic District was established in 1976 and expanded in 1985. It includes approximately 175 houses within its perimeter.

The Newtonville Historic District was established in 2002 and has 127 houses within its perimeter. The establishment of the Newtonville Historic District took three years during which time an extensive architectural survey was done of each house within the district, public meetings were held to discuss the architectural significance of the neighborhood and questions were answered about the implications for homeowners of living within a historic district. Establishment of the district enjoyed overwhelming support within the neighborhood with nearly 80% of resident property owners signing a petition in favor of the creation of a historic district.

Recent programs to publicize available existing information has proven that there is strong support within the community for educational tools and programs which recognize the history and architectural significance of Newton's distinctive villages and neighborhoods. In 2002, the City reissued nine of the City's neighborhood walking tour brochures. These brochures have become a popular resource for the general public and have generated numerous requests to expand the program to Newton's additional villages. Over the last year, the Newton Historical Society has also begun a separate program of guided tours in the City's historic neighborhoods which has encouraged people from all over the City to learn more about the resources in their community. In all, the program has given 13 tours for approximately 455 individuals. Approximately 35 people attended last October's two hour walking tour of the Newtonville Historic District, the majority of whom were Newton residents who did not live in the district but were interested in learning more about it. Last June, a similar tour in the Newton Upper Falls Historic District had 45 people in attendance. The popularity of both programs shows the extent of community interest both in the historic districts and the City's historic neighborhoods in general.

We have included letters of support from the Newton Historic Commission, the Jackson Homestead, and the Former Chair of the Newton Upper Falls Historic District Commission for this request (***SEE ATTACHED LETTERS OF SUPPORT, ATTACHMENT C-1, C-2, AND C-3***). The signage will help showcase Newton's architecturally unique neighborhoods and will increase public awareness about the high level of historically significant architecture within Newton.

***Timeline:***

We would like to have the signs made and installed by the fall of 2004.

<b>Schedule of Work to be Completed</b>	
February - April 2004	Grant Funds Awarded – Receive bids for design and production of signs
April - May 2004	Commission members/staff will work with graphic designer and review initial drafts of design
June 3, 2004	Final review and approval of design at Newtonville HDC meeting
June 10, 2004	Final review and approval of design at Newton Upper Falls HDC meeting
June – July 2004	Designs are finalized and signs produced
July 2004 – September 2004	Signs installed at designated locations
October 2004	Wrap up project – ensure all payments made and finalize any necessary completion reports for project

***Credentials:***

The Department of Public Works is responsible for making and installing all of the street and traffic signs in the City of Newton and has agreed to install the proposed historic district signs. By working with the Department of Public Works as the co-applicant for the project we are insuring that the signs will be installed according to the standards applied to all signage within the City.

The purpose of the Newtonville and Newton Upper Falls Historic District Commissions is to insure that their respective neighborhoods retain the architectural and historic integrity for which they have been recognized. Their contribution to this project will be to insure that the new signage is appropriate to these historic neighborhoods and consistent with the signage found in other historic districts.

***Success Factors:***

The success of this project will be measured by the public's increased awareness of the presence of local historic districts in these neighborhoods. By making the districts easily recognizable to pedestrians, residents, and the public at large, the signs will serve as educational tools which encourage people to look more closely at the historic resources in their community and to seek out additional information on the areas which is available through the City's Planning Department and the Newton Historical Society. In addition, the signs will serve to remind residents that they live in a neighborhood that is actively working to preserve its architectural character and will prevent inappropriate changes to buildings without prior review and approval by the appropriate historic district commission.

***Budget:***

The budget for this project is anticipated as follows:

Graphic Designer:	\$400	(\$200 per District)
Production of Signs:	\$800	(\$50 per sign)
Installation of Signs:	\$800	(\$50 per sign)
<b>Total:</b>	<b>\$2,000</b>	

***Other Funding:***

There are currently no other funding sources available for this project.

***Maintenance:***

We do not foresee any ongoing maintenance issues. As experienced with the Chestnut Hill signage that has been in place for over a decade, the signage does not require maintenance due to the durability of the materials.

**ADDITIONAL INFORMATION:**

**Documentation that you have control over the site, such as Purchase and Sale Agreement, option, or deed.**

This proposal is being made in cooperation with the Department of Public Works for land that is City-owned. The applicants will be working with the Department of Public Works to gain any necessary approvals for the use of privately owned telephone poles.

**For projects that include construction or rehabilitation, include the existing and proposed site plan, floor plans, elevations, and any other drawings as necessary to visually describe the proposal.**

Please see *ATTACHMENT A-1* and *A-2* for maps of the proposed sign locations and *ATTACHMENT B* for the photograph of the existing Chestnut Hill Historic District sign that will be used as a model for signage proposed in this application.

**Evidence that the project is in compliance with the Zoning Ordinance, Architectural Access Board Regulations, or any other laws or regulations.**

This project is in compliance with all City laws and regulations. No further approvals are necessary.

**Evidence that the appropriate City Boards and Commissions have approved the project.**

The Department of Public Works, who oversees the production and installation of signs on City streets, is a co-applicant for this proposal. The Newtonville and Newton Upper Falls Historic District Commissions have been actively involved in developing the design for the new signage and will approve the final design as the applicant for this proposal.

**Evidence that appropriate professional standards will be followed if construction, restoration or rehabilitation is proposed.**

Production of the signs will be done either by the City's Department of Public Works or by a private sign making company. The installation of the signs will be completed by the City's Department of Public Works.

**Information indicating how this project can be used to achieve additional community benefits.**

In summary, creating and installing historic district signage will serve to increase public awareness for the historical importance of these districts and promote preservation of the architecture they contain.

## *Attachments*

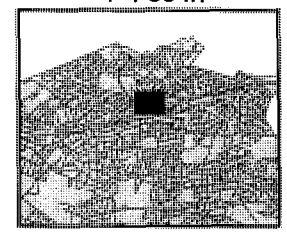
- |                        |   |
|------------------------|---|
| <i>ATTACHMENT A -1</i> | Newtonville Historic District Proposed Sign Locations   |
| <i>ATTACHMENT A-2</i>  | Newton Upper Falls Historic District Proposed Sign Locations  |
| <i>ATTACHMENT B</i>    | Photograph of Existing Chestnut Hill Historic District Sign   |
| <i>ATTACHMENT C-1</i>  | Letter of Support from the Newton Historical Commission   |
| <i>ATTACHMENT C-2</i>  | Letter of Support from the Newton Historical Society  |
| <i>ATTACHMENT C-3</i>  | Letter of Support from the Paul O'Shaughnessy, former Chairman, Newton Upper Falls Historic District Commission |



# Newtonville Historic District Proposed Sign Locations

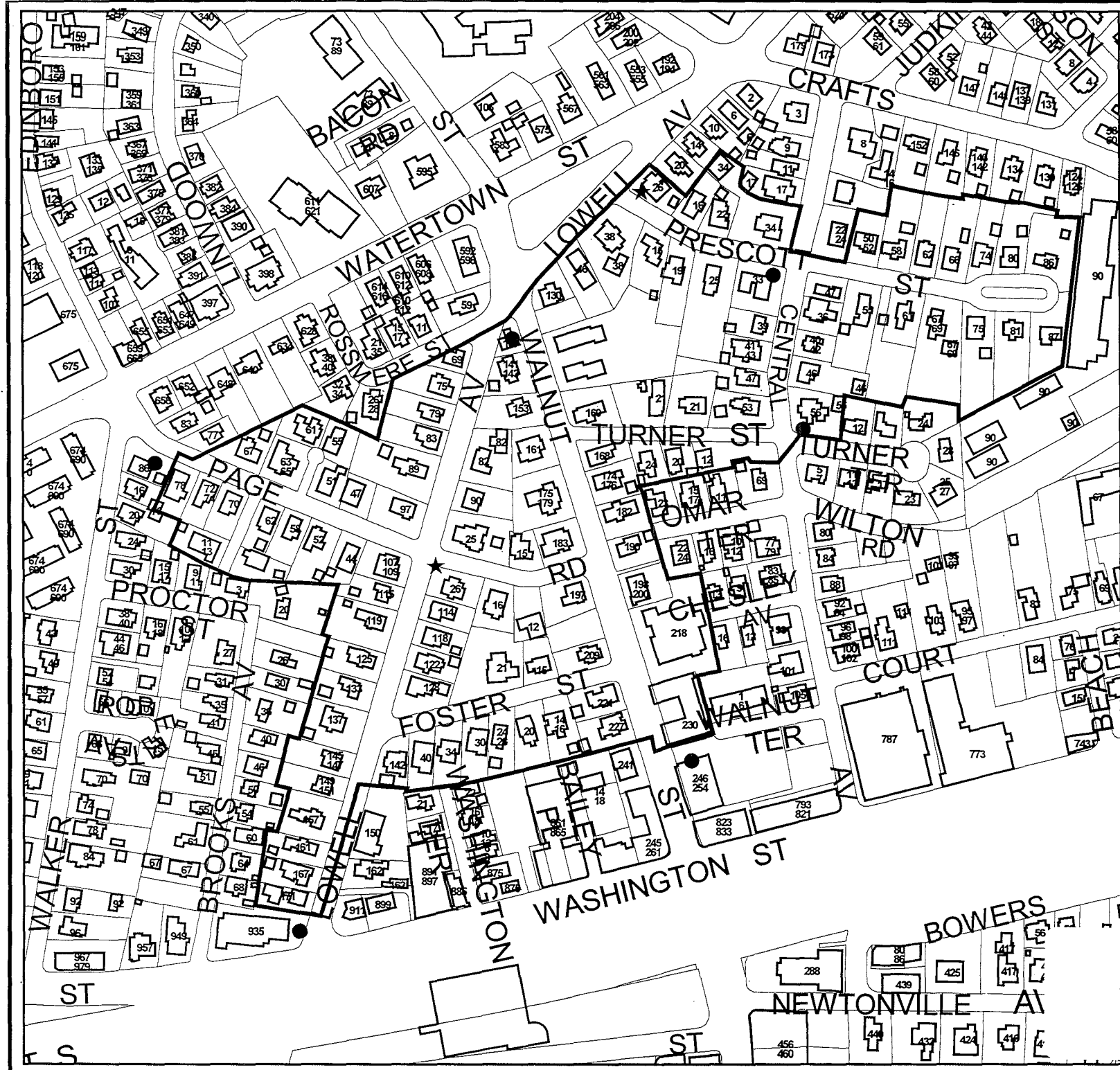
- Signage to be located on existing Telephone Poles
- ★ Signage to be located on existing street signs
- Property Boundaries
- ▭ Buildings
- ▭ Historic Districts

City of Newton  
1" : 304.7'








The information on this map is from a digital data base accessed using the Newton Geographic Information System (GIS). Newton cannot guarantee the accuracy of the information contained on this map. Each user of this map is responsible for determining its suitability for his or her intended use or purpose. City departments will not necessarily approve applications based solely on GIS data. Applicants for city permits and licenses must inquire of the relevant city department for applicable requirements. City staff correct errors in these data as they are identified. Newton's GIS Administrator maintains records regarding the source materials and methods used to create the digital data and will disclose this information upon request.

DATA SOURCES (Not all necessarily apply to this map): Parcel boundaries compiled on 1979 1:1000 orthophoto base maps; Building footprints and edge-of-pavement from Boston Edison (based on 1981 aerial photographs); Newton staff have updated the buildings from building permits and parcel boundaries from subdivision plans. Thematic data (e.g., zoning, land use) are from the Assessor's CAWA database.



# City of Newton

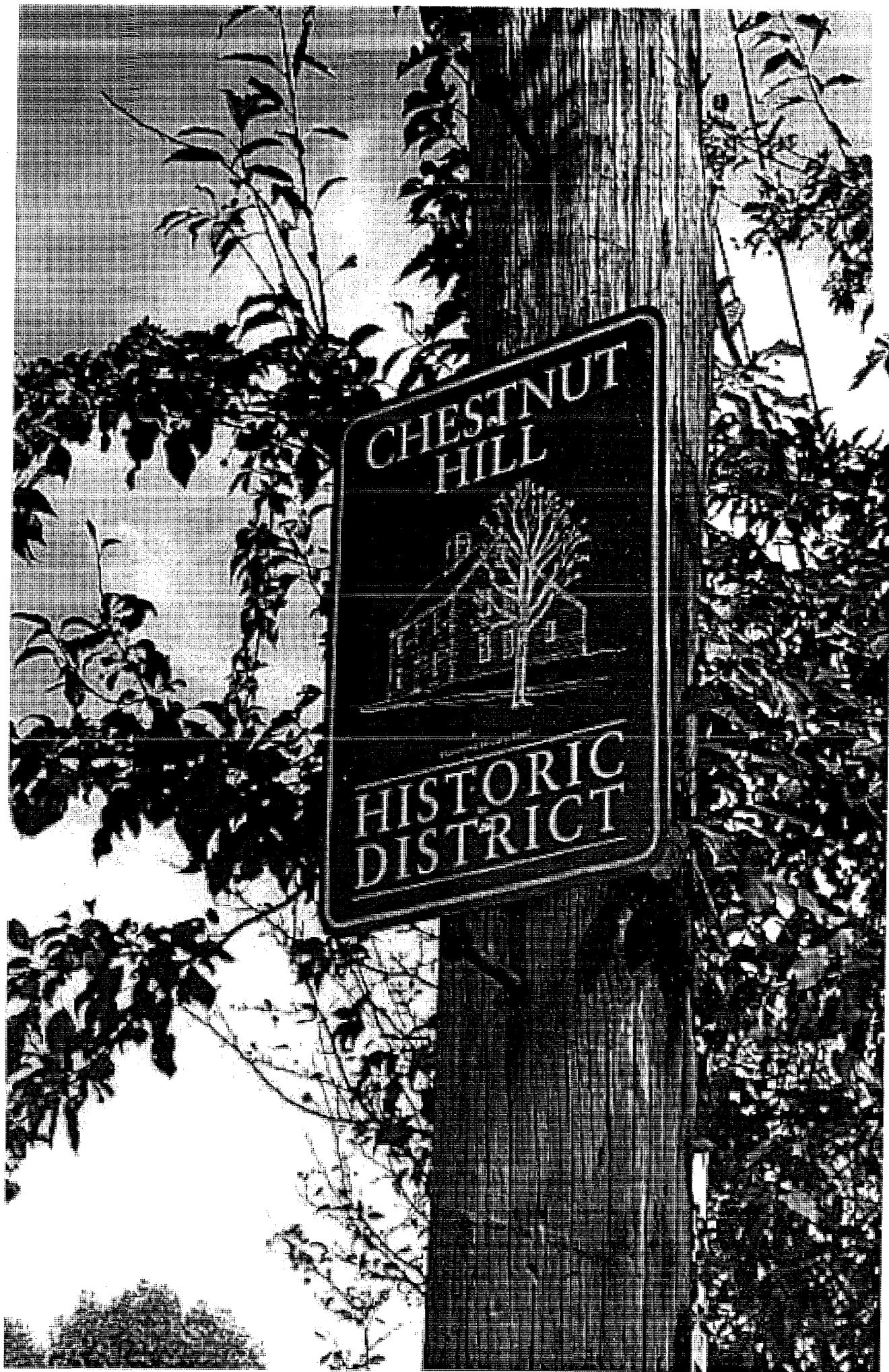
-  Street Names
-  Buildings
-  Property Boundaries
-  Address Numbers
-  Historic Districts

1" : 1601.5'



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**DATA SOURCES** (Not all necessarily apply to this map): Parcel boundaries compiled on 1978 1:1,000 orthophoto base maps; Building footprints and edge-of-pavement from Boston Filters (based on 1981 aerial photographs); Newton staff have updated the buildings from building permits and parcel boundaries from subdivision plans. Thematic data (e.g., zoning, land use) are from the Assessor's CMAA database.





# CITY OF NEWTON, MASSACHUSETTS

Department of Planning and Development

Michael J. Kruse, Director

Telephone  
(617)-796-1120  
Telefax  
(617) 796-1142

David B. Cohen  
Mayor

October 30, 2003

Community Preservation Committee  
c/o Planning and Development Department  
1000 Commonwealth Avenue  
Newton, MA 02459

RE: Local Historic District Signage

Dear Community Preservation Committee Members:

The Newton Historical Commission would like to express its strong support for the Newtonville and Newton Upper Falls Historic District Commissions' grant application to create and install historic district signage within these local districts. The historic district Commissions are the stewards of these architecturally and historically important neighborhoods and district signage will promote the preservation of these resources.

Both of these local districts tell the story of the historical development of each respective village. Newtonville is one of Newton's first villages developed around the daily commuter train connecting Newton with Boston. The Victorian homes that developed as a result of this innovation illustrate the changing culture from a largely agricultural based farm area to a suburban neighborhood of professional businessmen and their families. Upper Falls is Newton's first village and consists of many early 19<sup>th</sup> century industrial-manufacturing mills due to its proximity to the Charles River. Upper Falls has retained much of the modest worker housing that developed around the mills.

Though both neighborhoods are now recognized as historic districts there is little information readily available to the public reminding them of these resources. Signage plays a crucial role in increasing public awareness of areas within the City that share a strong and cohesive architectural character as neighborhoods. Signage also educates residents, visitors, and developers about the existence of these districts and thereby encourages compatible development and compliance with City Ordinances that govern these local districts. Finally, signage encourages a sense of pride to property owners in the district and promotes restoration and revitalization of historic properties.

With this in mind, the Newton Historical Commission reiterates its support for district signage and hopes that you will look favorably upon this grant application.

Sincerely,


John S. Rodman, Chairman  
Newton Historical Commission

**Newton Historical Commission**  
1000 Commonwealth Avenue, Newton, Massachusetts 02459  
Email: lkritzer@ci.newton.ma.us  
www.ci.newton.ma.us

ATTACHMENT C-1



# NEWTON HISTORICAL SOCIETY

 at The Jackson Homestead

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*Headquartered at  
The Newton  
History Museum*

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Community Preservation Committee  
Newton Planning and Development Department  
1000 Commonwealth Avenue  
Newton, MA 02459

October 30, 2008

Dear Committee Members,

The Newton History Museum and the Newton Historical Society submit this letter in support of the Newton Historical Commission's application for funds to install signs at the entrances to the Newton Upper Falls and Newtonville Historic Districts. Signage that identifies these two historically important districts will help residents not only identify the boundaries of the districts, but will also point out the historic importance of the architecture that they contain.

District signage will compliment our own Historic House Marker program. Our marker program allows individual homeowners to display the original construction date and original owner of their property. District signage and the house marker program together will provide a way of educating residents on Newton's history, provide information on the city's architectural development, and create a sense of pride in the historic character of our community.

Although these signs are not a large-scale, building specific project, they will be valuable in the long-term preservation of all of the buildings in each of these historic districts. Signage will identify the importance of the district to all those traveling through it, create a sense of pride in the residents, and may encourage building owners to maintain and preserve the historic character of their home.

Sincerely,



David A. Olson  
Director

ATTACHMENT C-2

October 30, 2003

Community Preservation Committee  
c/o Planning and Development Department  
1000 Commonwealth Avenue  
Newton, MA 02459

RE: Local Historic District Signage

Dear Community Preservation Committee Members:

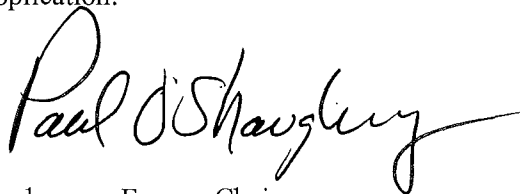
As former Chairman of the Newton Upper Falls Historic District Commission I would like to express my strong support for the Newtonville and Newton Upper Falls Historic District Commissions' grant application to create and install historic district signage within these local districts. The historic district Commissions are the stewards of these architecturally and historically important neighborhoods and district signage will promote the preservation of these resources.

Both of these local districts tell the story of the historical development of each respective village. Newtonville is one of Newton's first villages developed around the daily commuter train connecting Newton with Boston. The Victorian homes that developed as a result of this innovation illustrate the changing culture from a largely agricultural based farm area to a suburban neighborhood of professional businessmen and their families. Upper Falls is Newton's first village and consists of many early 19<sup>th</sup> century industrial-manufacturing mills due to its proximity to the Charles River. Upper Falls has retained much of the modest worker housing that developed around the mills.

Though both neighborhoods are now recognized as historic districts there is little information readily available to the public reminding them of these resources. Signage plays a crucial role in increasing public awareness of areas within the City that share a strong and cohesive architectural character as neighborhoods. Signage also educates residents, visitors, and developers about the existence of these districts and thereby encourages compatible development and compliance with City Ordinances that govern these local districts. Finally, signage encourages a sense of pride to property owners in the district and promotes restoration and revitalization of historic properties.

With this in mind, I reiterate my support for district signage and hope that you will look favorably upon this grant application.

Sincerely,



Paul O'Shaughnessy, Former Chairman  
Newton Upper Falls Historic District Commission