



CITY OF NEWTON, MASSACHUSETTS

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Revised June 29, 2005

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

2005 JUL 1 PM 3:38

RE: Millhouse Commons, 1093-1101 Chestnut Street


Dear Community Preservation Committee Members:

As Chairman of the Newton Historical Commission, I would like to express my strong support for CAN-DO's proposal at 1093 and 1101 Chestnut Street, also known as Millhouse Commons. The proposed project is an excellent opportunity for the Community Preservation Committee to fund a project that meets the City's goals for both historic preservation and affordable housing.

Because of the importance of both structures to the history and architectural character of Upper Falls, the Newton Historical Commission worked closely with the applicant to insure that their new development would meet the Commission's goals for preserving the City's early architecture and streetscapes. Although the Commission was pleased that the resulting revised proposal meets these goals and is one that the neighborhood also found to be a better fit for their street, it is my understanding that there were questions raised regarding the reasonableness of the proposed development costs.

The revised plans include restoration and rehabilitation of the existing, ca. 1870s Italianate style house at 1093 Chestnut Street, but will no longer replicate the unique design of the ca. 1860s Vernacular mill worker's housing now located at 1101 Chestnut Street. I would ask that this additional cost of \$41,653 for restoration of 1093 Chestnut Street be recommended as an expenditure of Community Preservation funds for restoration of this important historic resource and apart from the customary per unit costs for community housing. Thank you for your consideration.

Sincerely,



John S. Rodman, Chairman
Newton Historical Commission