

City of Newton



Ruthanne Fuller  
Mayor

# Newton, Massachusetts Community Preservation Program FUNDING REQUEST

**PRE-PROPOSAL**

**PROPOSAL**

*(For staff use)*  
date rec'd:

Last updated February 2020.

Please submit this completed file directly – do not convert to PDF or other formats.

For full instructions, see [www.newtonma.gov/cpa](http://www.newtonma.gov/cpa) or contact:

Lara Kritzer, Community Preservation Program Manager

City of Newton Planning & Development Department, 1000 Commonwealth Ave., Newton, MA 02459

[lkritzer@newtonma.gov](mailto:lkritzer@newtonma.gov)      617.796.1144

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

<b>Project TITLE</b>	<b>Newton Architectural Survey 1940 to 1972</b>		
<b>Project LOCATION</b>	Full street address (with zip code), or other precise location. Various		
<b>Project CONTACTS</b>	Name & title or organization	Email	Phone
<b>Project Manager</b>	Barbara Kurze, Senior Preservation Planner	<a href="mailto:bkurze@newtonma.gov">bkurze@newtonma.gov</a>	617-796-1129
<b>Other Contacts</b>	Valerie Birmingham, Chief Preservation Planner	<a href="mailto:vbirmingham@newtonma.gov">vbirmingham@newtonma.gov</a>	617-501-1143
<b>Project FUNDING</b>	<b>A. CPA funds requested:</b> \$17,500	<b>B. Other funds to be used:</b> \$17,500	<b>C. Total project cost (A+B):</b> \$35,000
<b>Project SUMMARY</b>	<p>Explain how the project will use the requested CPA funds. You may provide more detail in attachments, but your PROJECT SUMMARY MUST FIT IN THE SPACE BELOW. Use a cover letter for general information about the sponsoring organization's accomplishments.</p> <p>The City of Newton requests CPA funding to preserve and protect its mid-twentieth century historic resources by undertaking a new survey of approximately 140 properties constructed between 1940 and 1972. In 2001 and 2003, Newton completed two projects to understand the City's largely unrecognized Post WWII development and plan for its preservation. The current proposal uses these resources as a starting point to develop a list of historically and architecturally significant mid-twentieth century structures for additional research and study. While those initial studies looked at any structure then 50 years old (built before 1961 and 1963), the current project extends this time frame to consider structures built over the last 80 years (from 1942 – 1972).</p> <p>The goal of this project is to preserve Newton's historically significant mid-twentieth century resources by completing new historic inventory forms that will allow for a more complete understanding of the individual structures and neighborhoods constructed during this period. Newton has over 3,200 structures built between 1940 and 1972 yet to survey, including commercial and institutional structures which warrant recognition and preservation, and this project is seen to be the first of several phases of survey needed to fully document this period. This survey will provide the City with much needed information to help it better implement its existing preservation tools and strategies to preserve, rehabilitate, and restore mid-century structures for future generations.</p> <p>The City has applied to the Massachusetts Historical Commission's Survey and Planning Program for a 50/50 funding match to hire an outside historic preservation consultant to complete the field work and research necessary for this project. This program also provides assistance from MHC staff to ensure that the individual survey forms meet all of the state's requirements and are as complete and detailed as possible. Senior Preservation Planner Barbara Kurze and Chief Preservation Planner Valerie Birmingham will manage the project and complete the preliminary work necessary to develop the list of survey projects from reviews of the existing 2001 and 2003 studies, GIS research, and field assessments.</p>		

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

<b>Project TITLE</b>		<b>Newton Architectural Survey 1940 to 1972</b>	
<b>USE of CPA FUNDS</b>		<b>HISTORIC RESOURCES</b>	
<b>CHECK ALL THAT</b>	Preserve	X	
<b>COMMUNITY NEEDS</b>	<p>From each of at least 2 plans linked to the <a href="#">CPA Funding Process and Materials</a> page of <a href="http://www.newtonma.gov/cpa">www.newtonma.gov/cpa</a>, provide a brief quote with plan title, year, and page number, showing how this project meets previously recognized community needs. You may also list other community benefits</p> <p>From 2001 City of Newton Demolition Review and Post WWII Housing Survey, Neil Larson and Associates:  Strategy #1 of the Executive Summary urges Newton to “Initiate new survey efforts that will identify all individual and groups of buildings meeting the national, state and local criteria for designation.”</p> <p>From 2003 Communitywide Survey of Mid-20<sup>th</sup> Century Housing, Kathleen Kelly Broomer, Architectural Historian.  Part 5 (Page 22) recommended that additional research be completed in the following:</p> <ul style="list-style-type: none"> <li>• Concomitant commercial and institutional (including municipal) development in Newton in the 1940s-1950s</li> <li>• Further study of the architectural styles and housing forms from the 1950s onward</li> <li>• Only 15 of the 54 areas identified in the initial survey completed as part of this project were able to be fully reviewed. This report includes 39 remaining areas that merited further survey and research which have yet to be completed. A list of these areas is included on Page 28 of the 2003 Survey.</li> <li>• In addition to the recommended areas, the 2003 Survey included 15 individual properties built between 1940-1960 which merited further survey</li> </ul> <p>Comprehensive Plan, Section 9, Planning For and With History:  Addresses Action #3 “Continue using and supporting Newton’s Existing regulatory tools for preservation” by providing the critical details needed for properties under review by the Demolition Delay and/or Landmark Review Ordinances</p>		
<b>COMMUNITY CONTACTS</b>	<p>List at least 3 Newton residents or organizations willing and able to comment on the project and its manager’s qualifications. No more than 1 should be a supervisor, employee or current work colleague of the project manager or sponsor. Consult staff on the community contacts required for your specific proposal.</p>		
	<b>Name &amp; title or organization</b>	<b>Email</b>	<b>Phone</b>
	Lisa Dady, Director Historic Newton	<a href="mailto:ldady@newtonma.gov">ldady@newtonma.gov</a>	617-796--1451
	Councilor Deb Crossley, Zoning and Planning Chair	<a href="mailto:debcrossley@gmail.com">debcrossley@gmail.com</a>	617-775-1294

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.  
**Full proposals must include separate, detailed budgets in addition to this page.**

Project TITLE	Newton Architectural Survey 1940 to 1972	
<b>SUMMARY CAPITAL/DEVELOPMENT BUDGET</b>		
<b>Uses of Funds</b>		
Hiring of Historic Preservation Consultant to complete field work and research on up to 140 properties		\$35,000
		\${amount}
		\${amount}
		\${amount}
		\${amount}
<b>D. TOTAL USES</b> (should equal C. on page 1 and E. below)		<b>\$35,000</b>
<b>Sources of Funds</b>	<b>Status</b> (requested, expected, confirmed)	
CPA funding	Requested	\$17,500
MHC Survey and Planning Grant	Requested	\$17,500
		\${amount}
		\${amount}
<b>E. TOTAL SOURCES</b> (should equal C. on page 1 and D. above)		<b>\$35,000</b>
<b>SUMMARY ANNUAL OPERATIONS &amp; MAINTENANCE BUDGET</b> (cannot use CPA funds)		
<b>Uses of Funds</b>		
Non Applicable		\${amount}
		\${amount}
		\${amount}
		\${amount}
<b>F. TOTAL ANNUAL COST</b> (should equal G. below)		<b>\${amount}</b>
<b>Sources of Funds</b>		
Non Applicable		\${amount}
		\${amount}
<b>G. TOTAL ANNUAL FUNDING</b> (should equal F. above)		<b>\${amount}</b>
<b>Project TIMELINE</b>	<b>Phase or Task</b>	<b>Season &amp; Year</b>
	Submit Funding Applications for MHC Survey and Planning Grant and CPA funding	December 2021- February 2022
	Complete Funding Agreements with MHC, develop RFP and choose project, consultants and complete initial Procurement	Spring – Summer 2022
	Work with Consultants to define phases of project in coordination with MHC	Fall 2022
	Consultant completes field work and research, submits draft forms for review	Winter – Spring 2023
	Draft Forms finalized and Submitted by Project Completion Deadline	June 30, 2023

<b>Project TITLE</b>		<b>Newton Architectural Survey 1940 to 1972</b>	
↓ Check off submitted attachments here.			
<b>REQUIRED.</b>		<b>PHOTOS</b>	of existing site or resource conditions (2-3 photos may be enough)
		<b>MAP</b>	of site in relation to nearest major roads (omit if project has no site)
Pre-proposals: separate attachments not required, just use page 3 of form.  <b>Full proposals: separate, detailed budget attachments REQUIRED.</b>	<b>PROJECT FINANCES</b> printed and as computer spreadsheets, with both uses & sources of funds		
		<b>Development pro forma/capital budget:</b> include total cost, hard vs. soft costs and contingencies, and project management – amount and cost of time from contractors or staff (in-kind contributions by existing staff must also be costed)	
		<b>Non-CPA funding:</b> commitment letters, letters of inquiry to other funders, fundraising plans, etc., including both cash and est. dollar value of in-kind contributions	
		<b>Purchasing of goods &amp; services:</b> briefly summarize sponsor’s understanding of applicable state statutes and City policies	
Pre-proposals: recommended. <b>Full proposals: REQUIRED.</b>	<b>HISTORIC SIGNIFICANCE</b>	<b>ATTACHMENT 1:</b> Analysis of Historical Significance (narrative; maximum 1 page)	
		<b>ATTACHMENT 2:</b> Description of Historically Significant Features (maximum 1 page)	
		<b>ATTACHMENT 3.</b> Summary & Justification of Proposed Treatment (maximum 1 page)	
		<b>ATTACHMENT 4.</b> Newton Historical Commission Review (based on attachments 1-3 above)	
<b>REQUIRED for all full proposals.</b>	<b>SPONSOR FINANCES &amp; QUALIFICATIONS, INSTITUTIONAL SUPPORT</b>		
		<b>For sponsoring organization, most recent annual operating budget</b> (revenue & expenses) & <b>financial statement</b> (assets & liabilities); each must include both public (City) and private resources (“friends” organizations, fundraising, etc.)	
		<b>for project manager: relevant training &amp; track record</b> of managing similar projects	
<b>OPTIONAL for all proposals.</b>		<b>LETTERS of SUPPORT</b>	from Newton residents, organizations, or businesses

## **Attachment 1- Analysis of Historical Significance**

The City of Newton will continue its ongoing efforts to preserve and protect the City's historic resources by undertaking a survey of approximately 140 properties that are between 50 and 80 years old (built from 1940 to 1972). Newton's Multiple Resource Area focused on a period of significance 1908-1940 but noted in its research that more houses were built in Newton in the years immediately following World War II than in any other city in Massachusetts. Newton evolved into the City we know today during this period, particularly in its northern and southern extremes where larger estates and the City's remaining agricultural parcels were developed into subdivisions of predominantly single family homes. In the 1950s alone, City records show that nearly 4,000 additions were made to the City's housing stock and this construction boom extended well into the 1960s and 1970s. The history of this period convincingly illustrates the patterns of growth, innovative designs and methods of construction, and domestic reform distinctive to this historic period of American community building and architecture.

While it is evident that the post-WWII Era represents an important period of development in Newton, very little detailed research has been completed on the individual structures designed and built during that time. Only in recent years has the significance of these resources become more widely accepted, while at the same time many resources have already been lost to demolition as a result of Newton's lack of available undeveloped land. Recognizing the threat of loss to these resources, the City took action in 2001 to research the City's Post WWII resources as part of its work to understand how the Demolition Delay process was working to protect the City's historic and architectural resources. This study was continued in 2003, when the City completed the Communitywide Survey of Mid-20th Century Housing that analyzed the mid-century development of the City as a whole and also began the necessary work of inventorying its individual resources. The current proposal is a long overdue next step in this process, building from the work completed in 2003 to consider structures, including commercial and institutional structures as well as residential ones, built prior to 1972 and their historical and architectural contributions to the City.

Attached for review are the final reports for both projects.