



City of Newton Historic Preservation

DESIGN GUIDELINES INTRODUCTION



WHY IS HISTORIC PRESERVATION IMPORTANT IN NEWTON?

The City of Newton recognizes that the character and quality of life enjoyed by its citizens depend in great measure upon the City's rich architectural heritage and the importance of the natural and designed landscapes in our community. This historical, cultural, archaeological, social and economic heritage is entrusted to each generation, enriched and passed on to future generations.

These *Guidelines* were developed in conjunction with the City of Newton's Historical Commission (NHC), Local Historic Districts Commissions (HDC), and the Planning and Development Department (PDD). Familiarity with this material can assist owners of designated historic properties to move a project quickly through the City of Newton review and approval process.

Subsequent sections of the *Guidelines* are organized by building system and project type, and are coded to address the applicable regulatory processes. Information pertaining to all properties with a City of Newton historic preservation review designation is marked with the abbreviation **(ALL)**. Information pertaining specifically to properties in Local Historic Districts **(LHD)**, to Local Landmarks **(LL)**, or to properties with Preservation Restrictions **(PR)** is marked accordingly. Information in the *Guidelines* that is advisory only is marked with the abbreviation **(AO)**. Please refer to the Introduction section for background information on historic preservation designations and the project review process in the City of Newton.

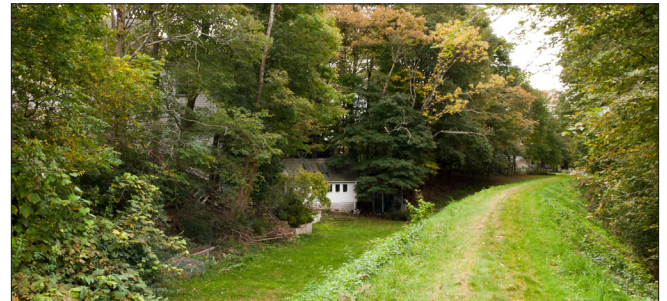
Additional *Guidelines* addressing other historic preservation topics are available at City Hall and on the City's website at www.newtonma.gov. The NHC, HDC, and PDD are available to provide informational meetings or preliminary consultation with applicants prior to filing. For more information, questions regarding the application process, or to clarify whether a project requires review please contact the PDD at (617) 796-1120.

HOW IS PRESERVATION RECOGNIZED IN NEWTON?

To promote continued enrichment of our local heritage, in 1975 the City of Newton established the Historical Provisions (Article III) of the Planning and Development ordinance (Chapter 22) of the City of Newton Ordinances. As defined in Section 22-40 of the Newton Ordinances, the purpose of the Historical Provisions is:

- *To promote the preservation and protection of the distinctive characteristics of buildings and places significant in the history of the City of Newton, the maintenance and improvement of such buildings and settings, and the encouragement of design compatible with the existing architecture.*

Since 1975, the Newton Historical Commission and City Planning Department have worked to preserve historical sites, buildings, landscapes and structures. The City of Newton promotes preservation through the documentation of historic properties; grants to protect properties; education programs on preservation; and preservation regulations.



Newton's buildings are often nestled in the landscape.

LANDSCAPE PRESERVATION

When contemplating changes to the landscape such as installing a fence or a project near a wetland, please consider that your project may need review by multiple bodies. Recognizing the importance of the natural and cultural landscape as part of the defining characteristics of Newton, the City established two bodies, the Conservation Commission and the Urban Design Commission. The purpose of the Conservation Commission is to protect, promote and develop the natural resources of the City, while the Urban Design Commission was established to review changes to the streetscape and to maintain the integrity of the urban fabric and built environment of the City. In conjunction with the NHC and HDC, the Conservation and Urban Design Commissions protect the scenic and cultural heritage of our community.

HISTORICALLY SIGNIFICANT RESOURCES

A **historic resource** is an individual building, structure, site, object or district that has been determined to have historical significance or associations and whose distinctive character conveys a unique architectural and cultural heritage. Maps and lists of Newton's historic resources are maintained by the NHC and are available at www.newtonma.gov, City Hall, and at the Jackson Homestead (527 Washington Street).

A **historic district** is a defined area that contains concentrations of historic resources. A district can include as few as one historic resource or hundreds of resources.

Historic resources in the City of Newton are recorded in Newton's Historic Resources Survey. Most properties recorded in the survey have only been preliminarily investigated for their historical significance. These properties are considered of historical interest for their architectural and historical association with the City's heritage, but have no formal listing. Designated historic properties in the City of Newton are either listed in the National Register of Historic Places, are located within Local Historic Districts, have Preservation Restrictions, or are Local Landmarks. In some cases properties may have multiple designations.

HISTORIC DESIGNATION IN NEWTON

Currently there are over thirty National Register Historic Districts and four Local Historic Districts in the City of Newton. The four Local Historic Districts are Newton Upper Falls, Chestnut Hill, Newtonville and Auburndale. In addition, there are individual properties that are listed in or determined to be eligible for listing in the National Register of Historic Places, Local Landmarks in the City of Newton, and properties with Preservation Restrictions.¹

The National Register of Historic Places

The National Register of Historic Places is the United States government's official list of districts, sites, buildings, structures and objects identified as worthy of preservation. The National Register is administered by the National Park Service, a division of the Department of the Interior.

Listing in the National Register does not eliminate or restrict property rights of individual owners. Projects involving federal or state permits, licenses or funding are reviewed for their potential effects on significant historic properties, including those listed in the National Register. Having a property listed on the National Register could make its owners eligible for federal and state tax credits for expenses incurred rehabilitating an income-producing property. National Register information is available from the Massachusetts Historical Commission (refer to *Page 23* for more information).

¹ For historic district descriptions and histories, refer to *Pages 10 - 17*, which were prepared using the Historic Neighborhood Walking Tour brochures. These brochures were published by the DPD in conjunction with the NHC and are available at www.newtonma.gov or at City Hall.

Local Designation

There are three types of local designation in the City of Newton: Local Historic Districts, Local Landmarks and Preservation Restrictions. In Newton, Local Historic Districts can consist of either a single property or a group of historic properties and are created through resident support, study committee review, and designation by a 2/3 vote of the Board of Aldermen.

Individual historic properties in Newton are otherwise protected either through a Preservation Restriction or as designated Local Landmarks. Preservation Restrictions are legally binding protective covenants conveyed by the owner to the City (or another qualified entity). Landmarks are designated by 3/4 vote of the Historical Commission following a public hearing and must be listed on or eligible for listing in the National Register in order to be considered for designation.

All exterior work or repairs to Landmark properties, properties with Preservation Restrictions or properties within Local Historic Districts requires the review and approval of the NHC/HDC or Preservation Staff as appropriate.

BENEFITS OF LOCAL DESIGNATION

The designation of Local Historic Districts and Landmarks has been found to:

- Increase neighborhood stability and property values
- Preserve the physical history of the area
- Promote an appreciation of the physical environment
- Foster community pride and self-image by creating a unique sense of place and local identity
- Increase the awareness and appreciation of local history
- Increase tourism
- Attract potential customers to businesses
- Create local construction jobs employing skilled tradesmen

SUSTAINABLE BENEFITS OF PRESERVATION

An added benefit to historic buildings is that they are intrinsically "green" with substantially lower environmental impact than new construction.

- Since historic buildings and structures already exist, the energy required to fabricate the lumber, bricks and details was expended in the past.
- New construction often includes demolition of existing buildings, with construction waste filling approximately 25% to 30% of landfills, in addition to waste associated with the fabrication of new construction materials.
- The most appropriate materials for the majority of preservation projects are often historic materials that are more sustainable than non-biodegradable manufactured products such as vinyl and plastics.

Preservation and rehabilitation minimizes the wasteful loss of materials while maintaining a distinctive sense place. (Refer to the *Guidelines for Sustainability*.)

PRESERVATION ASSISTANCE PROGRAMS

There are federal and state tax incentive programs available for historic properties. The submission and review requirements are rigorous and it is highly recommended that applicants contact the applicable agency at the early planning stages of a potential project.

Federal Historic Preservation Tax Incentives

The Historic Preservation Tax Incentives Program rewards private investment in rehabilitating historic income-producing properties such as offices, rental housing and retail stores. The Program, established by the Tax Reform Act of 1986, is jointly administered by the U.S. Department of the Treasury and the U.S. Department of the Interior's National Park Service. Owner-occupied single-family residences are not eligible for the program. If eligible, up to 20 cents on every dollar spent on qualified rehabilitation work (including most architectural and engineering fees) would be available as a credit against federal income taxes. The 20% tax credit is available to buildings that are listed in the National Register of Historic Places, either individually or as a contributing building in a National Register historic district, or as a contributing building within a local historic district that has been certified by the Department of the Interior. To be eligible for the 20% tax credit, project work must be certified as meeting *The Secretary of the Interior's Standards for Rehabilitation*. (Refer to Page 19.)

Massachusetts Preservation Projects Fund

The Massachusetts Preservation Projects Fund (MPPF) is a state-funded 50% reimbursable matching grant program established in 1984 to support the preservation of properties, landscapes and sites (cultural resources) listed in the State Register of Historic Places. These important resources represent a significant portion of the Commonwealth's heritage. Applicants must be a municipality or nonprofit organization. Eligible activities for grant funding include pre-development, development and acquisition projects. The program is administered by the Massachusetts Historical Commission.



This property at 328 Brookline Street has a preservation restriction donated to Historic New England.

Massachusetts Historic Rehabilitation Tax Credit Program

The Massachusetts Historic Rehabilitation Tax Credit allows the certified rehabilitation of an income-producing property to receive up to 20% of the certified rehabilitation cost in state tax credits. This credit program illustrates the economic and community benefits of preservation. It can be coupled with the Federal Rehabilitation Tax Credit to make a preservation project financially feasible. The credits can be sold to third-party investors for funds which are often put back into the project. To be eligible, projects must be listed in or certified as eligible for listing in the National Register. The program is administered through the Massachusetts Historical Commission and the work must be certified as meeting *The Secretary of the Interior's Standards for Rehabilitation*.



The work at this carriage house, at 43 Fairmount Avenue, is being funded in part through state and federal tax credits.

Preservation Restriction Program

Many owners of historic buildings and structures throughout Massachusetts have protected their properties in perpetuity by donating preservation restrictions to qualified non-profit preservation organizations. Qualified properties must be listed or eligible for listing in the National Register of Historic Places (individually or as a contributing resource within a district). Preservation restrictions must follow Massachusetts guidelines and have required approvals. All Internal Revenue Service requirements must be met to qualify for tax benefits.



The Jackson Homestead has received a Massachusetts Preservation Projects Fund grant.

PRESERVATION REGULATORY REVIEW

In the City of Newton, there are three general types of historic preservation regulatory review and procedures:

- Demolition Delay
- Local Historic District Review
- City of Newton Landmark / Preservation Restrictions

Each type of review has its procedures including submission requirements and process, with alterations to historic buildings being the most common. Applications can be found on the City website www.newtonma.gov or at the Inspectional Services counter in City Hall.

HISTORICAL / DISTRICT COMMISSIONS

There are five separate Commissions that review applications for alterations to designated properties in the City of Newton.

The Newton Historical Commission has oversight of the City's preservation activities and individual properties outside of Local Historic Districts. There are also Historic District Commissions for each of the four Local Historic Districts:

- Auburndale Historic District Commission
- Chestnut Hill Historic District Commission
- Newtonville Historic District Commission
- Newton Upper Falls Historic District Commission

Newton Historical Commission

The Newton Historical Commission includes seven volunteer members, four at-large members as well as one member nominated by each of the following organizations: Jackson Homestead; the Boston Society of Architects; and the Newton Board of Realtors. In addition, as many as seven at-large alternate members can be appointed.

The Newton Historical Commission has oversight of the City's preservation activities; administers the Demolition Delay Ordinance and the Landmark Ordinance; administers Preservation Restrictions; and updates survey and National Register information.

Historic District Commissions

Each Historic District Commission includes seven volunteer members, including one member nominated by the local chapter of the American Institute of Architects; one attorney; one realtor nominated by the Newton Board of Realtors; one member or alternate member of the Newton Historical Commission; one additional member or alternate member of the Newton Historical Commission, or one member nominated by the Newton Historical Society; and two residents or property owners from the Local Historic District administered by the Commission.

The primary responsibility of each of the Historic District Commissions is to regulate the alteration or construction of any building or structure within the district over which it has jurisdiction.

TIMING FOR REVIEW

The City of Newton makes every effort to quickly conduct required reviews. If an application is incomplete, if the NHC requests a change, or if all City deadlines are not met, the issuance of permits and approvals could take several months.

All applications are first reviewed by Preservation Staff for completeness and potential eligibility for an administrative approval. If an application requires Commission review, Staff will place the application on the next available meeting's agenda. For most applications, the Commissions have 45 days to act on a completed application or the project will be allowed to continue without approval.

Staff Review

Staff reviews are typically conducted for applications for Demolition Delay review and those that are considered minor in the context of the designated property, and if applicable, the surrounding Local Historic District. Applications that may be limited to Staff review include:

- Minor maintenance and in-kind repair, which are exempted from Commission purview after Staff review
- Exterior alterations at properties within the bounds of Local Historic Districts that are not visible from a public way (public roadways, sidewalks, parks and waterways) or meet an exclusion
- Insubstantial changes with limited visibility
- Demolition Delay review for partial demolition or buildings that are Not Historically Significant

Staff reviews of complete applications are generally completed within 14-15 business days of filing.

Commission Review

Applications that propose alterations that are too substantial for Staff review are forwarded to the appropriate Commission for review. Each of the Commissions holds regular monthly meetings. Assuming that the application materials are complete and the Commission does not require any additional information, applicants should assume a minimum of 4 weeks between the submission deadline of the Commission application and the issuance of an approval.

If a project requires other reviews, applicants should coordinate with the proper authorities to ensure that the project presented to the Commission is permissible under zoning, building permit, conservation, and other regulations. If a Commission-reviewed and approved plan requires changes in order to obtain a building permit, further review by the Commission and/or Staff is required.

RESEARCHING HISTORIC PROPERTIES

Property owners seeking information regarding the history of their property can consult with Historic Newton and the Jackson Homestead Archives. In the Archives, property owners can reference Historic Property Survey Forms, City Atlases, City Directories and potentially historic photographs.

PLANNING FOR ALTERATIONS TO HISTORIC PROPERTIES

One of the key first steps in planning an alteration to a historic property is developing an understanding of what makes a property important. Historic properties typically derive their significance from their architectural character and/or their historical significance as related to an association with an important individual or event.

Once it is understood why a property is defined as significant, a determination can be made whether it has historic integrity, or the ability of a property to convey its significance. Some of the aspects considered when making a determination of integrity relate to its:

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association with the historic individual or event

Properties that retain integrity always possess several of these aspects.



Both the overall form and the detailing of this Local Landmark home at 450 Winchester Street are significant features of its design.

DESIGN OF ALTERATIONS

In balancing the desire for a change to a historic property with regard to the historic integrity, the NHC/HDC encourages property owners to retain as much historic building fabric as possible. As such, the following guide can be used, listed in preferential order:

1. Maintenance
2. Repair and Replacement
3. Alterations and Renovations
4. Adaptive Reuse
5. Additions and New Constructions

If demolition is considered, property owners should refer to the Demolition Delay review process (Page 6). Demolition of designated historic buildings is rarely appropriate.

NEWTON HISTORIC PRESERVATION DESIGN GUIDELINES

The *Newton Historic Preservation Design Guidelines* (*Guidelines*) are intended as a tool to help manage change and protect the City's architectural and historical resources.

The *Guidelines* provide background information, guidance and regulations to be followed by property owners, design professionals, contractors, the Newton Historical Commission Staff, Historic District Commissions and the City of Newton with regard to historic resources. They are intended as a supplement to, rather than as a substitute for, consultation with qualified architects, contractors, the Historical Commission Staff and the Commissions.

The *Guidelines* are based upon *The Secretary of the Interior's Standards for the Treatment of Historic Properties* and are intended to provide a framework for review of appropriateness at the historic property and within the surrounding historic context rather than judgment on good or bad taste.

Because the NHC/HDC utilizes the *Guidelines* in their decision-making process, it is recommended that applicants review the information in the *Guidelines* sections during the early stages of planning a project. Familiarity with this material can assist in moving a project forward quickly, saving both time and money.

AVAILABLE GUIDELINES

The following *Guidelines* were completed as part of this project:

- *Guidelines Introduction*
- *Guidelines for Architectural Styles*
- *Guidelines for Exterior Maintenance*
- *Guidelines for Roofing*
- *Guidelines for Exterior Woodwork*
- *Guidelines for Masonry & Stucco*
- *Guidelines for Windows & Doors*
- *Guidelines for Site Elements*
- *Guidelines for Additions & New Construction*
- *Guidelines for Commercial Buildings*
- *Guidelines for Sustainability*

Each section addresses historic materials and building topics and all sections comprise the *Newton Historic Preservation Design Guidelines*. Further information is available at the Planning Department and on the City's web site at www.newtonma.gov.

These *Guidelines* serve to cover the topics most typically addressed by the NHC/HDC. Any work under the jurisdiction of the NHC/HDC that is not specifically covered in these *Guidelines* is subject to Commission review and approval.

DEMOLITION DELAY

The demolition of historic properties is considered a drastic action. The loss of a historic building constitutes not only a loss of historic fabric and context; it can alter the character of the streetscape and surrounding buildings. Once resources or buildings that contribute to the heritage of the community are destroyed, they cannot be replaced.

Demolition could represent a lost educational resource for the community whether the building was an example of past construction techniques, or has associations with a significant individual or event in our history. As a result, demolition of historically or architecturally significant buildings and structures is rarely considered to be an appropriate option.

The City of Newton recognizes that properties with distinctive architectural features and historic associations are located throughout the City. These distinctive properties contribute to and enhance the overall historic character of the City. To protect those properties, the City has established a review process for all properties in Newton 50 years of age or older. Local Historic Districts, Landmarks and Preservation Restrictions have a separate process for demolition, which is rarely approved by the NHC.

Demolition Delay Review Criteria

Properties that are subject to the Demolition Review requirements are at least 50 years old, and their demolition requires the review and approval of the Preservation Planner or the Newton Historical Commission. The review determines whether the building or structure is determined to be “historically significant” and “preferably preserved,” and if so, a demolition delay can be imposed.

HISTORICALLY SIGNIFICANT

A property is considered to be “historically significant” if it is 50 or more years old and:

- Listed on or determined eligible for listing in 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 a 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.

Properties less than 50 years of age do not meet the criteria for designation as “historically significant,” and are not subject to the Demolition Delay Review Process.

PREFERABLY PRESERVED

A historically significant building or structure is considered to be “preferably preserved” if its proposed demolition is determined to be a detriment to the City.

DEMOLITION DELAY PURPOSE

The purpose of delaying demolition is to provide time to seek alternative preservation solutions for historically significant properties. As such, the following delays are imposed:

- An 18-month delay applies to properties listed on or determined to be eligible for listing in the National Register of Historic Places (NR).
- A 12-month delay applies to all other properties.

Based upon the specific nature of the application, a waiver of delay may be granted if:

- A proposal to relocate the building is approved by the NHC;
- 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 has approved.



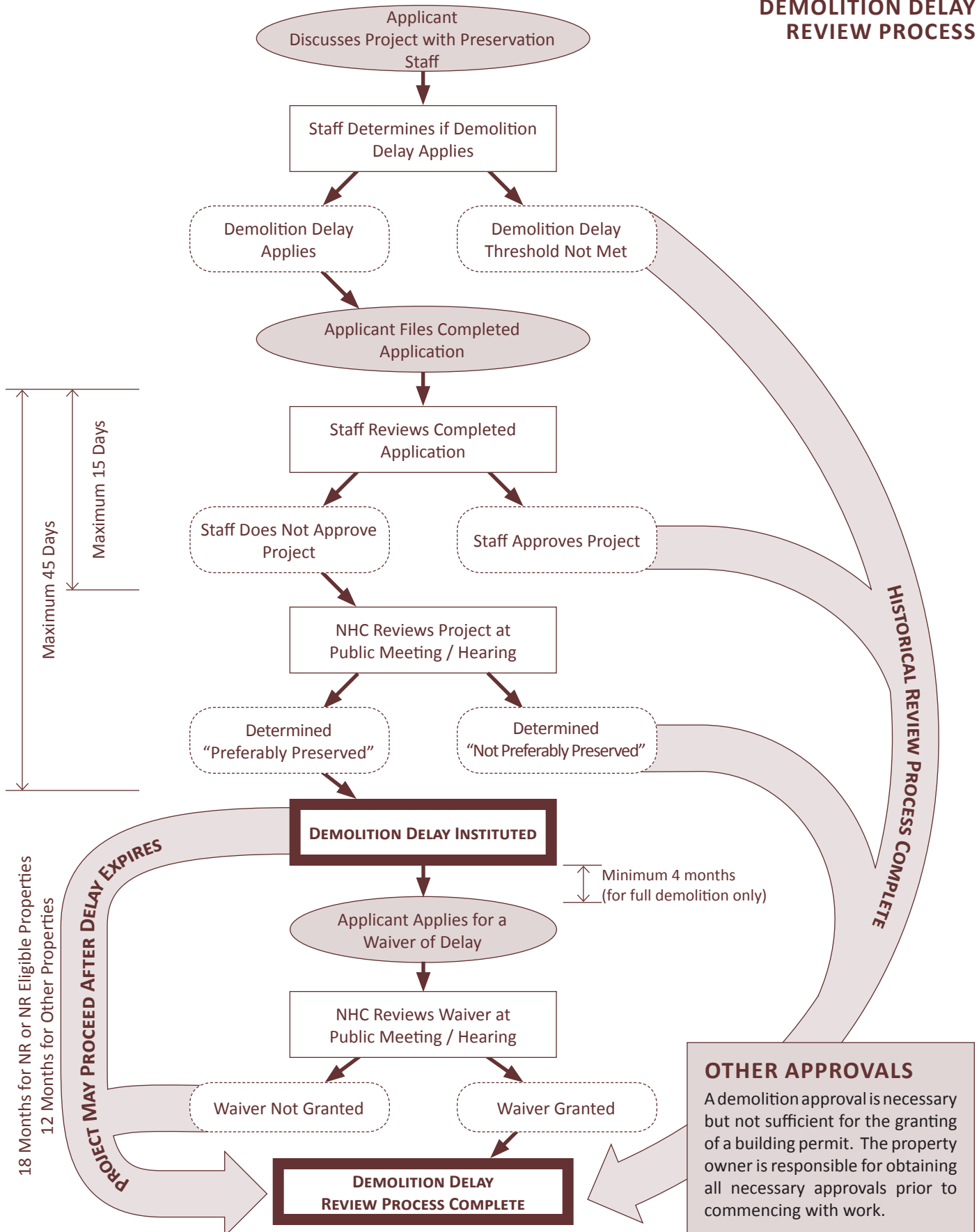
Demolition is an irreversible action that alters the character of the property, the streetscape, and the area. (The NHC/HDC strongly recommends against the demolition of buildings or features that are architecturally or historically significant to the history of Newton.)

DEMOLITION DELAY REVIEW PROCESS

Property owners seeking a demolition approval must complete an application and submit it to the City’s Preservation Planner for review. The Preservation Staff will review the application, and if necessary, will include it on the agenda of the next scheduled Newton Historical Commission monthly meeting. The Historical Commission determines the status of the property at a public hearing based on the historical and/or architectural significance of the property.

The process typically takes between 15 and 45 days to complete, and applications are available on the City web site at www.newtonma.gov and at the Inspectional Services Department counter.

DEMOLITION DELAY REVIEW PROCESS



DISTRICT/LANDMARK REVIEW PROCESS

All work proposed at a locally designated Landmark property or within the bounds of a Local Historic District in the City of Newton requires Commission review and the issuance of a Certificate. As a result, all exterior alterations, no matter how minor, are subject to Commission review. The types of projects reviewed by the Commission include:

- Maintenance and in-kind repair (exempted from Commission purview after Staff review)
- Change to the appearance of building, site, monument or structure, including change resulting from maintenance and repair
- Change or addition of fences, walls, walkways, driveways and garden structures (not including public sidewalks)
- Modification, addition or removal of signs and awnings
- Construction of any new building or addition
- Relocation or demolition of all or part of any building, site, monument or structure (demolition rarely approved)
- Demolition by neglect (Landmarks only)

Following the filing of an application and the required supporting information, the Commission and its Staff reviews proposed changes to determine whether they are appropriate to the individual property and within the surrounding historic context in terms of the architectural style, general design, arrangement, location and materials. Applicants or their representatives are encouraged to attend Commission meetings to explain the overall scope of the proposed project, clarify issues and answer any questions.

There are three types of Certificates that can be issued by the Commissions and their Staff following review:

- **Certificate of Non-Applicability:** Issued if it is determined that the construction or alteration for which a Certificate of Appropriateness or a Certificate of Non-Applicability has been filed does not involve any exterior architectural feature or involves an exterior architectural feature which is not subject to review by the Commission.
- **Certificate of Appropriateness:** Issued if it is determined that the construction or alteration for which an application for a Certificate of Appropriateness has been filed will be appropriate for or compatible with the preservation or protection of the Local Historic District or Landmark property.
- **Certificate of Hardship:** Issued if it is determined that owing to conditions especially affecting the building or structure involved, but not affecting the Local Historic District or Landmark property generally, failure to approve an application will involve a substantial hardship, financial or otherwise, to the applicant and such application may be approved without substantial detriment to the public welfare and without substantial derogation of the intent and purposes of Newton's preservation regulations. It shall also be issued by the Commission or its Staff in the event that it fails to make a determination on an application within 45 days of filing.

Commission Actions

The Commission can take one of four actions following the review of an application:

- **Approval as Submitted** - The appropriate Certificate will be issued.
- **Approval with Conditions** - A Certificate will be issued pending review for compliance of required conditions.
- **Conceptual Approval** - The overall concept and direction of the project is approved; however, a more complete application must be submitted for review.
- **Denial** - It is determined that the project does not meet the requirements for the granting of a Certificate. The applicant can work with Staff to bring the project into compliance with *Guidelines* or appeal to the Metropolitan Area Planning Council within 20 days of the Commission decision.

OTHER THINGS TO CONSIDER

Commission approval is required for some work that does not otherwise require a building permit. This includes maintenance and minor repairs. In addition to obtaining approvals from the NHC/HDC, there are typically other required approvals needed prior to the granting of necessary permits to begin construction work. Reviews and issues that should be considered include:

- Zoning: Use, setbacks, lot coverage, floor-area-ratio (FAR), open space (Applies to new construction and additions)
- Engineering: drainage, curb cuts
- Building Code
- Scenic Roads, Signs and Fence Ordinances
- Conservation Regulations

It is recommended that all zoning reviews occur prior to NHC/HDC review whenever possible. The remainder of the requirements and reviews should be considered in the process, and coordinated with the overall approval of the project.

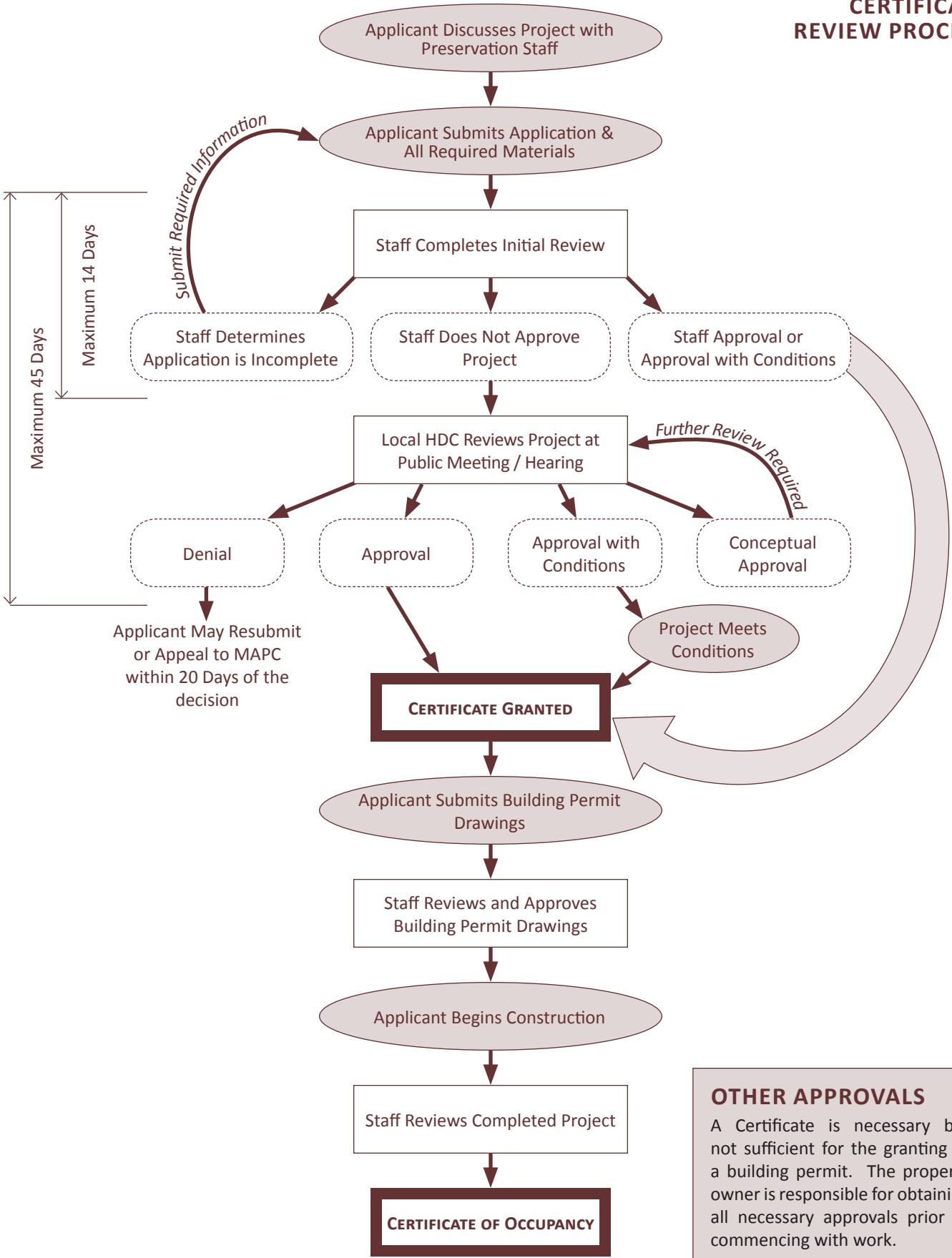
WORKING WITHOUT A CERTIFICATE

The Commission will inspect all work for compliance with an approved Certificate. If any changes are proposed after approval of a Certificate, please contact the Preservation Planner at (617) 796-1120 for additional required reviews. Work completed without an approved Certificate is subject to possible fines, removal, and restoration of the building, site or structure to its appearance prior to the violation.

CERTIFICATE NOT REQUIRED FOR:

- Applications for paint colors or painting when the proposed work is limited to re-painting
- The color of roof materials

CERTIFICATE REVIEW PROCESS

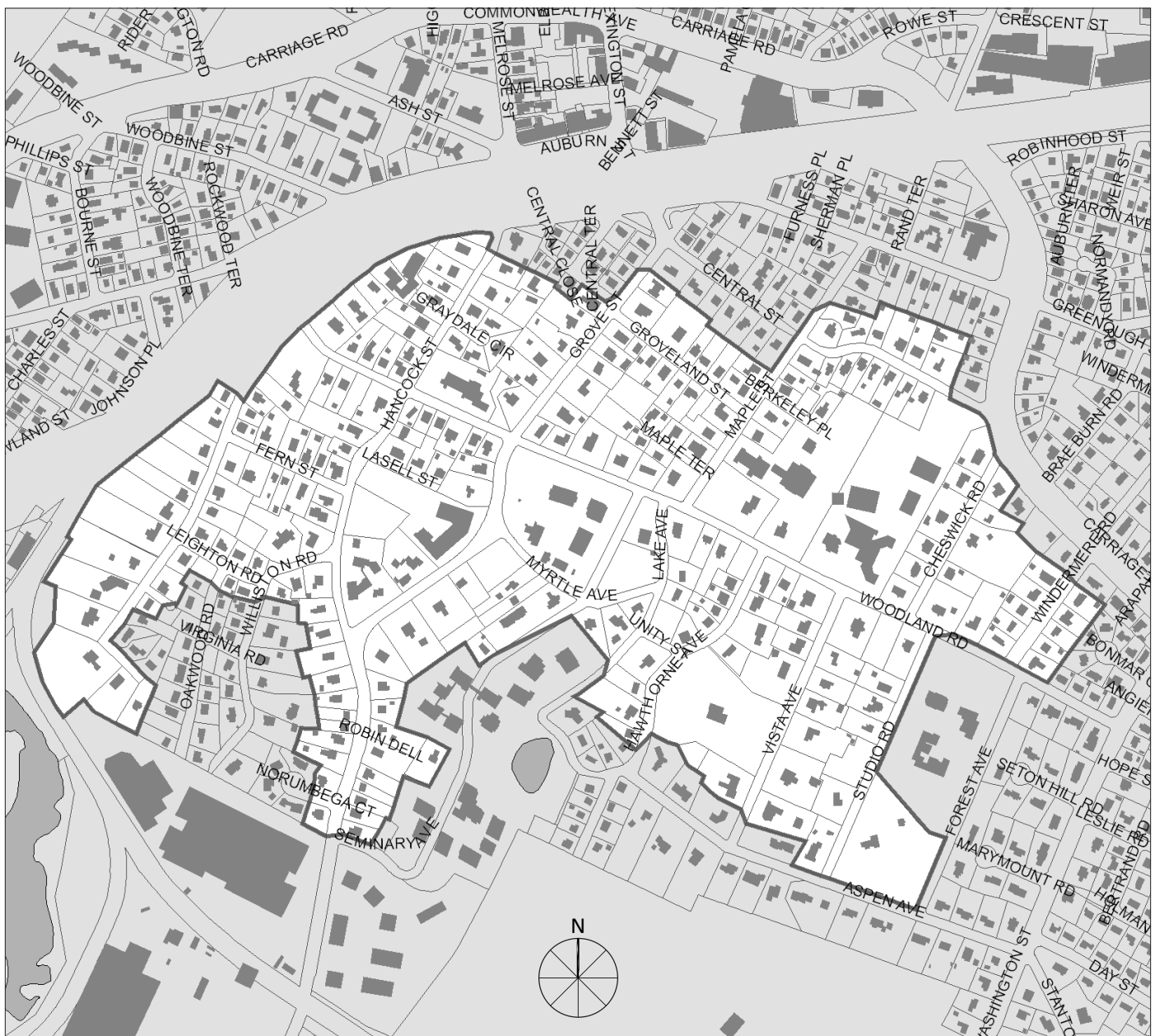


OTHER APPROVALS
 A Certificate is necessary but not sufficient for the granting of a building permit. The property owner is responsible for obtaining all necessary approvals prior to commencing with work.

AUBURNDALE HISTORIC DISTRICT

The core of the Auburndale Local Historic District consists of two National Register Districts and four individually listed National Register properties. All were listed in 1986 as part of Newton's Multiple Resource Area Nomination to the National Register of Historic Places. The educational institution, known today as Lasell College, and the wood frame Auburndale Congregational Church built in 1856-57 have been at the center of the development patterns of the neighborhood since the mid-nineteenth century. They are the core of this district that fans out from these National Register properties to include other National Register listings. This larger neighborhood that includes the National Register properties evolved in response to transportation patterns, real estate speculation and the establishment of these very institutions.

Today, examples of each decade of development from the late 1840s through the early-21st century are evident in this large neighborhood. Although the neighborhood evolved over a century representing changing tastes in styles and plans of domestic architecture, there is a strong cohesiveness to this wide-spread suburban neighborhood in size, scale and overall massing as well as richness of craftsmanship. Most properties were built in appreciation for the bucolic and spacious settings on large suburban lots away from the mechanics of urban living. All properties inform us of the evolving lifestyle of a community rich with the legacy of entrepreneurs, intellectuals, clergy, and artists and those who have supported the educational and institutional entities that shaped the community.





Auburndale includes numerous 19th-century homes such as this vernacular Second Empire house.



This Craftsman/Bungalow house is an early-20th century example of Auburndale's historic architecture.

AUBURNDALE HISTORY

Today's village of Auburndale began as a remote district of farmland, rolling wooded hills, and marsh. As late as 1831, only seven families held title to all of Auburndale's land area. This all began to change, though, when the Boston and Worcester Railroad introduced passenger service to Newton, ushering in a dramatic new era of development. By 1837, the railroad had been extended through Auburndale.

As suburban development occurred in Newton Corner and West Newton, sharp-eyed real estate speculators looked elsewhere for more opportunities. In 1847, William Jackson and his North Auburndale Land Company opened up Auburndale for a new type of Newton resident - the suburban commuter. Jackson's company laid out many of the streets north of Auburn Street (a colonial highway established in 1729), and similar development to the south began almost simultaneously.

Auburndale's main asset, besides its favorable location for transportation, was the languid reach of the Charles River which bordered it to the west. The village was firmly

established by the 1860s, and Auburndale residents and visitors looked to the river for recreation. Canoeing and skating were popular pastimes, and several formal boat clubs built boathouses at the river's edge.

River activity was greatly increased in the 1890s when the Newton Street Railway opened Norumbega Park, a 21-acre recreation facility boasting a restaurant, deer park, concert hall and canoeing areas. In the 1930s and 1940s, the Totem Pole Lounge featured the sound of the Big Bands. Access from Boston by streetcar made the Park an immensely popular family playground.

Although adversely affected by the construction of Route 128 and the Massachusetts Turnpike Extension, Auburndale has retained an important collection of 19th century architecture. One of Auburndale's neighborhoods, the Lasell Neighborhood, includes several phases of community development represented by houses ranging from 18th century farmhouses to 20th century Colonial Revival style suburban residences.



Houses in Auburndale are generally located on regularly spaced lots, set back an equal distance from the curb on most streets. A mature tree canopy frames the individual homes.

CHESTNUT HILL HISTORIC DISTRICT

Chestnut Hill has been recognized as an architecturally important and intact historic neighborhood displaying the results of early subdivision plans and development spanning more than a century. In 1986, the Old Chestnut Hill Historic District was listed on the National Register of Historic Places (it was later expanded in 1990), clearly acknowledging the historical significance and architectural integrity of the District. The National Register Nomination describes the District as having commodious architect-designed houses with attention to landscape detail.

The Chestnut Hill Historic District consists almost entirely of residential structures, most dating from the late 19th and early 20th centuries. The dwellings are characteristically large, with lushly landscaped lots, affording privacy and a sense of seclusion. Typically, lot contours reflect the natural terrain and the winding streets respond to the topography.





Stately Colonial Revival homes, this example with a central Palladian window, are well represented in the area.



Mid-Century Modern homes can be found in the Chestnut Hill Historic District.

CHESTNUT HILL HISTORY

Located in the easternmost section of Newton, the village of Chestnut Hill was originally settled by the Hammond family circa 1650. The initial Hammond property encompassed all of what is now the Newton portion of Chestnut Hill. The family remained in the area for generations, giving its name to Hammond Street, Hammond Woods and Hammond Pond.

Originally isolated and relatively inaccessible, the area remained sparsely settled well into the 1800s and long after development had begun in the rest of Newton. With the advent of railway access to Brookline and Boston via the Beacon Street extension in 1850 and the Charles River Railroad in 1852, the character of the area began to change. When Captain Joseph Lee of Beverly purchased his farm from the Hammond family in 1822, he was one of only a handful of residents in the area. However, upon his death in 1845, the property passed to his six nieces and nephews, several of whom moved to the old farm, built houses and laid out an ambitious development plan for a community of country estates called Chestnut Hill. As rail service improved, more

of the Lee family, along with their associates from Essex County, moved to Chestnut Hill. These included members of such prominent North Shore families as the Lowells, the Cabots, the Lawrences and the Saltonstalls. Thus the “Essex Colony” was established.

Despite this early influx, the majority of Chestnut Hill was not developed until after 1880 when transportation to the area had improved. Between 1880 and 1910, the remaining land was carved into a combination of large building lots, private estates and even a “working” farm. The prominent architectural styles of the period (Georgian, Colonial Revival and Shingle) are all well represented and the area is distinguished by a number of significant architect-designed homes. While the neighborhood continued to develop well into the 20th century, it still retains the rural neighborhood character established in the mid- and late-19th century. In 1991, the Chestnut Hill Local Historic District was established to preserve the architectural elements and character-defining aspects of this neighborhood.



Chestnut Hill features many of Newton’s grandest homes. The front yard in this example is terraced down to the roadway and includes both natural and designed landscape elements.

NEWTONVILLE HISTORIC DISTRICT

Newtonville has been recognized as an architecturally important and intact historic neighborhood displaying examples of many 19th and early-20th century residential architectural styles. In 2002 the Newton Board of Aldermen approved the formation of the Newtonville Historic District in accordance with the General Laws of Massachusetts and Newton City Ordinances. By formally recognizing the area, the City clearly acknowledged the historical significance and architectural integrity of the area contained within the boundaries of the Newtonville Historic District. The Newtonville Historic District has an intact historic fabric with a variety of styles representative of its primary period of growth and development as a streetcar suburb of Boston. The study which formed the basis of the historic designation describes the cohesive nature of the neighborhood resulting from the overall massing, scale, lot size, setbacks and craftsmanship of its buildings.

The Newtonville Historic District consists almost entirely of residential buildings, most dating from the late-19th and early-20th centuries. The dwellings are characteristically large, detached houses, originally built as single-family homes on moderate-sized lots.





The Village of Newtonville includes numerous Victorian-era homes from the second half of the 19th century. This vernacular home with Stick detailing features a complex roof form and a full-width front porch.

NEWTONVILLE HISTORY

Newtonville developed as a suburban village during the second half of the 19th century. Like the neighboring villages along the “rushing and thundering Boston and Albany railroad,” Newtonville owed the impetus for much of its growth to its favorable location relative to transportation. Daily commuter trains linking the village to downtown Boston brought a steady influx of businessmen, professionals and tradesmen, who built houses ranging from simple wood frame structures on small lots to large, elaborate residences set among formal gardens.

Prior to the advent of suburban development, several farms occupied the broad, well-watered plain that underlies most of Newtonville’s Victorian neighborhoods. Judge Abraham Fuller, a grandson of one of the territory’s first settlers, operated one of the larger farms here in the 18th century. Judge Fuller was an important Revolutionary era citizen of Newton, serving as a town selectman and treasurer, a member of the State Legislature and a representative to the Constitutional Convention. His son-in-law, General William Hull, retired to the Fuller Farm after the War of 1812, and enlarged the farmhouse that once stood on today’s Newton North High School athletic fields.

During most of the first half of the 19th century, Newtonville remained a quiet agricultural neighborhood known primarily as the site of the Hull farm. In the late 1840s, however, real estate operators, observing widespread interest in suburban developments in Newton Corner and West Newton, purchased small tracts of land near the railroad line and laid out house lots along several new streets.

Newtonville offered no compelling attractions to lure potential suburban residents, so its first decade of growth was slow. This changed, however, in 1859 with the decision to build Newton’s first high school in the centrally located village. By the time of the Civil War, the village was firmly established, with several distinct neighborhoods and a small commercial center serving the needs of its families.

Residences, churches and public buildings from several phases of Newtonville’s 19th century development exist today. The village contains a fine collection of well-preserved Victorian architecture, ranging from the austere Greek Revival of the 1840s through the richly ornamented Colonial Revival of the 1890s. The buildings, situated among gracious, tree-lined parks and streets planned by foresighted Victorians, tell a story of changing culture, technology and taste which is essential to the identity of 21st century Newtonville.



This vernacular Second-Empire home has a mansard roof with arch-headed dormers. The projecting roof cornice features paired brackets similar to those found at the porch posts.

NEWTON UPPER FALLS HISTORIC DISTRICT

First established in 1975, the Newton Upper Falls Historic District was created to protect the unique and historic character of one of Newton's first villages, and its early industrial center. The village of Newton Upper Falls has long been recognized as a historically important and architecturally intact neighborhood displaying the early development of the 19th century mill village built along the Charles River. The original District was established around the earliest area of 19th century development in the village, but was enlarged in 1985 to include the village's next stage of development stretching into the late 19th and early 20th century. In 1986, the Newton Upper Falls Historic District was listed on the National Register of Historic Places, acknowledging the historical significance and architectural integrity of the District. The National Register Nomination describes the District as having retained the 19th century flavor of its rich industrial past and as the most distinctive village in Newton.

The architecture of the Newton Upper Falls Historic District consists of a mix of residential, commercial, industrial, and institutional structures, most of which date from the 19th century. Residential structures built near the village's commercial and industrial center were typically designed as housing for early mill workers in the Federal and Greek Revival styles which were popular through the mid 19th century. Residential construction in the second half of the century is commonly found up the hill from the Charles River around the edges of the earlier village and is typically Italianate, Colonial Revival and Queen Anne in style and detailing. Regardless of the date of construction, Newton Upper Falls dwellings are characteristically modest with simple detailing appropriate to the original style of its construction. The District's commercial, industrial and institutional structures are larger in scale and grander in design than the village's residential structures. Their architectural styles vary dramatically depending on their date of construction, use and location. In considering the important characteristics of these structures, it is important to recognize the intent of the original design, its scale, massing, original materials and siting.





In addition to residential structures, commercial and industrial buildings were important in the development and character of Upper Falls. This former barn has been adaptively reused as office space, with modifications to the large barn-door openings.

UPPER FALLS HISTORY

The history of Upper Falls is intrinsically tied to its location at the bend of the Charles River. Water power, and its resulting dams, contributed to the built environment in evidence today. Historic stores, churches, workers' cottages and dams from the mid-18th to early 19th centuries were built in accordance with the river-front topography: workers' cottages were located near the river, and homes of plant managers and owners were sited at the top of the bluff overlooking the river, on the aptly named High Street. Later industrial development in Upper Falls included thriving iron and cotton machinery businesses. Upper Falls remained a self-sustaining industrial village for many years and adapted itself to industrial trends well into the mid-20th century.



Colonial-Revival buildings, such as this Dutch Colonial, are also part of the architectural development of Upper Falls.



Early mill worker's housing in Upper Falls often features Greek Revival detailing such as the central paired door surround.



The Greek Revival style, which typically includes large porticos and classical columns as in this Local Landmark at 35 Webster Street, was popular in the first half of the 19th century.

GUIDELINES FOR NHC/HDC DECISIONS

When reviewing a proposed project, the Commission's review is guided by principles contained in *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, and more specifically, *The Standards for Rehabilitation*. *The Standards for Rehabilitation* provide property owners and tenants common-sense guidelines to allow sensitive contemporary uses for their sites while retaining their architectural and cultural heritage. In reviewing projects, the Commissions encourage sensitive rehabilitation involving the least amount of intervention or change as identified in the following guidelines:

- **Identify, retain, and preserve** the overall form, materials, and details that are important in defining the architectural and historical character of the building and site.
- **Protect and maintain** historic materials and features. This involves protection from other work that may occur in proximity to the historic materials, and also protection through regular maintenance. A regular program of protection and maintenance usually involves the least degree of intervention, and can prevent or postpone extensive and costly work.
- **Repair** rather than replace deteriorated historic materials and features. Repairs maintain the building in its current condition while making it weather-resistant and structurally sound. Repairs should involve the least intervention possible, concentrating specifically on areas of deterioration. When repair is not possible, the Commissions encourage replacement in-kind, reproducing by new construction the original feature exactly, including the original material, finish, detailing and texture.
- **Replace** missing or deteriorated historic materials and features in-kind when the extent of deterioration precludes repair. Similar to repair, the preferred approach is to replace the entire feature in-kind to match



Newton's homes, such as this one in Upper Falls, often have exterior details such as cornices, porches and window surrounds. Regular maintenance and repainting can prolong the life of historic materials.

the original material, finish, detailing and texture. Since this is not always technically or financially feasible, substitute materials are sometimes acceptable when they convey the appearance and finish of the original feature.

- **Reconstruct** missing historical features if adequate historical, pictorial, and physical documentation exists so that the feature may be accurately reproduced. The addition of features from other historic buildings or addition of historical elements for which there is no documentation is not appropriate.
- **Alterations and additions** are sometimes needed to ensure the continued use of a building. An alteration involves returning a building to a useful condition while saving those parts that represent its historical, architectural or cultural significance. It is important that alterations do not radically alter, obscure or destroy character-defining spaces, materials, features, or finishes. An addition is new construction at the exterior of an existing building and should be carefully considered. New additions should be clearly differentiated but compatible in size, mass, form, fenestration, detailing and style with the historic building, and should be constructed at a less visible side or rear elevation, so that the character-defining features are not radically obscured, damaged or destroyed.

COST VS. VALUE-ADDED

It is understood that some of the recommendations of the *Guidelines* do not represent the least expensive options; however the NHC/HDC strongly believes that selecting high-quality options can have both short- and long-term benefits.

A short-term benefit is that the alteration tends to be more historically appropriate and is often made of more sustainable materials. Long-term benefits generally include longer life-cycle materials that do not need to be replaced as often, reducing associated landfill waste and replacement costs, as well as potentially increased property value associated with the higher quality traditional materials.

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The following *Standards for Rehabilitation* were developed in 1995 by the National Park Service of the U.S. Department of the Interior. They are the national standard to guide rehabilitation work on historic resources and are used by the Newton Historical Commission (NHC) and Local Historic District Commissions (HDC) when rendering their recommendations.

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural or architectural values.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the historic property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Rehabilitation as a Treatment: *When repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate, Rehabilitation may be considered as a treatment. Prior to undertaking work, a documentation plan for Rehabilitation should be developed.*

CHARACTER-DEFINING FEATURES

As defined by *Preservation Brief 17: Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character*:

The Secretary of the Interior's Standards for the Treatment of Historic Properties embody two important goals:

- 1) the preservation of historic materials; and,
- 2) the preservation of a building's distinguishing character.

Every old building is unique, with its own identity and its own distinctive character. Character refers to all those visual aspects and physical features that comprise the appearance of every historic building. Character-defining elements include the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment.

The NHC/HDC jurisdiction is generally limited to the exterior appearance of buildings, and it should be understood that the definition of character-defining features or elements varies with each building.



General maintenance, including repainting of woodwork, is essential for preserving original building fabric and unique architectural elements and details.

MAINTENANCE IS PRESERVATION

Regular maintenance helps to preserve buildings and property, protect real estate values and investments, and keeps Newton an attractive place to live, work and visit. Lack of regular upkeep can result in accelerated deterioration of building elements and features. In the case of historic buildings, these features often represent character defining elements that are difficult and costly to replace. Long-term lack of maintenance can impact a building's structure, resulting in expensive repairs.

It is prudent to regularly inspect properties to identify potential problems. If problems are detected early, minor maintenance may not only improve a property's overall appearance and value, but also can prevent or postpone extensive and costly future repairs. Regular maintenance can include a variety of tasks such as cleaning gutters and downspouts, and painting of exterior woodwork.

The NHC/HDC encourage:

- Prolonging the life of original materials on historic structures through regular maintenance as long as possible
- Avoiding replacement of original materials with newer materials
- Referencing the *Guidelines for Exterior Maintenance* and topic-specific sections for additional maintenance information

REPAIRS AND REPLACEMENT

When it is no longer feasible to maintain a historic feature, repairs or replacement in-kind may be necessary. Repairs maintain the building in its current condition while making it weather-resistant and structurally sound, concentrating specifically on areas of deterioration. When repair is not possible, the Commission encourages replacement in-kind. Similar to a regular maintenance program, these activities can prevent or postpone extensive and costly future repairs.

The NHC/HDC encourage (Listed in order of preference):

- Non-intrusive repairs, focused at deteriorated areas, stabilizing and protecting the building's important materials and features
- When repair is not possible, replacement in-kind to the greatest extent possible, reproducing by new construction the original feature exactly, matching the original material, size, scale, finish, profile, detailing and texture
- When replacement in-kind is not possible, the use of compatible materials and techniques that convey an appearance similar to the original historic features, and the use of materials similar in design, color, texture, finish and visual quality to the historic elements



When repair is not possible, the NHC/HDC encourages in-kind replacement.

ALTERATIONS AND RENOVATIONS

Alterations and renovations are sometimes needed to ensure the continued use of a building, but have the potential to alter the character of historic properties. When considering alterations or renovations, careful attention should be given to the original building and its relationship to the alteration or renovation.

The NHC/HDC encourage:

- Identification, retention and preservation of the character defining features of the historic building
- Minimal alteration to the original design, materials and features
- New design elements and scale that are compatible with the historic building and setting
- Use of materials and techniques that are compatible to the historic building and setting
- Maintaining the appropriate historic contextual setting



This former mill building at 2276 Washington Street has been adaptively reused as office space.

ADAPTIVE REUSE

In adaptive reuse projects, alterations or renovations might be necessary to use a building for a different purpose from which it is currently or was originally designed, if permitted under the Newton Zoning Ordinance. Similar to alterations or renovations, great care should be given to the original building and its relationship to the alteration or renovation. In addition, careful attention should be taken with required alterations such as the modification or addition of window and door openings to accommodate the new use.

Examples of Adaptive Reuse:

- Conversion of a house to multi-family residential or offices
- Conversion of industrial/commercial buildings into housing
- Conversion of institutional buildings into commercial space

Benefits of Adaptive Reuse:

- Retention of historic character and high quality historic materials and craftsmanship
- Promotes stability of ownership and occupancy of historic resources
- Potential cost savings versus new construction
- Maintains and utilizes the established neighborhood and existing infrastructure



This Local Landmark at 320 Nevada Street - a former industrial building - has been converted into office space.

ADDITIONS AND NEW CONSTRUCTION

Additions and new construction within a Historic District or to a designated Landmark can dramatically alter the appearance of the individual property, the District and the surrounding landscapes. Exact reproduction of historic buildings is discouraged, while contemporary design compatible to the context of the historic resources and their surroundings is encouraged. Because of the sensitivity of the area, the property owner should take great care when proposing either an addition or new construction within a Historic District or to a designated Landmark.

The NHC/HDC encourage:

- Preservation of the cohesive ambiance of historic resources with compatible, sympathetic and contemporary construction
- Compatible siting, proportion, scale, form, materials, fenestration, roof configuration, details and finishes
- Construction of additions at secondary elevations wherever possible, subordinate to the historic building, and compatible with the design of the property and neighborhood
- Construction of additions so that the historic building fabric is not radically changed, obscured, damaged or destroyed
- Referencing the *Guidelines for Additions & New Construction*



New construction in historic districts - such as this building at Lasell College in Auburndale - must be carefully designed, with compatible siting, form and materials.

FREQUENTLY ASKED QUESTIONS

Q: Where should I begin the process?

A: It is often helpful to begin by understanding what makes your property historically or architecturally significant (see below.) Contact the City's Planning Department at (617) 796-1120 for a review of your property's significance. Obtain the *Guidelines* section applicable to your proposed project and consider whether the proposed changes are appropriate for the property. (Refer to *Page 5*.)

Q: How can I find out about the history of my neighborhood or property?

A: The Jackson Homestead (527 Washington Street) is the best resource for local history (refer to *Page 4*), including historic photographs, National Register Nominations and survey forms on historic buildings. Links to information on local history are also available on the City of Newton's website, and information about Landmark properties is available at City Hall and on the City website. Additional information regarding historic properties is available at the MHC, and on its website through an online database known as MACRIS. There are also numerous reference organizations and resources, a few of which are listed on *Page 23*.

Q: How do I make it more likely that my project is approved?

A: It is helpful to have an understanding of what makes your property architecturally or culturally significant when considering a project. This will allow you to make informed decisions about the proposed project with an understanding of some of the issues considered by the NHC/HDC. Each section of the *Guidelines* outlines what is and is not likely to be approved by the Commission.

Q: Is the review process expensive? Do I need to hire an outside professional?

A: The NHC/HDC does not charge a fee for a reviews; however, other City departments may assess fees based on the nature of the project. Carefully reviewing the applicable *Guidelines* and the application requirements for an approval prior to hiring a design professional or contractor can assist in the early planning stages of your project. If not required by Code to receive a construction permit, you are welcome to submit applications for work without the assistance of a design professional. However, for complex proposals or those that requires the submission of scaled drawings, consultation with a professional may expedite the review process. If you are retaining the services of a professional, it is helpful to work with architects, contractors and others familiar with the requirements of working with the NHC/HDC. Before submitting your application, confirm that it is complete.

Q: Can a demolition delay be shortened?

A: A waiver of delay can be granted by the NHC if specific conditions identified on *Page 6* are met. Contact the City's Preservation Planner at (617) 796-1120 for details regarding specific project conditions.

Q: I am planning a complex project. When is the best time to talk to the NHC/HDC?

A: If your project is complex or requires multiple review Commissions and Boards, the best time to talk to the NHC/HDC is as early in the project as possible, before you invest significant time and money into the design process. This initial informal informational review can help move a project more quickly through the review process. Please contact the City's Preservation Planner at (617) 796-1120 for an appointment.

Q: Is there a way to expedite the review process?

A: It is important to thoroughly complete the application and submit all required materials to the NHC/HDC for review. It is recommended that you contact the City's Preservation Staff directly to understand what submission materials are required for your project; whether Commission review is required; and the specific submission deadlines and meeting dates. Contact the City's Planning Department to determine what other reviews are required; if multiple reviews are necessary they can often be pursued simultaneously.

Q: Does my project require NHC/HDC review?

A: Proposed changes to any building, site or structure or to any property within the boundaries of a Local Historic District; or alterations to the exterior or landscape of any property with a Preservation Restriction or any Landmark property are required to receive an approval from NHC/HDC. This includes all work that might be considered ordinary maintenance and repair with the exception of repainting. For properties with Preservation Restrictions, applicants should contact the Preservation Planner to discuss the project and the terms of the restriction as they vary. Most applications for maintenance and repair are reviewed at the Staff level within 15 days of a completed application filing.

Q: How do I apply for NHC/HDC review?

A: The specific submission requirements for NHC/HDC review will vary based upon the complexity of the proposed project, but the submission materials are similar to those required for a building permit review. For specific information regarding the submission requirements for your proposed project please refer to the applications available on the City of Newton website at www.newtonma.gov or contact the City's Preservation Planner at (617) 796-1120.

Q: Can I begin construction immediately after I get the NHC/HDC approval?

A: The NHC/HDC review is not necessarily sufficient for the granting of a building permit. Each project is also subject to review by all departments having jurisdiction over compliance with zoning, building and safety codes. NHC/HDC review is just one step in obtaining a building permit. You must complete all necessary reviews and obtain all necessary permits applicable to your project prior to proceeding with any work. You cannot receive a building permit without obtaining an approval from the NHC/HDC.

PRESERVATION ORGANIZATIONS

Local Organizations

City of Newton Preservation Planner

City Hall; 1000 Commonwealth Ave.; Newton, MA 02459
(617) 796-1120; www.newtonma.gov

Historic Newton - The Jackson Homestead and Museum

527 Washington Street; Newton, MA 02458
(617) 796-1450; www.newtonma.gov/jackson

State Organizations

Massachusetts Historical Commission

220 Morrissey Boulevard; Boston, MA 02125
(617) 727-8474; www.sec.state.ma.us/mhc

Preservation Massachusetts

Old City Hall; 45 School Street; Boston, MA 02108
(617) 723-3383; www.preservationmass.org

Historic New England

Otis House; 141 Cambridge Street; Boston, MA 02114
(617) 227-3956; www.historicnewengland.org

National Organizations

Historic Preservation Learning Portal

www.historicpreservation.gov

National Park Service; Heritage Preservation Services

www.cr.nps.gov/hps

National Park Service; Historic Landscape Initiative

www.cr.nps.gov/hps/hli

National Park Service; Historic Preservation Tax Incentives

www.cr.nps.gov/hps/tps/tax

National Center for Preservation Technology & Training

(318) 356-7444; www.ncptt.nps.gov

National Trust for Historic Preservation

Preservation and Preservation Forum
(800) 944-6847; www.preservationnation.org

U.S. Green Building Council

(800) 795-1747; www.usgbc.org

The Association for Preservation Technology International
APT Bulletin

www.apti.org

The Alliance for Historic Landscape Preservation

www.ahlp.org

Restore Media, LLC

Old House Journal and Traditional Building
www.oldhousejournal.com
www.traditionalbuilding.com

ADDITIONAL PRESERVATION RESOURCES

CITY OF NEWTON HISTORY

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The Sudbury River Conduit Gatehouse is a key feature in the Chestnut Hill Historic District.

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