

CITY OF NEWTON

IN BOARD OF ALDERMEN

FINANCE COMMITTEE REPORT

MONDAY, OCTOBER 28, 2013

Present: Ald. Gentile (Chairman), Ciccone, Linsky, Rice, Blazar, Fuller, and Lappin

Absent: Ald. Salvucci

Also present: Brian Lever (Historic Planner; Planning & Development Department), Howard Mintz (Chief of Police), Marc Gromada (Police Captain), Bruce Proia (Chief of Fire), Fred Russell (Director of Utilities; Public Works Department), Dave Turocy (Commissioner of Public Works), Robert Rooney (Chief Operating Officer), and David Wilkinson (Comptroller)

#352-13 HIS HONOR THE MAYOR requesting authorization to expend a ten thousand dollars (\$10,000) grant from the Massachusetts Historical Commission to be used to document historic buildings in the City of Newton. [10/15/13 @ 7:44 PM]

ACTION: **APPROVED 5-0 (Ciccone, Linsky not voting)**

NOTE: Preservation Planner Brian Lever presented the request for authorization to expend a \$10,000 grant to be used to survey and document historic buildings within the City. The \$10,000 will be used to continue to Phase II of the Planning Department's historic building documentation project. In June 2011, the Board of Aldermen approved the use of \$37,500 in Community Preservation Act (CPA) Funds for a historic building documentation project for 19th century buildings. The Planning Department applied for and received a \$15,000 historic preservation grant from the State in November 2012 to supplement the CPA funds and document 150 buildings. The 2013 Massachusetts Historical Commission grant will be used to survey and document an additional 100 buildings. Mr. Lever provided the attached example from Phase I of the documentation project.

Brian Lever will be responsible for meeting all of the guidelines and reporting requirements associated with the grant. Mr. Lever is familiar with grant management and grant reporting requirements. Ald. Lappin moved approval, which carried unanimously.

#354-13 HIS HONOR THE MAYOR requesting authorization to expend a twenty two thousand thirty dollars (\$22,030) reimbursable grant from the Massachusetts Emergency Management Agency to be used to purchase equipment and related items for the City's Emergency Operations Center. [10/15/13 @ 7:44 PM]

ACTION: **APPROVED 6-0 (Ciccone not voting)**

NOTE: Fire Chief Bruce Proia explained that the City is receiving \$22,030 in reimbursable grant funds from the Massachusetts Emergency Management Agency. The Fire Department will be purchasing an emergency simulation software package, computer hardware, tables and chairs for the City's Emergency Operations Center and the grant funds will be used to reimburse the Fire Department for those expenses. The project summary and budget details for the grant were attached to the agenda.

Chief Proia stated that the emergency simulation software would allow City Departments that respond to large-scale emergency situations to simulate conditions like terrorist threats, large gas explosions, and natural disasters. The simulation software will improve the City's ability to respond to emergency events by providing hands on training. The software training sessions will take place at either the Emergency Operations Center or the Druker Auditorium at the library.

Ald. Fuller moved approval, which carried unanimously.

#41-11(2) ALD. CICCONE requesting implementation of the fees associated with the Winter Overnight Parking Pilot Program. [09/19/13 @ 3:49 PM]

ACTION: **APPROVED 5-0-1 (Linsky abstaining, Ciccone not voting)**

NOTE: Police Captain Marc Gromada presented the request to establish an application fee of \$20 and a permit fee of \$80 for the Winter Overnight Parking Pilot Program. The draft ordinance that includes language to establish the program and the fees was attached to the meeting agenda. The Public Safety & Transportation Committee and the Public Facilities Committee approved the Winter Overnight Parking Pilot Program on October 23, 2013.

Captain Gromada reviewed the attached cost analysis of the fee structure for the program. Although the cost analysis results in a \$7 loss per initial permit for the program, Captain Gromada felt the loss would be made up through the issuance of multiple permits at the same address as there would not be a need to duplicate work done for the initial permit request. The pilot program limits the number of permits to the number of vehicles registered to the dwelling unit, less the number of off street parking spaces available for the dwelling unit. However, no more than three permits per dwelling unit will be issued. The captain also pointed out that the pilot program is only in place for a year and the fees could be reassessed at the end of the program. There was a request that when the next cost analysis is done that it include all costs for employee compensation including health and retirement benefits.

Ald. Rice moved approval, which carried by a vote of five in favor and one abstention.

Ald. Linsky abstained to further review the materials related to the pilot program.

#353-13 HIS HONOR THE MAYOR requesting authorization to transfer the sum of nine thousand eight hundred dollars (\$9,800) from the Police Department's Automobile Account to the Police Department's Rental Account for the purpose of leasing two motorcycles. [10/15/13 @ 7:44 PM]

ACTION: **NO ACTION NECESSARY 6-0 (Ciccone not voting)**

NOTE: Police Chief Howard Mintz requested that the item be voted no action necessary, as the vendor that the Police Department chose has decided that it will no longer lease motorcycles. The Chief will rethink whether to purchase a new motorcycle or look for another company that will lease motorcycles. Once the Chief has determined which option to go with, he will re-docket the request. Ald. Lappin moved no action necessary, which carried by a vote of six in favor and none opposed.

#355-13 HIS HONOR THE MAYOR requesting authorization to transfer the sum of twenty-five thousand dollars (\$25,000) from Police Full-time Salaries to Temporary Staffing Services to pay the weekly salary of the Police Department's current temporary employee through January 2014. [10/15/13 @ 7:44 PM]

ACTION: **APPROVED 6-0 (Ciccione not voting)**

NOTE: Police Chief Howard Mintz explained that the request is to transfer money from the Police Department's full-time salary account for additional funding to continue to employ a temporary person until January 2014 in the Police Chief's Office. The temporary employee has been working in the office for approximately one year and has done an excellent job. The Police Department requires temporary help because of the absence of the Executive Administrative and the detail clerk. The Executive Administrator has been back since September 2013; however, she must use her allotted leave time before December 31, 2013 and the Detail Clerk position will continue to remain vacant until a grievance is resolved.

Committee members asked if the billing and collection for police details was being done in a timely manner. The Chief responded that the work is being done through overtime. However, the department has not implemented interest charges on late payments for police details. It was pointed out that the Aldermen need to be informed if a company is significantly behind in detail payments. Chief Mintz explained that if a company is significantly overdue, they receive a letter and if at that point there is no resolution, the Police Department does not provide details officers to the company.

Ald. Blazar moved approval of the item, which carried unanimously.

#356-13 HIS HONOR THE MAYOR requesting authorization to transfer the sum of twenty-five thousand dollars (\$25,000) from Fiscal Year 2014 Budget Reserve to Part-time Salaries Traffic Bureau Account and authorization of the addition of a .5 FTE position in the Police Department. [10/15/13 @ 7:44 PM]

ACTION: **APPROVED 6-0 (Ciccione not voting)**

NOTE: The Police Department would like to hire a part-time clerk to handle the City's permit parking programs, which include Tiger Permit Parking Program and the Newtonville Permit Parking Program. It is expected that there will be two additional permit parking programs in the near future. The position should be funded through the revenue generated from the permit parking programs.

The current permit programs are being administered by police officers. It is much less expensive to hire a clerk to handle the permitting than to pay a police officer especially if the officer is being paid overtime. The new position would be part-time and would administer all of the permit programs. In addition, the draft job description contains language to allow the clerk to be reassigned duties anywhere in the Police Department.

Committee members felt that it would have been helpful to receive input from the Public Safety and Transportation Committee regarding the addition of new personnel to the Police Department and requested that going forward docket items affecting staffing levels be referred to

a substantive committee regardless of the amount of the funding request. Ald. Lappin moved approval, which carried by a vote of six in favor and none opposed.

#357-13 HIS HONOR THE MAYOR requesting authorization to transfer the sum of two million dollars (\$2,000,000) from July 1, 2013 Free Cash to the Rainy Day Stabilization Fund. [10/15/13 @ 7:44 PM]

ACTION: **APPROVED 6-0 (Cicccone not voting)**

NOTE: The Mayor is requesting that \$2 million from Free Cash be transferred into the Rainy Day Stabilization Fund. The city has approximately \$6.2 million in Free Cash. Two million dollars of that is set aside for snow related costs. The Administration will continue to look to add money to the Rainy Day Stabilization Fund before the end of the fiscal year. The Rainy Day Stabilization Fund has grown to \$13 million. The Chairman added that Moody's Investor Services and First Southwest are likely to look favorably upon the City, as the fund is close to reaching the goal of containing \$16 million or 5% of the operating budget.

Ald. Lappin moved approval, which carried unanimously.

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#359-13 HIS HONOR THE MAYOR requesting authorization to appropriate and expend the sum of one million one hundred thirty-eight thousand one hundred sixty dollars (\$1,138,160) from the Sewer Fund – Current Year Reserve in order to conduct accelerated sewer capital work in the Capital Improvement Plan Project I Sewer Rehabilitation Project. [10/16/13 @ 11:56 AM]

PUBLIC FACILITIES APPROVED 6-0 on 10/23/13

ACTION: **APPROVED 7-0 (Cicccone not voting)**

NOTE: Utilities Director Fred Russell and Commissioner of Public Works David Turocy presented the docket request to expend funds from this fiscal year's sewer fund to accelerate the 11-year sewer rehabilitation project. The acceleration of the project will result in a faster reduction of inflow and infiltration in the sewer systems, which results in savings for the City. Mr. Russell provided the attached outline of the sewer improvements for the next three years, which included the accelerated schedule and a revised budget.

The improvements to Crystal Lake and the Newton Commonwealth Golf Course areas, and the smoke/dye testing in Areas 4 and 7 were added to the schedule in the first year of the project. The inspection, assessment and heavy cleaning of Project Area 4 was added to the second year and the design and construction of Area 4 and inspection, assessment and heavy cleaning of Project Area 5 were added to the third year.

The City received good prices on the alternate bids on Crystal Lake and the Newton Commonwealth Golf Course areas; therefore, it made sense to move forward. The Crystal Lake project will address the cross connections that are causing some pollutants to enter Crystal Lake and cause algae blooms. The Committee members understood the benefits of accelerating the project and Ald. Fuller moved approval, which carried unanimously.

#358-13 HIS HONOR THE MAYOR requesting authorization to increase the grant spending limits for the following 2014 state dispatch grants:

1. 911 Dispatch Support and Incentive Grant (19HH20114) – The 2014 City budget spending authorization is \$180,500 and the grant award is \$190,930; therefore the spending limit needs to be increased by \$10,430.
2. 911 Dispatch Training Grant (19DD20114) – The 2014 City budget spending authorization is \$20,995 and the grant award is \$45,341; therefore, the spending limit needs to be increased by \$24,346.
[10/15/13 @ 7:44 PM]

ACTION: **APPROVED 6-0 (Ciccione not voting)**

NOTE: Comptroller David Wilkinson explained that this is a request to adjust the spending limits for two grants given to the Police Department. The City received an additional \$10,430 for the 911 Dispatch Support and Incentive Grant and an additional \$24,346 for the 911 Dispatch Training Grant. Ald. Lappin moved approval, which carried unanimously.

#322-12(5) HIS HONOR THE MAYOR requesting authorization to amend the Fiscal Year 2014 Budget Board Order #322-12(2) by reducing the estimated Fiscal Year 2014 General Fund revenue by \$15,272 and increasing the use of Other Available Funds (Fund Balance – NSHS MSBA Reimbursement) by fifteen thousand two hundred seventy two dollars (\$15,272). [10/15/13 @ 7:44 PM]

ACTION: **APPROVED 6-0 (Fuller not voting)**

NOTE: Comptroller David Wilkinson stated that the above request to amend the budget needs the approval of the Board of Aldermen before the Fiscal Year 2014 tax rate is submitted for approval to the Massachusetts Department of Revenue. The current budget reflects the use of \$50,000 of Newton South High School debt service reserves for the subsidy of Newton South High School renovation debt service. The City's debt service reserve plan, which is on file with the Department of Revenue, calls for payment of \$65,242 in Newton South High School debt service. His Honor the Mayor is requesting that the Board of Aldermen approve the reduction of the estimated Fiscal Year 2014 General Fund revenue by \$15,272 and the increase of Other Available Funds by \$15,272. By approving the item, the budget will be in line with the debt service financing plan on file with the Department of Revenue. Ald. Rice moved approval, which carried unanimously.

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#322-12(6) HIS HONOR THE MAYOR requesting rescission of the two million three hundred twenty-eight thousand eight hundred fifty-eight dollar (\$2,328,858) appropriation voted under Board Order #254-13, and to further amend the vote on Board Order #322-12(2) by reducing estimated Fiscal Year 2014 General Fund revenue by forty nine thousand two hundred thirty-seven dollars (\$49,237) and increasing the use of Other Available Funds (Fund Balance – NNHS MSBA Reimbursement) by forty nine thousand two hundred thirty seven dollars (\$49,237). [10/15/13 @ 7:44 PM]

PUBLIC FACILITIES APPROVED 6-0 on 10/23/13

ACTION: **APPROVED 7-0**

NOTE: Comptroller David Wilkinson explained that the City received \$2,328,858 as a final reimbursement payment from the Massachusetts School Building Authority (MSBA). The Board of Aldermen approved the appropriation of the reimbursement to be used to retire an equal amount of 2% interest MSBA loan liabilities in July 2013. Since then, the City has received approval from the MSBA and the Massachusetts Department of Revenue to use the reimbursement to call \$2,025,000 in 5% Newton North project bonds in April of 2019. By calling the 5% project bonds instead of making the lump sum payment on the MSBA loan liabilities, City's financial advisors have verified that the City will save \$1,329,000 more in interest over the term of the debt. The City must still use a portion of the reimbursement to subsidize the debt service this year. Therefore, the Mayor is requesting that the Board of Aldermen rescind approval of that Board Order (#254-13) and amend the Fiscal 2014 Budget Order by reducing the general fund revenue by \$49,237 and increasing the use of the Other Available Funds (Fund Balance - NNHS MSBA Reimbursement) by \$49,237. The \$49,237 will be used to pay a portion of the project debt this fiscal year. The Committee members were pleased that the City would be saving over \$1 million and Ald. Lappin moved approval, which carried unanimously.

The Committee adjourned at 8:00 PM and all other items before the Committee were held without discussion. Draft Board Orders for the above items that are recommended for Board of Aldermen action are attached.

Respectfully submitted,

Leonard J. Gentile, Chairman

FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Area(s) Form Number
#352-13

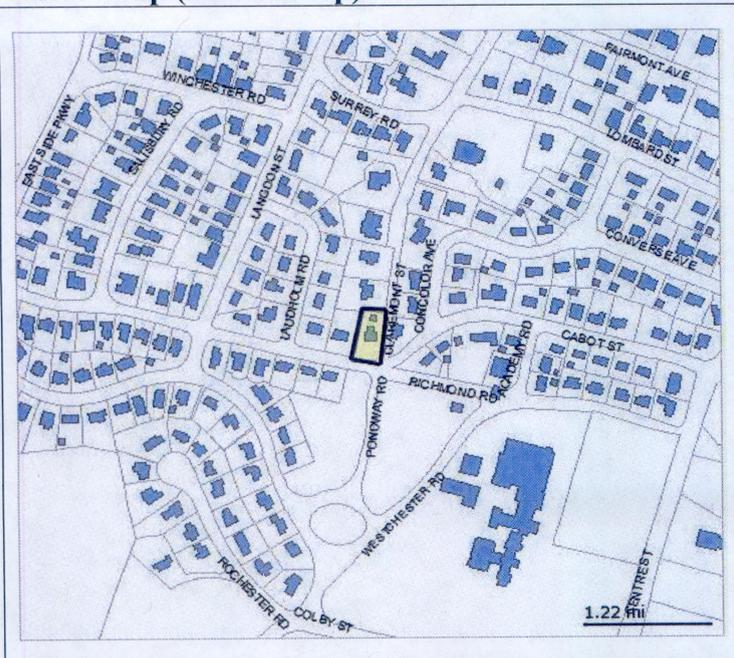
13009 0002	Boston North		NWT.2798
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Photograph



View from SE

Locus Map (north at top)



Recorded by: Neil Larson

Organization: Newton Historical Commission

Date (month / year): June 2013

Town/City: Newton

Place: (*neighborhood or village*):
Newton Corner

Address: 93-95 Cabot Street

Historic Name: Lord – Stanley House

Uses: Present: two family residence (condominium)

Original: single family residence

Date of Construction: ca. 1865

Source: deeds, historic atlases

Style/Form: Gothic Revival

Architect/Builder: unknown

Exterior Material:

Foundation: stone

Wall/Trim: wood clapboards

Roof: asphalt shingles

Outbuildings/Secondary Structures:
garage

Major Alterations (*with dates*):

Open porch at base of entrance pavilion enclosed

Dormers added to roof

Fenestration on west side of ell altered

Condition: good

Moved: no yes **Date:**

Acreage: 11,140 sq. ft.

Setting: The house is situated in a dense residential area characterized by single family dwellings built between the mid-19th century and the mid-20th century.

INVENTORY FORM B CONTINUATION SHEET

NEWTON

#352-13

93-95 CABOT ST.

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

NWT.2798

- Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION:

The story-and-a-half wood frame single (now multiple) dwelling with a gable roof and a story-and-a-half, cross-gable roof ell on the rear is located on the north side of Cabot Street west of Claremont Street in Newton Corner. The house has a plan containing two rooms on either side of a center passage and a three-bay front façade with a center entrance in a two-story gable roof pavilion in a English Cottage style. It appears that the first-story of the pavilion was an open porch with the entrance tucked under on the front wall of the house. This porch later was enclosed with windows in the corners and a central doorway surmounted by a scrolled pediment designed in a contradictory Colonial Revival manner. Flanking windows on the first story have shed hoods with brackets at the ends; the second-story dormers may be additions. A striped slate shingle roof projects over open eaves with exposed rafter ends; chimneys are positioned on the ridge between the rooms on either side.

End walls contain two windows, one for each room, on the first story and a closely-spaced pair of windows on the second story, all with shed roof hoods. An arched window is centered in the apex of the gable on the east end and a lozenge window is in the same location on the west end. False rafter ends distinguish the soffits of the eaves along the raking roof edges. The wide rear ell has an entrance and two-story bay window on the east side. The west side has been altered with the additions of new doors opening onto a deck and an oriel window.

Because of its historical associations with a larger parcel and now counter to the pattern of small house lots added along Cabot Street, the house has an unusually deep setback with a large front lawn and narrow side yards. A one-story, wood frame two-car garage with a front-gable roof is situated directly behind the house and at the rear of the lot where a short driveway connects it to Claremont Street.

The house at 93-95 Cabot Street is a distinctive example of Gothic Revival-style domestic architecture built in the post-Civil War Era. It is essentially intact with its story-and-a-half cottage form and three-bay front façade with a central two-story entrance pavilion. It was built ca. 1865, and its sophisticated design suggests that it was built in anticipation of a suburban estate to be created on the large farm parcel with which it was long associated. Although a main house was eventually built behind it, the Picturesque building and landscape project was never realized, leaving the cottage as the sold element. The house appears to be a significant example of Gothic Revival domestic design in the city, but to consider its National Register eligibility, it will need to be evaluated in the context of estate architecture in the Post Civil War Period of Newton's suburban history.

HISTORICAL NARRATIVE:

Cabot Street did not exist when the town map was published in 1855. The tract on which the subject house was built was assembled by Newton merchant Israel Lombard in a series of four transactions with his neighbors: two with Nathaniel Brackett (1845 & 1851) and two with Lydia Cabot, widow of Jonathan Cabot (1855 & 1857). These conveyances are all referenced in the deed by which the trustees under Lombard's will sold 23 acres with buildings to Clara E. Bancroft for \$8000 in 1863.¹ Israel Lombard had built a house on the Centre Street frontage of his property by 1855, but it is not likely that it was on the property obtained by Bancroft; hers was set back a good distance from Centre Street and was not built until after Cabot Street was opened, probably around the time of the sale in 1863. In 1864 she paid farmer John Fiske \$10,000 for an additional 18 acres adjoining her parcel on the north.²

Clara Elizabeth Bancroft (1825-1882) was the eldest daughter of Stephen Peabody and Jerusha Pride Bolles of Milford, New Hampshire. Her father was a graduate of Harvard College and practiced law in Boston before retiring for reasons of impaired health to Milford, where he held public offices at town, county and state levels. Her mother was the daughter of Rev. Matthew Bolles of Ashford, Connecticut. Clara was married in 1845 to Edward P. Bancroft, at her parent's house in Amherst, New

¹ Middlesex County South Registry of Deeds, Book 906 Page 451, 16 May 1863. Hereafter cited as MSD Book#:Page#, date.

² MSD 937:231, 1 May 1864.

INVENTORY FORM B CONTINUATION SHEET

NEWTON

#352-13

93-95 CABOT ST.

MASSACHUSETTS HISTORICAL COMMISSION
 220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

NWT.2798

Hampshire. Edward Payson Bancroft (1823-1865) was born in Worcester, the son of Timothy Whiting Bancroft and Sarah Harrington. He was a banker and broker residing in Boston at the time of their marriage. They had two children, a daughter Edith, who died in infancy, and a daughter Clara Elizabeth, who married the Count Bonoit Tyszkiewicz, a Polish nobleman, in 1874, and lived in Paris. Edward P. Bancroft died in Naples in 1865, while making a tour of Europe with his wife. He is buried at Mt. Auburn Cemetery. Clara E. Bancroft died in Paris in 1882 and was buried in *Pere la Chaise*. By one account, "she was a woman of remarkable mental gifts, and her life was full of deeds of love and charity."³

At the time she purchased the Cabot Street property, she was living on Kendrick Park, a neighborhood planned by Alexander Wadsworth with his characteristic oval park at the eastern end of Franklin Street. While she may have intended to develop the property into a suburban estate, the untimely death of her husband in 1865 led her to abandon such ideas and sell it to Charles H. Lord, one of her neighbors in 1867, who conveyed it to his brother, George C. Lord (perhaps by a mortgage deed), on the same day.⁴ George Clement Lord (1823-1893) and Charles Howard Lord (1825-1892) were the sons of George Lord and Olive Jefferds of Kennebunk, Maine. Their father was master of the brig "Alliance." When he retired from the sea in 1817, he settled in Kennebunk and engaged in the shipping business in association with Ivory Lord, under the firm name of G. & I. Lord. George C. Lord found his first job was with Holbrook, Bourgoyne & Co. a Boston wholesale dry goods firm. In 1843 joined the wholesale grocery concern of Drymond, Howe & Co., which in 1846 became Howe & Lord. The following year he and his brother, Charles H. Lord established a (or took over their father's) shipping fleet under the name of George C. Lord & Company. George C. Lord was elected president of the New England Mutual Fire and Marine Company in 1865 and in 1866 he was made a director of the Boston & Maine Railroad Company, becoming president in 1880. During his eight-year tenure as head of the company, trackage increased from 202 to 1210 miles, including extending the line from South Berwick to Portland and acquiring the Eastern and Boston & Lowell railroads.⁵ George C. Lord married Marion Ruthven Waterston (1823-1910) in 1846, and they had three children: Robert W. (b. 1847), Marion R. (b. 1849) and Charles E. (b. 1858).

The 1874 map of the neighborhood pictures the subject house in the extreme southeast corner of the large parcel indicated as owned by George C. Lord. However, Lord continued to live on Kendrick Park. Either he or Clara E Bancroft had built the house, probably as a residence for a farmer/caretaker and positioning it at a gateway for a planned estate. The map depicts a barn well behind the house and a second dwelling farther west on Cabot Street. Why George C. Lord bought the property is not known, perhaps to provide land for his sons or perhaps to help a tragic widow in need, although her personal worth was estimated at \$200,000 in 1870. The 1876 city directory lists George C. Lord's son, Robert W. Lord, as living in the subject house on Cabot Street. He had lived in his parents' Waverly Avenue house until he was married in 1875, and he lived in the Cabot Street house until he built a larger house behind it in 1883, now 93 Claremont Street (NWT.2804). The new house is depicted on the map of Newton in the 1886 county atlas with Robert W. Lord's name attached. It is isolated on a small lot, with his father still indicated as the owner of the larger tract, including the Cabot Street house. After 1883, the Cabot Street house was used to house hired help until it was sold to John F. Stanley and Anna M. Stanley in 1934.⁶ In 1924 all but a three-acre parcel containing Robert W. Lord's house in the northeast corner of the tract had been platted with new streets and house lots a quarter-acre or less in size.⁷

Born in Lithuania, the Stanleys had changed their names from Anafra F. and Anna M. Gudelianas after they had immigrated in 1914. John F. Stanley was a gardener and may have been working for the Lords and living in the house prior to this date. The Stanley family owned and occupied the house until 1994 when the heirs of John S. Stanley and Edward Stanley, his son, conveyed the property to Domenic Russo in 1994.⁸ Russo created two condominiums in the house under a master deed in 2000.⁹

³ George Allen Ramsdell & William P. Colburn, *The History of Milford*, Volume 1 (1901), 392. John Augustus Bolles, *Genealogy of the Bolles Family in America* (1865), 11.

⁴ MSD 1079:553 & 555, 1 June 1867.

⁵ Harrie B. Coe, *Maine Biographies* (2003), 383-384.

⁶ MSD 5841:343, 27 July 1934.

⁷ MSD Plan Book 406, Plate 24, November 1924.

⁸ MSD 21764:92, 7 February 1992.

⁹ MSD 31 October 2000.

INVENTORY FORM B CONTINUATION SHEET

NEWTON

#352-13

93-95 CABOT ST.

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

NWT.2798

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Newton, MA. Assessor's Records

Historic Commission Records including local survey forms & architecture series booklets

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Maps

1855 Map of the Town of Newton, 1855. H. F. Walling, surveyor.

1874 Atlas of the City of Newton, 1874. G. M. Hopkins & Co.

1886 Atlas of the City of Newton, 1886. J. B. Beers & Co.

1895 Atlas of the City of Newton, 1895. G. W. Bromley & Co.

1907 Atlas of the City of Newton, 1907. G. W. Bromley & Co.

1917 Atlas of the City of Newton, 1917. G. W. Bromley & Co.

1929 Atlas of the City of Newton, 1929. Rowland H. Barnes.

INVENTORY FORM B CONTINUATION SHEET

NEWTON

#352-13

93-95 CABOT ST.

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

NWT.2798

PHOTOGRAPHS (all photos by Neil Larson, 2012)



View from south



View from SW

INVENTORY FORM B CONTINUATION SHEET

NEWTON

#352-13

93-95 CABOT ST.

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

NWT.2798

[Delete this page if no Criteria Statement is prepared]

National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually eligible Eligible **only** in a historic district
- Contributing to a potential historic district Potential historic district

Criteria: **A** **B** **C** **D**

Criteria Considerations: **A** **B** **C** **D** **E** **F** **G**

Statement of Significance by Neil Larson

The criteria that are checked in the above sections must be justified here.

The house at 93-95 Cabot Street is a distinctive example of Gothic Revival-style domestic architecture built in the post-Civil War Era. It is essentially intact with its story-and-a-half cottage form and three-bay front façade with a central two-story entrance pavilion. It was built ca. 1865, and its sophisticated design suggests that it was built in anticipation of a suburban estate to be created on the large farm parcel with which it was long associated. Although a main house was eventually built behind it, the Picturesque building and landscape project was never realized, leaving the cottage as the sold element. The house appears to be a significant example of Gothic Revival domestic design in the city, but to consider its National Register eligibility, it will need to be evaluated in the context of estate architecture in the Post Civil War Period of Newton's suburban history.

CITY OF NEWTON
IN BOARD OF ALDERMEN

2013

ORDERED:

That, in accordance with the recommendation of the Finance Committee through its Chairman Leonard J. Gentile, the authorization to expend a grant from the Massachusetts Historical Commission in the amount of ten thousand dollars (\$10,000) to be administered by the Planning and Development Department to be used to document historic Building in the City of Newton be and is hereby approved.

Under Suspension of Rules
Readings Waived and Approved

(SGD) DAVID A. OLSON
City Clerk

(SGD) SETTI D. WARREN
Mayor

Date _____

CITY OF NEWTON
IN BOARD OF ALDERMEN

2013

ORDERED:

That, in accordance with the recommendation of the Finance Committee through its Chairman Leonard J. Gentile, the authorization to expend a reimbursable grant from the Massachusetts Emergency Management Agency in the amount of twenty-two thousand thirty dollars (\$22,030) to be administered by the Fire Department to be used to purchase equipment and related items for the City's Emergency Operations Center be and is hereby approved.

Under Suspension of Rules
Readings Waived and Approved

(SGD) DAVID A. OLSON
City Clerk

(SGD) SETTI D. WARREN
Mayor

Date _____

NEWTON POLICE DEPARTMENT TRAFFIC BUREAU

ALL NIGHT PARKING PILOT PROGRAM WARD 1

PROPOSED:
FEE = \$100.00
PER APPLICATION

EXPLANATION OF FEE STRUCTURE

I. APPLICATION	(+) \$20.00
STICKER COST.....	(-) \$ 6.25
30 MINUTE PROCESSING.....	(-) \$13.20
➤ Review of Application	
➤ Computer Data Entry	
➤ Office/Filing of Application	
➤ Civilian Clerk	
TOTAL COST.....	(-) \$19.45
DIFFERENCE.....	(+) \$.55
II. PERMIT	(+) \$80.00
ADDITIONAL COST.....	(-) \$87.93
➤ Fuel/Cruiser usage	
➤ Picture Processing	
➤ Police Officer	
➤ Civilian Clerk	
➤ Processing on Street	
➤ Reviewing of Application	
➤ Computer Data Entry	
➤ Filing of Permits	
➤ Picture Collection	
TOTAL COST.....	(-) \$87.93
DIFFERENCE.....	(-) \$ 7.93
COMBINED TOTAL FEES.....	(+) \$100.00
COMBINED TOTAL COST	(-) \$107.38

19-206. Overnight on-street resident parking permit program

Notwithstanding the provisions of Section 19-174(b), there shall be a resident overnight on-street parking permit program (the “program”) in the City of Newton to govern overnight on-street parking of residents’ motor vehicles during the winter. Such program shall commence on November 15, 2013 and expire on April 15, 2014 unless renewed or modified by the board of aldermen. The program shall be administered by the chief of police or his designee.

A. *Overnight on-street resident parking permit, eligibility*

(1) A resident overnight on-street parking permit of a design specified by the chief of police shall be issued by the police department to an owner or lessor of a motor vehicle which is registered in the Commonwealth of Massachusetts or other state, with a registered gross weight of under two and one-half (2 ½) tons, principally garaged in the City of Newton, owned or leased by a resident of Ward 1 of the City of Newton who otherwise qualifies for of issuance of a permit under this section.

(2) Residents of properties located within one thousand (1,000) feet of a municipal parking lot shall not be eligible to receive a permit.

(3) Commercial vehicles shall not be eligible to receive a permit.

(4) Eligibility is limited to residents of Ward 1.

(5) Eligibility is limited to residents of legally zoned single family, two-family or multi-family dwellings as defined in section 30-1 of the zoning ordinance.

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(6) Acceptable proof of residency for subsection (1) will be the same as set forth in section 19-200 (2) of these ordinances.

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B. *Locations and number of overnight parking permits*

(1) (a) The chief of police, with guidance from the fire chief and the commissioner of public works, shall determine the locations where overnight on-street permit parking will be allowed. Approved parking locations are subject to change.

(b) The chief of police shall, in the exercise of his discretion, determine which location to assign to a particular resident based on consideration of the street conditions, street capacity, availability

of spaces, proximity, as well as considerations of public safety. No resident is guaranteed a permit or an assignment to any particular location.

(2) The maximum number of permits allowed is as follows:

(a) No more than one permit is allowed per individual for no more than one vehicle;

(b) The maximum number of permits allowed per dwelling unit shall be equal to the number of vehicles registered to the dwelling unit, less the number of off-street parking spaces available on the property to the residents of that dwelling unit, as determined by the chief of police, provided, however, that no more than three permits may be issued per dwelling unit.

C. *Procedure and fees*

(1) Applications for a permit shall be submitted on such form and in such manner as the chief of police may specify.

(2) The following non-refundable fees to defray the costs of program administration shall be payable as directed by the chief of police:

Application fee:	\$20.00 per vehicle
Permit Fee:	\$80.00 per vehicle
Permit replacement fee:	\$ 5.00

(3) Each application shall be accompanied by:

- (a) A non-refundable application fee of \$20.00;
- (b) ~~Such p~~roof of residency; ~~as may be required by the chief of police;~~
- (c) Such proof of the number of vehicles registered to the applicant's address as may be required by the chief of police.

(4) Upon receipt of an application, the chief of police shall investigate each application by conducting a site visit in order to determine the number of off-street parking spaces available for the applicant's dwelling unit.

(5) In the event the chief of police determines an applicant to be eligible for a permit, he shall determine and assign the location for which the permit shall be valid, and shall notify each applicant of any determination. Determinations of the chief of police under this section shall be final.

(6) Upon notification of eligibility and location assignment, the applicant shall pay an additional non-refundable permit fee of \$80.00 in order for the permit to issue.

(7) Any outstanding fines for parking violations attributable to the motor vehicle for which a permit is requested must be paid in full before such permit is issued.

D. *Display of overnight resident parking permit*

The chief of police shall establish rules governing display of permits. A permit that is not properly displayed or visible shall not be a valid permit. Each permit shall visibly display the registration number of the vehicle to which it is assigned, the assigned location, and the expiration date of the permit.

E. *Effect of overnight on-street resident parking permit*

(1) Vehicles which display a valid permit shall be exempt from the winter overnight parking restrictions specified in section 19-174(b). Such permit shall not be valid in any street or in any location other than the location to which it is assigned.

(2) Permits shall not be in effect during the period of a declared snow emergency.

(3) The chief of police may temporarily suspend the effect of permits in any location if he determines such suspension is necessary for public safety purposes.

(4) A permit is not valid for any vehicle other than the vehicle for which it was issued and whose registration number is displayed on the permit.

(5) Until its expiration, surrender or revocation, a permit shall remain valid until April 15, 2014.

F. *Revocation of permits*

(1) A permit shall be revoked if it is transferred to a different vehicle than the vehicle to which it was assigned.

(2) A permit shall be revoked if the vehicle's registration address changes, or if the applicant no longer resides at the address.

(3) A permit may be revoked if the vehicle is not removed from the location during a declared snow emergency or during a temporary period of suspension for public safety purposes.

- G. If any provision of this section or the application of such provision to any person or circumstance shall be held invalid, the validity of the remainder of this section and the application of such provision to other persons or circumstances shall not be affected thereby.

CITY OF NEWTON

IN BOARD OF ALDERMEN

2013

ORDERED:

That in accordance with the recommendation of the Finance Committee through its Chairman, Alderman Leonard J. Gentile, the following item be and is hereby voted NO ACTION NECESSARY:

#353-13 HIS HONOR THE MAYOR requesting authorization to transfer the sum of nine thousand eight hundred dollars (\$9,800) from the Police Department's Automobile Account to the Police Department's Rental Account for the purpose of leasing two motorcycles.

Under Suspension of Rules
Readings Waived and Item Voted NO ACTION NECESSARY

(SGD) DAVID A. OLSON, City Clerk

CITY OF NEWTON

IN BOARD OF ALDERMEN

2013

ORDERED:

That in accordance with the recommendation of the Finance Committee through its Chairman, Alderman Leonard J. Gentile, a transfer of funds in the amount of twenty-five thousand dollars (\$25,000) from Police Full-time Salaries to Temporary Staffing Services to pay the weekly salary of the Police Department's current temporary employee through January 2014 be and is hereby approved as follows:

FROM:	Police Salaries (0120101-511001).....\$25,000
TO:	Police Expenses (0120101-5313).....\$25,000

Under Suspension of Rules
Readings Waived and Approved

(SGD) DAVID A. OLSON
City Clerk

(SGD) SETTI D. WARREN
Mayor

Date _____

CITY OF NEWTON
IN BOARD OF ALDERMEN

2013

ORDERED:

That, in accordance with the recommendation of the Finance Committee through its Chairman Alderman Leonard J. Gentile,, authorization be and is hereby approved to increase the authorized number of Full Time Equivalent (FTE) positions in the Police Department by 0.5 FTE and that the transfer of the sum of twenty-five thousand dollars (\$25,000) from Current Year Budget Reserve to Police Salaries for the purpose of funding the additional position is hereby approved as follows:

FROM:	Budget Reserve (0110498-5790).....	\$25,000
TO:	Police Salaries (0120102-511002).....	\$25,000

Under Suspension of Rules
Readings Waived and Adopted

(SGD) DAVID A. OLSON
City Clerk

(SGD) SETTI D. WARREN
Mayor

Date: _____

CITY OF NEWTON
IN BOARD OF ALDERMEN

2013

ORDERED:

That, in accordance with the recommendation of the Finance Committee through its Chairman Leonard J. Gentile, an appropriation of two million dollars (\$2,000,000) from FY2013 Free Cash to the Rainy Day Stabilization Fund be and is hereby approved as follows:

From:	Free Cash (01-3497).....	\$2,000,000
To:	Transfer to Rainy Day Stabilization Fund (0110499-5922A).....	\$2,000,000

Under Suspension of Rules
Readings Waived and Approved

(SGD) DAVID A. OLSON
City Clerk

(SGD) SETT D. WARREN
Mayor

Date: _____

SEWER SYSTEM CAPITAL IMPROVEMENTS (ACCELERATED SCHEDULE VS. ORIGINAL SCHEDULE)

#359-13

PROJECT NAME	ORIGINAL SCHEDULE (Nov 2011)	ACCELERATED SCHEDULE (Oct 2013)	DIFFERENCE
Newtonville/West Newton/Auburndale/Remaining Area B/Crystal Lake Area/Newton Commonwealth Golf Course			
Smoke/Dye Testing (Phase 1-3 Areas)	\$258,750	\$258,750	\$0
Project 1 Design	\$207,000	\$166,000	-\$41,000
Project 1 Construction/Construction Services	\$3,105,000	\$3,105,000	
Accelerated Work Program - Crystal Lake Area, Newton Commonwealth Golf Course			
Engineering Services	not included		\$135,484
Construction Services	not included		\$655,538
Project 1 Post Construction Flow Evaluation	\$25,875	\$25,875	\$0
Project 2 Inspection and Assessment	\$584,775	\$584,775	\$0
Project 2 Heavy Cleaning (10% of investigation footage)	\$58,478	\$58,478	\$0
Smoke/Dye Testing (Phase 4-7 Areas)	not included	\$388,137	\$388,137
SUBTOTAL	\$4,239,878	\$4,587,015	1,138,160**
**Total represents shortage for construction of projects A, B & C of \$655,538 and shortage for construction services of projects A, B & C and Smoke/Dye Testing (Phase 4-7) of \$482,621			
Auburndale/Lower Falls/West Newton			
Project 2 Design (with Public Inflow - Smoke Defects)	\$310,500	\$310,500	\$0
Project 2 Construction/Construction Services	\$3,881,250	\$3,881,250	\$0
Project 2 Post Construction Flow Evaluation	\$25,875	\$25,875	\$0
Project 3 Inspection and Assessment	\$476,100	\$476,100	\$0
Project 3 Heavy Cleaning (10% of investigation footage)	\$47,610	\$47,610	\$0
Project 4 Inspection and Assessment	not included	\$672,750	\$672,750
Project 4 Heavy Cleaning (10% of investigation footage)	not included	\$67,275	\$67,275
SUBTOTAL	\$4,741,335	\$5,481,360	\$740,025
Chestnut Hill/Centre/Newtonville			
Project 3 Design	\$207,000	\$207,000	\$0
Project 3 Construction/Construction Services	\$3,105,000	\$3,105,000	\$0
Project Area 3 Post Construction Flow Evaluation	\$25,875	moved to different year	-\$25,875
Project 4 Inspection and Assessment	\$672,750	moved to previous years	-\$672,750
Project 4 Heavy Cleaning (10% of investigation footage)	\$67,275	moved to previous years	-\$67,275
Smoke/Dye Testing (Remaining "B" Areas)	\$517,500	moved to previous years	-\$517,500
Project 4 Design (with Public Inflow - Smoke Defects)	not included	\$414,000	\$414,000
Project 4 Construction/Construction Services	not included	\$4,657,500	\$4,657,500
Project 5 Inspection and Assessment	not included	\$517,500	\$517,500
Project 5 Heavy Cleaning (10% of investigation footage)	not included	\$51,750	\$51,750
SUBTOTAL	\$4,595,400	\$8,952,750	\$4,357,350

CITY OF NEWTON

IN BOARD OF ALDERMEN

2013

ORDERED:

That, in accordance with the recommendation of the Public Facilities Committee through its Chairman Anthony J. Salvucci and the Finance Committee through its Chairman Leonard J. Gentile, a transfer of funds in the amount of one million one hundred thirty-eight thousand one hundred sixty dollars (\$1,138,160) from the Sewer Fund – Current Year Reserve to the Sewer Capital Project Fund to be used to accelerate the sewer capital work in the Capital Improvement Plan Project I Sewer Rehabilitation Project be and is hereby approved as follows:

FROM:	Sewer Fund Operating Reserve (27A10498-5790).....\$1,138,160
TO:	Transfer to Sewer Capital Project Fund (27A10499-593037).....\$1,138,160

Under Suspension of Rules
Readings Waived and Approved

(SGD) DAVID A. OLSON
City Clerk

(SGD) SETTI D. WARREN
Mayor

Date _____

CITY OF NEWTON

IN BOARD OF ALDERMEN

2013

ORDERED:

That, in accordance with the recommendation of the Finance Committee through its Chairman Leonard J. Gentile, the request to increase the grant spending limits for the following 2014 Police Department dispatch grants be and are hereby approved as follows:

1. 911 Dispatch Support and Incentive Grant (19HH20114) – The 2014 City budget spending authorization is \$180,500 and the grant award is \$190,930; therefore the spending limit needs to be increased by \$10,430.
2. 911 Dispatch Training Grant (19DD20114) – The 2014 City budget spending authorization is \$20,995 and the grant award is \$45,341; therefore, the spending limit needs to be increased by \$24,346. [10/15/13 @ 7:44 PM]

Under Suspension of Rules
Readings Waived and Approved

(SGD) DAVID A. OLSON
City Clerk

(SGD) SETTI D. WARREN
Mayor

Date _____

CITY OF NEWTON

IN BOARD OF ALDERMEN

2013

ORDERED:

That, in accordance with the recommendation of the Finance Committee through its Chairman Leonard J. Gentile, the Fiscal Year 2014 Budget Board Order #322-12(2) is hereby amended as follows:

Reduce Estimated General Fund Revenue
Property Tax Revenue
(0110701-411002B4).....\$15,272

Increase Other Available Funds (Fund Balance –NSHS MSBA Reimbursement
Fund Balance - NSHS Debt Service
(01-4991).....\$15,272

Under Suspension of Rules
Readings Waived and Approved

(SGD) DAVID A. OLSON
City Clerk

(SGD) SETTI D. WARREN
Mayor

Date _____

CITY OF NEWTON

IN BOARD OF ALDERMEN

2013

ORDERED:

That, in accordance with the recommendation of the Public Facilities Committee through its Chairman Anthony J. Salvucci and the Finance Committee through its Chairman Leonard J. Gentile, the following rescission and transfer be and are hereby approved as follows:

- A. Rescind two million three hundred twenty-eight thousand eight hundred fifty-eight dollars (\$2,328,858) appropriation voted under Board Order #254-13 to be used for a one-time lump sum payment towards the Massachusetts School Building Authority Loan for the Newton North High School Project and transfer the two million three hundred twenty-eight thousand eight hundred fifty-eight dollars (\$2,328,858) to the Newton North High School Debt Services Reserve Account.

And

- B. Amend the Fiscal Year 2014 Budget Board Order (322-12(2)) by reducing the estimated FY 2014 General Fund revenue by forty-nine thousand two hundred thirty-seven dollars and increasing the use of Other Available Funds (Fund Balance – NNHS MSBA Reimbursement) by the same amount; as follows:

From:	Property Tax Revenue (0110701-411002B4)	\$49,273
To:	Newton North Debt Svs Reserve (01-4991)	\$49,273

Under Suspension of Rules
Readings Waived and Approved

(SGD) DAVID A. OLSON
City Clerk

(SGD) SETTI D. WARREN
Mayor

Date: _____