



Ruthanne Fuller
Mayor

Barney S. Heath
Director of Planning and
Development

**COMMUNITY
PRESERVATION
COMMITTEE**

Eliza Datta, Chair
Susan Lunin, Vice Chair
Mark Armstrong
Dan Brody
Byron Dunker
Robert Maloney
Jennifer Molinsky
Martin Smargiassi
Judy Weber

www.newtonma.gov/cpa

Program Staff

Lara Kritzer
Community Preservation
Program Manager
lkritzer@newtonma.gov
617-796-1144

1000 Commonwealth Ave
Newton, MA 02459
T 617.796.1120
www.newtonma.gov



COMMUNITY PRESERVATION COMMITTEE

AGENDA

September 12, 2023 at 7:00 P.M.

The Community Preservation Committee (CPC) will hold this meeting as a virtual meeting. No in-person meeting will take place at City Hall.

To view and participate in this virtual meeting on your phone, download the "Zoom Cloud Meetings" app in any app store or at www.zoom.us. At the above date and time, click on "Join a Meeting" and enter the following Meeting ID: **893 4051 1361**

To join this meeting on your computer, go to: <https://newtonma.gov.zoom.us/j/89340511361>

One tap mobile: +13052241968,,89340511361#

At the start of the meeting, CPC members will designate a member to be responsible for reviewing the draft minutes for this meeting.

7:00 P.M. – Update on Webster Woods Project

7:10 P.M. - Public Hearing on the [Gath Memorial Pool Funding Amendment](#) (\$1,500,000 in CPA Recreation Funding)

7:30 P.M. – Pre-Proposal Review for the [Second Church in Newton Preservation and Accessibility Project](#) (\$600,000 in Historic Resource Funds)

7:50 P.M. – Pre-Proposal Review for the [First Baptist Church Bell Tower Preservation Project](#) (\$1,750,000 in Historic Resource Funds)

OTHER BUSINESS

- 1) Review of Existing and Potential Future Projects
- 2) Review of Current Finances
- 3) Approval of July and August Minutes
- 4) Other

Please note that the times noted above are approximate and discussions may happen earlier or later in the meeting as needed. Pre meeting packets with additional information on each agenda item are posted on the website before each meeting.

The location of this meeting/event is wheelchair accessible and Reasonable Accommodations will be provided to persons with disabilities who require assistance. If you need a Reasonable Accommodation, please contact the city of Newton's ADA/Section 504 Coordinator, Jini Fairley, at least two business days in advance (2 weeks for ASL or CART) of the meeting/event: jfairley@newtonma.gov or (617) 796-1253. The city's TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.



Meeting Materials for September 12, 2023

Proposals and Project Reviews

Update on Webster Woods Project

Assistant City Solicitor Andrew Lee will be at this meeting to update the Committee on the recent action with the City Council to update the Order of Taking to correct the lot lines for the City's parcel. The discrepancy exists along the lot line between the City's land and the State conservation land to its south. This action is separate from the litigation that is currently underway with Boston College.

[Gath Memorial Pool Funding Amendment Public Hearing](#)

As detailed in the new proposal, the City is ready to begin construction on Gath Pool but the recent bids received for the work are all above the original estimates. The City is requesting that the CPA allocate an additional \$1.5 million to the project in order to get under way and make sure that there is an adequate contingency in place for any unknown issues that may come up during construction. The rest of the project details including the design, materials, timeframe, etc. have not changed from the original Phase III application.

A question has been raised about whether the City can find other matching funds for this project that can be used alongside the CPA funds. I have relayed that question to the Parks and Recreation staff and they believe that they will have some options to discuss with the Committee on Tuesday. In the meantime, I have emailed two spreadsheets separately with information on how the CPC's bonding payment for the project would change if the project's funding was increased as requested.

[Pre-Proposal Review for the Second Church in Newton Preservation and Accessibility Project](#)

The Second Church is located in West Newton just south of the Mass Pike and extends between Highland Street and Chestnut Street. The parish has submitted an initial pre-proposal application for funding to complete two projects at this site – first, to preserve and restore the roof and masonry of the ca. 1916 Gothic Revival structure and second, to improve the accessibility of the facility to meet ADA requirements. The property was individually listed on the National Register of Historic Places in 1990 and has had an existing preservation restriction on it since 1998.

Prior to the meeting, I sent the applicant an email requesting that they be ready to address the following questions. The Applicants are working to put together this information – if I receive

answers before the meeting on Tuesday, I will send them separately. Otherwise, they will be prepared to address the following during the meeting's discussion:

1. What is the expected timing of other funding sources shown in the application?
2. What is the basis for the budget numbers included in pre-proposal?
3. What are the sources for the rental income shown in the operating budget? Has this been consistent over time?

The Applicants have also included detailed information on the architectural and historical importance of the building in their application as well as some initial plans for the proposed work. They have requested and received a Mass. Preservation Projects Fund grant and are also working to fundraise for the project. The requested amount is currently \$600,000.

Pre-Proposal Review for the [First Baptist Church Bell Tower Preservation Project](#)

This project has been discussed as a potential future project at past meetings. Located in Newton Centre at the corner of Beacon Street and Centre Street, the First Baptist Church is one of the City's most architecturally significant village structures. In a situation very similar to the one that Grace Church has nearly completed work on, the ca. 1888 Romanesque Revival structure has a separate bell tower which has become structurally unsound and in danger of collapse. The parish has been working for several years with preservation engineers and experts to address this problem and has taken initial steps to remove the bells and install emergency shoring materials to the base of the tower in their first two phases of project work. In the meantime, the sanctuary has been closed and the area surrounding the tower closed off until the repairs are complete.

The building has been individually listed on the National Register of Historic Places since 1982 and covered by an existing Historic Preservation Restriction since 1997. The pre-proposal materials include a detailed summary of the architectural and historical significance of the structure as well as information on the proposed plans to restore the bell tower in the future. The applicants are requesting \$1.75 million, or 39% of the project's funding, which will be matched with funds from First Baptist Church, fundraising, and Mass. Preservation Project Fund Emergency Grant funding.

As with the previous project, the following questions were sent to the applicants prior to the meeting:

1. Other funding sources are listed in the application as 'to be requested'. What is the expected timing of these requests/approvals?

Applicant Response: Timing of requests for other funding sources:

- FBCN Parsonage Fund - Fall 2023
- FBCN Capital Campaign - to begin in January 2024 (will run through 2026)
- Community Capital Campaign - to begin in Spring 2024 (will run through 2026)
- Amelia Peabody Charitable Fund - April 2024 or August 2024
- Other grants - 2024 through 2026

2. The application timeline indicates that the church intends to begin work on Step 3/stabilization in Fall 2023. What is the cost (hard and soft) associated with this phase of work? How much funding has been committed?

Applicant Response: The attached Sources and Uses spreadsheet (included in Packet following Application) shows our estimated Sources and Uses of Funds for the following three expense categories:

- Expenses incurred before the CPA Pre-Application for collapse analysis, emergency repairs, and Stages 1-2 work;
- Expenses to be incurred during 08-18-23 through 06-30-25 (primarily for Stage 3 work plus about \$12,000 in architectural project management work already performed for Stages 3-9, as shown in the attached Bliss Invoice Reconciliation spreadsheet); and
- Expenses to be incurred during 07-01-25 through 12-31-26 (primarily for Stages 4-9).

\$244,500 from the Church's Parsonage Fund, \$549 from one of the Church's checking accounts, and \$100,000 in emergency grant funds received from the Massachusetts Historical Commission have already been used to pay for the collapse analysis, emergency repairs, and Stages 1-2 work. This Fall the congregation will be asked to authorize roughly \$150,000 from the Church's Parsonage Fund to cover the development of detailed architectural and engineering construction plans and specifications for Stages 3-9. The congregation will be asked to commit to funding the Stage 3 hard costs at a later date.

3. What is the rental income shown on the operating budget? How consistent has rental income to the church been over time?

Applicant Response: The Church derives the lion's share of its rental income from a relatively large lease of childcare space in the Fogg Building (educational wing) and two leases of office space in the Grafton House. Rent is also received from the lease of Sunday worship space to the Beautiful Korean Church and various ad hoc daily rentals. Before the pandemic and the partial collapse of the tower, the Sanctuary was leased to the New Philharmonia Orchestra and other performing arts groups for use as practice and performance space. Once Stage 3 of the Tower Preservation Project is completed, the Church intends to reopen the Sanctuary for its own worship and for renewed use by such performing arts groups.

During the four calendar years from 2019 through 2022, the Church received total rental income averaging \$214,626 per year. Due to the renegotiation of the three major leases, the total annual income is expected to be roughly \$312,600 during the fiscal year 2023-24 after accounting for some timing issues caused by the Church's recent conversion from calendar year to fiscal year financial reporting. The new higher level of rental revenue is expected to be stable over the next few years and should increase further once the sanctuary is reopened for rental to the performing arts groups.

OTHER BUSINESS

- 1) Review of Existing and Potential Future Projects – I have attached an updated copy of the potential projects and existing projects worksheets for review. Projects finalized at the last meeting have been removed from the current projects list, and the projects that have now applied have been removed from the potential projects list.
- 2) Review of Current Finances – Attached is the most recently updated version of the Finances at a Glance document. Please note that the FY24 carryover amount may yet be revised once the Comptroller has completed its end-of-year work on the accounts.
- 3) Approval of July and August Minutes – These will be sent out separately when ready.
- 4) Other - Just in case.

City of Newton



Ruthanne Fuller
Mayor

Newton, Massachusetts Community Preservation Program FUNDING REQUEST

PRE-PROPOSAL

PROPOSAL

(For staff use)
date rec'd:

Last updated October 2020.

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

For full instructions, see www.newtonma.gov/cpa or contact:

Lara Kritzer, Community Preservation Program Manager

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

lkritzer@newtonma.gov 617.796.1144

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

Project TITLE	GATH POOL PROJECT FUNDING AMENDMENT			
Project LOCATION	256 Albemarle Road, Newtonville MA 02460			
Project CONTACTS	Name & title or organization	Email	Phone	Mailing address
Project Manager	Luis Perez Demorizi, Open Space Coordinator Parks, Recreation & Culture/ Rafik Ayoub, Project Manager, Public Buildings Department	lpdemorizi@newtonma.gov rayoub@newtonma.gov	617-769-1500 617-796-1621	246 Dudley Road, Newton MA, 02459/52 Elliot Street, Newton, 02461
Other Contacts	Nicole Banks, Commissioner Parks, Recreation & Culture/ Josh Morse, Commissioner Public Buildings	nbanks@newtonma.gov jmorse@newtonma.gov	617-796-1500 617-796-1608	246 Dudley Road, Newton MA, 02459/ 52 Elliot Street, Newton, 02461
Project FUNDING	A. CPA funds requested: (Additional amount requested is \$1,500,000) \$5,834,362.00– Previously funded Construction Phase – Total Amended CPA funding \$7,334,362	B. Other funds to be used: \$ 1,439,200.00 – Approximate cost of staff time, state earmark funds and ARPA funding. (Same as previous funding application)	C. Total project cost (A+B): \$8,773,562.00	
Project SUMMARY	Explain how the project will use the requested CPA funds. You may provide more detail in attachments, but your PROJECT SUMMARY MUST FIT IN THE SPACE BELOW. Use a cover letter for general information about the sponsoring organization’s accomplishments.			

The Gath Pool is situated within the Russell J. Halloran Sports and Recreation Complex, a.k.a. Albemarle Playground (Currently under Improvements Design Phase through separate CPA design funding). The property is owned and operated by the City of Newton under the care and control of the Parks, Recreation & Culture Department.

Gath Pool is the sole public outdoor swimming pool for Newton's +85,000 residents. The pool also serves many non-resident guests. It welcomes 30,000 users per season. Newton Parks, Recreation & Culture (PRC) has managed Gath Memorial Pool since it was constructed nearly 60 years ago. During summers, the pool is used daily, hosting swim lessons, summer camps, recreational and lap swimming, Special Athletes programs, senior programs and the City's coed Bluefish Swim Team made up of 200 members ages 5-18. Gath Pool also hosts the annual Summer Suburban Swim League regional championships with teams from 12 nearby communities and over 5,000+ visitors.

Neither the pools nor the bathhouse meet current ADA or MAAB accessibility guidelines; the 60-year old pools, deck, systems and equipment are past end-of-life; the pool leaks significantly; the decks are tripping hazards, marred by cracks, drains and other infrastructure; there is a need for more lap lanes.

Over the span of the past 16 months (September 2021 thru January 2023), the Parks, Recreation and Culture Department (PRC), in concert with the Public Buildings Department (PB) and with support of the consultant Bargmann Hendrie + Archetype, Inc. (BH+A) herein referred to as "The Team" has managed a series of Community and focus group meetings so seek input from a number of stake holders including, the Friends of Albemarle, Newton Bluefish, Commission on Disability, Conservation Commission, and the Parks and Recreation Commission, Athletes Unlimited, along with members of groups representing the LGBTQ+ and 55+ community and with much input from Newton Residents as a whole to help steer the direction of the pool improvements. The pool complex evaluation and improvements plan have been funded, to date, utilizing CPA funds for Design Phases 1 and 2.

As a result of continuing to work through the design phases covered by the Community Preservation Act funds, the team has advanced the pool design and cost estimate for construction. The design funds from phase 2 have also allowed the team to get additional input from the Design Review Committee, additional approval by the Parks and Recreation Commission for design changes (December 2022). The changes to the pool design include modifications to separate the pool originally designed into 2 bodies of water in order to meet the needs, demands and expectations of the community, along with improved management of the pool complex. Additionally, the team has been able to refine the designs, providing additional details, critical to the construction of the new pool and incorporate modifications to the existing bath house to ensure accessibility and better flow of both patrons and staff.

The application for funding herein is a request for construction phase funds **to be amended because of recent bid received for the project on August 10th, 2023. The project received one bidder on the project, Construction Dynamics. They are a solid general contractor with ample public pool construction experience. There were two other interested general contractors, but one was too busy putting a bid together for another large-scale project, and the other not only could not bid due to some subcontractor issues, but they are the only general contractor the city has had to pursue legal action against due to extremely poor construction and subsequent building system failures.**

Currently, the city is at a point of needing to reengage with the CPC for supplemental funding to cover the gap in available construction funds. The city is currently working on executing the contract with the General contractor to ensure construction schedules remain as close to projected as possible so the new pool can be opened by next summer.

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

Project TITLE	GATH POOL PROJECT FUNDING AMENDMENT		
USE of CPA FUNDS	RECREATION		
	Preservation	x	
	Rehabilitate/ Restore	x	
COMMUNITY NEEDS	<p>From each of at least 2 plans linked to the Guidelines & Forms page of www.newtonma.gov/cpa, provide a brief quote with plan title, year, and page number, showing how this project meets previously recognized community needs. You may also list other community benefits not mentioned in any plan.</p> <p><u>Open Space and Recreation Plan Update 2020-2027</u></p> <ul style="list-style-type: none"> Section 8, Page 141 Goal 2 Objective 2B: Improved City parks, playgrounds, and other recreational facilities. Section 8, Page 141 Goal 3 Objective 3A: Increased accessibility in the City's Park land. Section 8, Page 142 Goal 4 Objective 4A: Improved existing open space resources where need is greatest. Section 9, Pages 145-146 Goal 2 Objective 2A #25: Gath Pool: Develop feasibility study and implement an improvement plan that addresses: Replacing the pool, kiddie pool, and bath house <p><u>Capital Improvement Plan FY2022-2026</u></p> <ul style="list-style-type: none"> Page 11, <i>Protecting Woods and Open Spaces & Caring for our Parks and Recreational Spaces</i> – "...The need to renovate or replace the Gath Pool has been raised in priority in this CIP. A study will be conducted this year to analyze the maintenance needs and provide possible options for more substantial renovations..." CIP by Priority FY 2022-2026, Priority 44: "Gath Memorial Pool has served Newton residents for over 50 years. Though the building was recently renovated in 2013, the swimming pool and all attendant components (i.e. pump, filter, piping, decking, electrical, and chemical feeder) require complete renovation and replacement work to ensure continued enjoyment by the community." "A renovation plan is needed to determine the cost to upgrade systems and restore the pool shell to stop water loss through leaks." 		
COMMUNITY CONTACTS	<p>List at least 3 Newton residents or organizations willing and able to comment on the project and its manager's qualifications. No more than 1 should be a supervisor, employee or current work colleague of the project manager or sponsor. Consult staff on the community contacts required for your specific proposal.</p>		
	Name & title or organization	Email	Phone
	Arthur Magni, Chairman Parks & Recreation Commission	magni@rcn.com	
	Cedar Pruitt, President Friends of Albemarle	friendsofalbemarle@gmail.com cpruitt@gmail.com	
	Sean Nickerson	snickerson@newtonma.gov	

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

Project TITLE	GATH POOL PROJECT FUNDING AMENDMENT	
SUMMARY CAPITAL/DEVELOPMENT BUDGET		
Uses of Funds		
Phase II: Design Consultant Contract Amendment – Construction Administration.		\$96,000.00
Construction Phase: Building Construction		\$1,074,031.00
Construction Phase: Site and Pool Construction		\$6,064,331.00
Approximate staff time for the duration of Phase II Design @ 20/hrs per week for 10 months (49,00/HR)		\$39,200.00
Additional funding needs based on BIDS, FF&E, and supplemental contingency		\$1,500,00.00
D. TOTAL USES (should equal C. on page 1 and E. below)		\$8,773,562.00
Sources of Funds	Status (requested, expected, confirmed)	
Commonwealth of Massachusetts State Earmark	Confirmed	\$400,000.00
City of Newton ARPA funds	Confirmed	\$1,000,000.00
CPA funds	Confirmed	\$5,834,362.00
Approximate staff time for the duration of project	Confirmed	\$39,200.00
CPA funds	Requested	1,500,000.00
E. TOTAL SOURCES (should equal C. on page 1 and D. above)		\$8,773,562.00
SUMMARY ANNUAL OPERATIONS & MAINTENANCE BUDGET (cannot use CPA funds)		
Uses of Funds		
Approximate Staff Payroll		\$141,316.00
Pool testing supplies		\$500.00
Pool treatment materials (chlorine, Carbon Dioxide, Calcium Chloride and Sodium bicarbonate)		\$17,520.00
Pool water – Includes filling, backwashes & leak		\$140,000.00
Staff Uniforms		\$500.00
F. TOTAL ANNUAL COST (should equal G. below)		\$284,068.00
Sources of Funds		
Revolving Fund Account (Part-time and seasonal staff only)		\$70,316.00
Operating budget (Aquatics manager salary and supplies)		\$159,520.00
G. TOTAL ANNUAL FUNDING (should equal F. above)		\$284,068.00
Project TIMELINE	Phase or Task	Season & Year
Bidding		April-May 2023
Construction Phase		August-September 2023 – May 2024
Construction Phase Duration		10 Months

Project TITLE		GATH POOL PROJECT FUNDING AMENDMENT	
↓ Check off submitted attachments here.			
REQUIRED.		PHOTOS	of existing site or resource conditions (2-3 photos may be enough)
		MAP	of site in relation to nearest major roads (omit if project has no site)
Pre-proposals: separate attachments not required, just use page 3 of form. Full proposals: separate, detailed budget attachments REQUIRED.	PROJECT FINANCES printed and as computer spreadsheets, with both uses & sources of funds		
		Development budget: include total cost, hard vs. soft costs and contingencies, and project management – amount and cost of time from contractors or staff (in-kind contributions by existing staff must also be costed)	
		Operating/maintenance budget, projected separately for each of the next 10 years (CPA funds may not be used for operations or maintenance)	
		Non-CPA funding: commitment letters, letters of inquiry to other funders, fundraising plans, etc., including both cash and est. dollar value of in-kind contributions	
		Purchasing of goods & services: briefly summarize sponsor’s understanding of applicable state statutes and City policies	
REQUIRED for all full proposals.	SPONSOR FINANCES & QUALIFICATIONS, INSTITUTIONAL SUPPORT		
		For sponsoring department or organization, most recent annual operating budget (revenue & expenses) & financial statement (assets & liabilities); each must include both public (City) and private resources (“friends” organizations, fundraising, etc.)	
		For project manager: relevant training & track record of managing similar projects	
REQUIRED for all full proposals involving City govt., incl. land acquisition.		CAPITAL IMPROVEMENT PLAN	current listing/ranking & risk factors for this project
		COVER LETTER	from head of City department, board or commission confirming: current custody, or willingness to accept custody, of the resource and commitment of staff time for project management
	ZONING & PERMITTING		
		Permits required: including building permits, environmental permitting, parking waivers, demolition, comprehensive permit, or special permits (if applicable)	
		Other approvals required: Newton Conservation Commission, Newton Historical Commission, Newton Commission on Disabilities, Parks and Recreation Commission, Massachusetts Historical Commission, Massachusetts Architectural Access Board, etc.	
	DESIGN & CONSTRUCTION		
		Professional design & cost estimates: include site plans, landscape plans, etc.	
	Materials & finishes; highlight “green” or sustainable features & materials		
OPTIONAL for all proposals.		LETTERS of SUPPORT	from Newton residents, organizations, or businesses

Newton Community Preservation Program
CPC Staff **READER'S GUIDE** to New Proposal
**Gath Memorial Pool Project Funding Amendment –
Additional Construction Funds**

CPA REQUEST: \$1,500,000 – Approx. 16% of total project costs
(Total CPA Allocations to date = \$6,379,862 or 68% of project costs)

TOTAL COSTS: \$9,379,562

This proposal requests additional CPA funding to complete the construction of the new Gath Memorial Pool and rehabilitate the remaining facilities. Phase III takes the plans and design work completed in Phases I and II and moves forward with the hiring of a contractor to complete the physical construction of the facility. Three bids have been received for the construction work and the City is finding that additional funding may be needed to complete the project. The goal of this amendment to the original Phase III funding grant is to ensure that the project is adequately funded to meet the updated construction and contingency costs for completing the project over the next year.

RECOMMENDED CONDITIONS for CPC FUNDING

1. Funding is intended to be used to hire a contractor to complete the construction of the new pool facility according to the designs completed and approved during the first two phases of this project.
2. The CPC shall receive regular updates on the status of the construction and project milestones.
3. All recommended CPA funds should be appropriated by the City Council within 6 months and expended within one year of the date of any CPC recommendation. If either deadline cannot be met, the applicant should request a written extension from the CPC, which the CPC may grant at its discretion.
4. Any CPA funds appropriated but not used for the purposes stated herein shall be returned to the Newton Community Preservation Fund.

DETAILED NOTES & QUESTIONS

This project is eligible for CPA funding for the Preservation, Rehabilitation and Restoration of a Recreation site and facility.

QUESTIONS

- Will the need for the additional funding change the anticipated project start or completion dates? Is the facility still intended to be open in Summer 2024?
- Are there other sources of funding that can be used to help address some of this funding gap?

COMMUNITY NEEDS

Phase III is the final step in the City's long awaited plan to restore and improve the existing 60 year old Gath Memorial Pool Complex. Over the course of its previous review discussions, the Committee has received numerous letters of support from organizations and individuals who regularly use Newton's only public swimming pool facility. The initial discussions, conditions assessments, and plans developed in the first two phases of the project highlighted the critical need for this work as the facility's systems and features are now well beyond their useful life. The City is now ready to hire the contractor and begin construction as soon as the funding gap is addressed.

This project has been included in the City of Newton’s Capital Improvement Plan (CIP) for many years. In 2021, the project moved up the list due to the increased urgency of the work needed there and is currently listed as Priority #44 in the FY22-26 CIP. The project is specifically noted in the Open Space and Recreation Plan’s Seven Year Action Plan as a “Possible Aquatic Project” in Goal 2, Objective 2B, #25 which includes “Replacing the pool, kiddie pool, and bath house” (<https://www.newtonma.gov/Home/ShowDocument?id=47207>, Section 9, Pages 151-152). The current proposal also notes that the current project would address additional goals in Section 8 of the OSRP including the following:

- Section 8, Page 141 Goal 3 Objective 3A: Increased accessibility in the City’s Park land.
- Section 8, Page 142 Goal 4 Objective 4A: Improved existing open space resources where need is greatest.

DEVELOPMENT USES & SOURCES

The City has been working with project consultants, Bargmann Hendrie + Archetype, Inc. (BH+A) over the last few years to complete both the feasibility study and design documents using Phase I and II CPA funding. CPA Funding for Phase III construction will be used to hire the contractors who will complete the physical construction work on the project. This CPA funding will be matched by funds from a State Earmark for the project, City of Newton ARPA funds, and City staff time that will be used to oversee the construction of the project.

PROJECT FINANCES

This request is the final step in the process of replacing and restoring the Gath Memorial Pool Facility to ensure that it will continue to be a resource for Newton residents in the future. The CPC voted in April 2023 to authorize the City to issue a 30 year bond for the full amount requested at the time for Phase III construction (\$5,834,362). This phase of work received the largest match of funds, \$1,439,300, from City and State sources, but still had CPC funding representing 80% of the overall Phase III costs. The current request would bring the total CPA funding for Phase III to \$7,334,362 or 83.5% of Phase III construction funding.

SPONSOR QUALIFICATIONS AND INSTITUTIONAL SUPPORT

The project will be overseen by Luis Perez Demorizi from Parks and Recreation and Rafik Ayoub from Public Buildings. Both previously oversaw the Phase I and II work and have completed similar plans and construction projects for the City, including the CPA funded work at the Waban Hill Reservoir and Levingston Cove. The initial Phase I proposal also includes institutional letters of support from Mayor Ruthanne Fuller and Commissioner Nicole Banks.

SITE CONTROL

Gath Pool is owned by the City of Newton and has been operated and maintained Parks, Recreation and Culture Department since its construction.



Lara Kritzer
Community Preservation Program Manager
City of Newton Planning & Development Department
1000 Commonwealth Avenue
Newton, MA 02459

August 15, 2023

I am pleased to submit this pre-proposal to the Community Preservation Committee for a Historic Resources CPA grant for the Second Church in Newton "Sharing Space" initiative.

The Second Church in Newton has a long history, dating back to its first meetings in colonial times in West Newton in 1764. With roots in the Congregational denomination, the church is part of the United Church of Christ. We welcome all, regardless of their faith journey, background, or gender identity.

The Gothic Revival structure (1916) is on the National Register of Historic Places. The sanctuary has excellent acoustics and seating for over 300, and is increasingly being used by music groups as a performance space. The Tudor Revival annex (extended in 1938) contains a large number of classrooms and meeting rooms on many levels.

As with many New England churches, the membership and attendance numbers are now much smaller than in previous decades. The size of the building complex (over 40,000 sq feet in floor area) far exceeds the needs of our congregation, yet our facilities serve the community in many ways and are rarely quiet. We are dedicated to assuring the building continues to be well preserved while welcoming a variety of long-term tenants, cultural and community events. Providing accessibility for participants is a key part of meeting this goal.

To advise on setting priorities for the future, in the past twelve months we have engaged professional advice on three aspects of building preservation and adaptation:

- **Access:** David Torrey of Torrey Architecture carried out an accessibility assessment in 2022, and developed drawings for alternate approaches, which have been costed out by PM&C.
- **Preservation:** Lisa Howe of Building Conservation Associates conducted an exterior Building Conditions Assessment in February/March 2023. While the building is structurally sound, priority repairs to the exterior fabric of the building have been identified.

- **Performance space:** In April 2023, architects Joslin, Epstein & Picardy worked with a task force and led a brainstorming charette on interior modifications to enhance the space for musicians (including potential staging, lighting and sound system enhancements).

This pre-proposal is seeking \$600k in CPA funding to support a \$1.2m project with two components: (a) preservation work and (b) accessibility upgrades. A grant of \$50k from the Massachusetts Preservation Projects Fund (MPPF) awarded in June will go toward the masonry and roof repairs, and the church would need to raise funds for the remaining costs through donations, other grants, and a draw from the endowment.

Sincerely yours,

Laura Foote Member, Board of Resources
 Second Church in Newton
 60 Highland Street, West Newton, MA 02465

Sharing space in our building

Music: Soloists and ensembles performing chamber music, choral, piano, jazz, gospel and global genres have been using our spaces for rehearsals and/or concerts.

- Pro Arte Chamber Orchestra
- Newton Baroque
- New Philharmonia Orchestra
- Jameson Singers
- Youth Pro Musica
- Newton Piano Summit (2022, 2023)
 - the following musicians have performed: PUSH- Celebrating Women in Jazz; Harold Charron - Afro-Cuban Jazz Ensemble; Helen Sung Trio; Andrus Madsen; Hidemi Akawai; Dennis Montgomery III; Leo Blanco; Sylvia Barry; Utar Atun.
 - Supported in part by the Newton Cultural Council
- Bay Colony Brass

Other community users: The following organizations use meeting rooms, classrooms, offices, and the large kitchen in the annex building:

- Second Church Nursery School - non-denominational early childhood education program founded in 1934
- Congregation Dorshei Tzedek - a tenant for over 15 years, using classrooms, offices, and gathering spaces, including a dedicated worship space (the former Chapel Art Gallery)
- Play2Learn, a pediatric occupational therapy practice, working with children and families on a one-to-one basis
- Alcoholics Anonymous "New Beginner" support meetings
- Al Anon "Steps to Serenity" support meetings
- Girl Scouts Troop 67315 - monthly
- Tuesday Club - Men's Discussion & Social Group
- Volunteer cooking group preparing meals for the Bristol Lodge shelter in Waltham
- City of Newton – (pre-Covid) community meetings including zoning re-design focus groups



Ruthanne Fuller
Mayor

Newton, Massachusetts Community Preservation Program FUNDING REQUEST

PRE-PROPOSAL

PROPOSAL

(For staff use)
date rec'd:

Last updated February 2020.

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

For full instructions, see www.newtonma.gov/cpa or contact:

Lara Kritzer, Community Preservation Program Manager

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

lkritzer@newtonma.gov

617.796.1144

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

Project TITLE	The Second Church in Newton – Sharing Space: preservation and accessibility		
Project LOCATION	Full street address (with zip code), or other precise location. 60 Highland Street, West Newton, MA 02465		
Project CONTACTS	Name & title or organization	Email	Phone
Project Manager	Laura Foote, Board Member	footepath7@gmail.com	617 650 0543
Other Contacts	David Torrey, Architect Lisa Howe, Preservation, Building Conservation Associates BCA	david@torreyarchitecture.com lhowe@bcausa.com	617 227 1477 ext111 617 916 5661
Project FUNDING	A. CPA funds requested: 600,000	B. Other funds to be used: 600,000	C. Total project cost (A+B): \$1,200,000
Project SUMMARY	<p>Explain how the project will use the requested CPA funds. You may provide more detail in attachments, but your PROJECT SUMMARY MUST FIT IN THE SPACE BELOW. Use a cover letter for general information about the sponsoring organization’s accomplishments.</p> <p>The Second Church in Newton is a highly visible Gothic Revival stone structure built in 1916 with outstanding natural acoustics, adjoined to a Tudor Revival annex completed in 1938. It serves many diverse members of the community and increasingly has become a music rehearsal and performance space. The aim of the project is to more fully welcome and accommodate community members for a range of events. Overall, the building is well maintained in sound structural condition. We seek CPA support for the proposed investments in preservation and accessibility to achieve this “Sharing Space” goal.</p> <p>1. Preservation</p> <p>An exterior conditions assessment was completed by Building Conservation Associates in March 2023. Priority masonry and roof repairs to address water infiltration into the stone walls are estimated at \$250k. A matching grant of \$50K from the Massachusetts Preservation Projects Fund was awarded in June. We are prioritizing the issues at the West façade (the main entrance from Highland Street for audiences for music events) and the flanking sides. Scope includes: replacement of copper gallery roof; masonry and flashing; repairs to the stucco walls of the annex.</p> <p>2. Accessibility</p> <p>The building is on a large sloping site with multiple levels, entrances and stairways. Proposed changes from Torrey Architecture will improve access with particular attention to the historic architectural context.</p> <p>North Access – meeting and rehearsal spaces in annex. Build a long gradual walkway from the parking area; pull out and rebuild the concrete staircase with a larger landing; install an interior chair lift to allow visitors to go up a further half flight to reach main floor with community meeting spaces and restrooms.</p> <p>South Access – performance space. Re-configure side entrance into the main lobby; replace narrow double doors with a single large oak door; add new pedestrian ramp; regrade and widen the narrow single lane driveway to accommodate handicapped parking and turnaround space at this entrance.</p>		

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

Project TITLE		The Second Church in Newton – Sharing Space: Preservation and Accessibility		
USE of CPA FUNDS		HISTORIC RESOURCES		
CHECK ALL THAT APPLY	Preserve	√		
	Rehabilitate/ Restore	√		
COMMUNITY NEEDS	From each of at least 2 plans linked to the Guidelines & Forms page of www.newtonma.gov/cpa , provide a brief quote with plan title, year, and page number, showing how this project meets previously recognized community needs. You may also list other community benefits not mentioned in any plan.			
<p><u>Comprehensive Plan 2007</u> : Coordinate financial and technical support and promote partnerships between public and private organizations for projects that address any combination of housing, open space and hist preservation goals (p. 179). Use incentives and partnerships to encourage preservation and adaptive re-use of city’s historic buildings (p. 190)</p> <p><u>CREATE Newton Comprehensive Arts & Culture Plan 2019</u> Address lack of performance and rehearsal space city wide (pp 42-43)</p> <p><u>Newton Commission on Disability</u>: Foster equal access to community life and activities</p> <p><u>City of Newton Historic Preservation Guidelines on Sustainability (2012)</u>: By reusing an existing structure, the investment of natural resources in the original construction can be reclaimed. Historic buildings materials are generally easier to repair when compared with modern materials. The preservation of historic buildings and sites plays a key role in the protection of cultural resources and community character, promoting social sustainability (p. 1)</p>				
COMMUNITY CONTACTS	List at least 3 Newton residents or organizations willing and able to comment on the project and its manager’s qualifications. No more than 1 should be a supervisor, employee or current work colleague of the project manager or sponsor. Consult staff on the community contacts required for your specific proposal.			
Name & title or organization		Email	Phone	Mailing address
Chris Pitts, President, Waban Improvement Society. Co-Chair, Newton Cultural Council		cbpitts@gmail.com	617.515.7579	PO Box 6 Waban, MA 02468
Sachiko Isihara, Exec Director, Suzuki School of Newton, Inc.		sachiko.isihara@gmail.com	617.964.4522	1615 Beacon Street, Waban MA 02468
Yvonne Alberts, Portfolio Manager, US Department of Energy		yvonne.sinalberts@gmail.com	617.678.6997	29 Exeter Street West Newton, MA 02465
Frank Neal, Property Manager, Second Church in Newton		frankgneal@comcast.net	617.244.2690	60 Highland Street West Newton, MA 02465

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

Project TITLE		
SUMMARY CAPITAL/DEVELOPMENT BUDGET		
Uses of Funds		
Preservation: see Att. 3. Includes granite repointing, roof, flashing and also fees for preservation consultant's supervision		192,650
Access: South entry – see Att. 3 and drawings		553,861
Access: North entry - see Att. 3 and drawings		313,489
Access: professional fees – architect, surveyor, civil engineer, landscape design		140,000
D. TOTAL USES (should equal C. on page 1 and E. below)		1,200,000
Sources of Funds	Status (requested, expected, confirmed)	
CPA funding	Requested	\$600,000
Massachusetts Preservation Projects Fund	Confirmed June 2023	\$50,000
Other fund-raising; endowment	Expected	\$550,000
E. TOTAL SOURCES (should equal C. on page 1 and D. above)		\$1,200,000
SUMMARY ANNUAL OPERATIONS & MAINTENANCE BUDGET (cannot use CPA funds)		
Uses of Funds		
Personnel		\$350,000
Building maintenance, heating, electricity, snow plow, insurance, etc		\$283,000
Administrative and other operating costs		\$31,000
F. TOTAL ANNUAL COST (should equal G. below)		\$664,000
Sources of Funds		
Rental income		\$150,000
Donations; draw from endowment		\$514,000
G. TOTAL ANNUAL FUNDING (should equal F. above)		\$664,000
Project TIMELINE	Phase or Task	Season & Year
PRESERVATION COMPONENT	ACCESS COMPONENT	
Complete construction docs; Bidding; award contracts	Survey; finalize drawings and construc docs; Fundraising	Fall 2023/Winter 2024
Implement all exterior roof and masonry repairs	Bidding; award contracts	Spring 2024
Complete preservation project MHC deadline: June 2024	Start work	Summer 2024
	>>>>>>>>	Fall/Winter 2024/2025
	Complete access upgrades	Spring/Summer 2025

Project TITLE			
↓ Check off submitted attachments here.			
REQUIRED	✓	PHOTOS	of existing site or resource conditions (2-3 photos may be enough)
	✓	MAP	of site in relation to nearest major roads (omit if project has no site)
Pre-proposals: separate attachments not required, just use page 3 of form. Full proposals: separate, detailed budget attachments REQUIRED.	PROJECT FINANCES printed and as computer spreadsheets, with both uses & sources of funds		
		Development pro forma/capital budget: include total cost, hard vs. soft costs and contingencies, and project management – amount and cost of time from contractors or staff (in-kind contributions by existing staff must also be costed)	
		Maintenance budget, projected separately for each of the next 10 years (CPA funds may not be used for operations or maintenance)	
		Non-CPA funding: commitment letters, letters of inquiry to other funders, fundraising plans, etc., including both cash and est. dollar value of in-kind contributions	
		Purchasing of goods & services: briefly summarize sponsor’s understanding of applicable state statutes and City policies	
Pre-proposals: recommended. Full proposals: REQUIRED.	✓	HISTORIC SIGNIFICANCE	ATTACHMENT 1: Analysis of Historical Significance (narrative; maximum 1 page)
			ATTACHMENT 2: Description of Historically Significant Features (maximum 1 page)
			ATTACHMENT 3. Summary & Justification of Proposed Treatment (maximum 1 page)
			ATTACHMENT 4. Newton Historical Commission Review (based on attachments 1-3 above)
REQUIRED for all full proposals.	SPONSOR FINANCES & QUALIFICATIONS, INSTITUTIONAL SUPPORT		
		For sponsoring organization, most recent annual operating budget (revenue & expenses) & financial statement (assets & liabilities); each must include both public (City) and private resources (“friends” organizations, fundraising, etc.)	
		For project manager: relevant training & track record of managing similar projects	
REQUIRED for all full proposals involving real estate acquisition, construction or other building/ landscape improvements.	DESIGN & CONSTRUCTION		
		Professional design & cost estimates: include site plan, floor plans & elevations	
		Materials & finishes: highlight “green” or sustainable features & materials	
	Environmental mitigation plans (if applicable): incl. lead paint, asbestos, etc. (including disposal of existing fence elements that cannot be repaired or restored)		
OPTIONAL for all proposals.		LETTERS of SUPPORT	from Newton residents, organizations, or businesses

Second Church in Newton – Sharing Space: Preservation & Accessibility

Attachment 1: Analysis of Historical Significance

The building at 60 Highland Street in West Newton is the third house of worship for this congregation whose members were instrumental in Newton's earliest history. The first families gathered nearby in 1764, and Newton was formally divided into an east and west parish in 1778. As Newton grew in the 19th century, the west congregation built two successive meeting houses on Washington Street. Their first meeting house was converted into Newton's Town Hall in 1848, where Newton's government seat remained until moving from West Newton to its current location in 1931.

In 1908 the growing congregation voted on the construction of the current building, purchasing land at the foot of West Newton Hill. In 1915 the cornerstone was laid. It can be seen just to the left of the main West entrance. A dedication ceremony was held on September 27, 1916. Given the significant size of the building, it is remarkable that the construction was completed in such a short time. Dr. John Edgar Park, who was pastor for over 20 years, helped inspire and oversee the construction process. Ten years later there were 1000 members. In 1927, Dr. Park became the President of Wheaton College in Norton, MA.

Community service has always been core to the mission. One early example prior and during WWI was outreach to the many Italian immigrants arriving in Newton, some of whom came as skilled stone masons working on this ambitious construction project. Church members organized a program to offer English language lessons, school assistance, meals and clothing.

In 1934 the weekday nursery school opened, and it continues operating to this day. This coincided with rapid population growth and neighborhood expansion. In 1938 the annex was expanded to add more classrooms. Sunday School enrollment reached 700 children.

During World War II, members volunteered with the Red Cross to assemble supplies and bandages. Over 300 members of the congregation served in WWII. They are honored in a stained-glass window installed after the war which calls for world peace.

In the 1960s, members of the church looked for new ways to address the needs of the surrounding community including housing through the conversion of historic buildings. The Newton Community Development Foundation (NCDF), founded in 1968, benefitted from strong support by key figures from this congregation, including Robert Casselman, who served as the first NCDF director, and Dr. Ross Cannon, the minister at that time, who was a vocal advocate.

The congregation emphasizes inclusiveness, including an official covenant in 1992 to welcome members and visitors regardless of their sexual orientation or gender identity. The Second Church was an early "open & affirming" community, accepting all who enter and recognition of marriage equality.

Community outreach continues through volunteer work, cooking meals for shelters, donations to charities, and collaboration with the many tenants and active users of the building, including for musical rehearsals and performances. (See the list provided in the cover letter.)

Second Church in Newton – Sharing Space: Preservation & Accessibility

Attachment 2: Historically Significant Architectural Features

The sanctuary is a remarkably intact example of English Gothic Revival work by architects Allen and Collens, and is individually listed on the National Register of Historic Places. Francis Richmond Allen and Charles Collens formed an architectural partnership (active from 1904 to 1931) specializing in gothic revival designs. Well-known English gothic expert Henry Vaughn was also involved as a consultant. Allen, an Amherst College graduate, studied architecture for two years at MIT before departing for Paris to join the atelier of Emile Vandremere at the École des Beaux Arts. Collens was graduated from Yale in 1896 and went on to study architecture at the École des Beaux Arts. Allen & Collens are also known for: the Union Theological Seminary in New York, the Lindsay Chapel at the Emmanuel Episcopal Church in Boston, and prominent campus buildings at Vassar and Williams College, among others.

The main sanctuary completed in 1916 was built of ashlar granite blocks with limestone gables, parapets, belt courses, and tracery at the windows. The spacious interior with a lofty vaulted ceiling holds seating for over 300, or up to 400 including the balcony. The narrow front West facade facing Highland Street displays a recessed pointed-arch entry with carved double-leaf doors. Buttresses line either side of the main entrance and also divide the long North and South elevations into four bays, each with a pointed arch window with leaded glass. Gargoyles and pinnacles add interest and demonstrate the skilled craftsmanship of the period. Transepts on both sides expand the width of the building at the East.

The stone spire with decorative limestone finials was inspired by Salisbury Cathedral and stands nearly 200 feet above ground. This tower is visible to visitors approaching West Newton by foot, by train or by car from multiple directions and approaching streets. The roof in green Vermont slate has copper valleys, ridges, flashing and gutters. The stone tower has a large, functioning bell. At the top of the spire, two back-to-back stone figures represent the passage of time: a young man looks east to the sunrise while an older man looks west to the setting sun.

A series of stained-glass windows were designed by Henry Wynd Young and the studio of renowned Newtonville resident Charles J. Connick. The original extensive and ornate wood carvings by Johannes Kirchmayer are well maintained and reflective of the Arts & Crafts period.

The Tudor Revival style Parish House annex on the north side was part of the original building, then extended to the east in 1938. The walls are stucco with half-timbering at the upper floors.

Neighborhood context: The building is set into the hill on an attractive sloping grassy site with mature trees. It is adjacent to the largely residential West Newton Hill Historic District as well as the West Newton Square Historic District. The downhill side (northern perimeter) of the property abuts the Mass Turnpike. Prior to the construction of the turnpike in the 1960s, there was a row of houses between the church and the Boston & Albany railroad.

Second Church in Newton – Sharing Space: Preservation & Accessibility

Attachment 3: Summary and Justification of Proposed Treatment for CPA grant pre-proposal

A.1 - Preservation -Current Situation

Given the size of the building complex (over 40,000 square feet) it is a daunting responsibility to keep up with all exterior repair needs. Maintenance of the exterior fabric of the buildings has been carefully managed but we are seeking funding support for some priority repairs to prevent deterioration. The consequences are increasingly revealed inside through blistering and deterioration of plaster. We are eager to continue to preserve this beautiful architecturally and historically significant building so that it can continue to have relevance for the wider community.

An exterior conditions assessment was completed by Lisa Howe of Building Conservation Associates in March 2023. The building was found to be overall in sound structural condition. However, in certain areas of concern there is water infiltration into the stone walls. In June we were awarded a matching grant of \$50K from the Massachusetts Preservation Projects Fund (MPPF) to cover some of these costs. To use those state funds, the first phase of the preservation project must be completed prior to June, 2024. (Note: This is the second grant from that source; the church was also awarded a \$100k MPPF grant in 1998.)

A.2. Preservation - Proposed Project

The priority is to address the water infiltration issues at and near the West facade, which is the main entrance from Highland Street used by participants and audiences for music events.

- Repoint and clean the limestone and granite at the west elevation and flanking north and south gable ends
- Remove and re-install granite units over limestone lintel on north gable end wall
- Replace in kind of flat seam copper gallery roof
- Install copper flashing over north gable limestone lintel
- Replace in kind step and counter flashing at north gable end wall
- Selective repointing of open joints on west parish house elevation

B.1 - Accessibility -Current situation

The site is on a prominent, sloping lot with mature trees. The building has multiple levels and many external and internal staircases. While there are back doors on different levels of the large building complex which can accommodate wheelchairs, those entrances have major drawbacks. They do not provide a welcoming “universal design” approach. Those doors are not near where other visitors arrive, they are not near the elevator, they are not near handicapped parking, and they do not meet the specific criteria for ADA compliance.

North Access/annex building. Visitors trying to attend events in the community meeting rooms need to mount a series of outside steps and then an interior stairway before reaching the main floor. Although a level entrance back by the kitchen is available for wheelchairs, it is hard to locate, it is only reachable via an alley, and is not convenient for events.

South Access/performance space: There is no handicapped parking near the entrance and visitors need to mount a series of stairs. A temporary metal ramp was installed in 2022 down a narrow driveway, to provide a route for wheelchairs and for musicians transporting equipment and instruments. However, this ramp is distant from Highland St and not adjacent to any parking. The ramp is not visually in keeping

with the architectural context, it is far from the main entrance used by other attendees, and is not ADA compliant.

B.2 – Accessibility -Proposed Project

The many building users, whether community groups or participants in music events, would benefit from enhanced accessibility. For many nonprofits who want to use our space, accessibility has become a prerequisite for them to qualify for grant support.

In the fall of 2021, we engaged David Torrey of Torrey Architecture to evaluate the accessibility situation and to make recommendations for improved access at both the North and South entrances. Torrey Architecture specializes in work on historic buildings and houses of worship. He identified the following improvements which are included in the proposed project.

- **North Access** - a new long gradual walkway from the parking area would be added, designed to meet a new landing before entering. This would involve pulling out and rebuilding the concrete staircase. A chair lift will also be needed inside to allow visitors to go up a further half flight to the level of the community meeting spaces and restrooms.
- **South Access** - Currently the main entrance is not accessible and there is no parking, handicapped or otherwise, next to the main entrance. The plan addresses these problems by reconfiguring a side entrance adjacent to the main entrance. Following principles of universal design, visitors would arrive at the same entrance lobby as those using the formal West entrance. Narrow double doors would be replaced with a single large oak door without altering the surrounding stone work. Regrading combined with a new ramp would bring visitors into the building at the main floor level, without the need for an interior chairlift. A narrow single lane driveway would be regraded and widened to accommodate 5 parking spaces and turnaround space.

Second Church in Newton - Sharing Space: Preservation & Accessibility

Attachment 4: Review by Newton Historical Commission and Mass Historical Commission

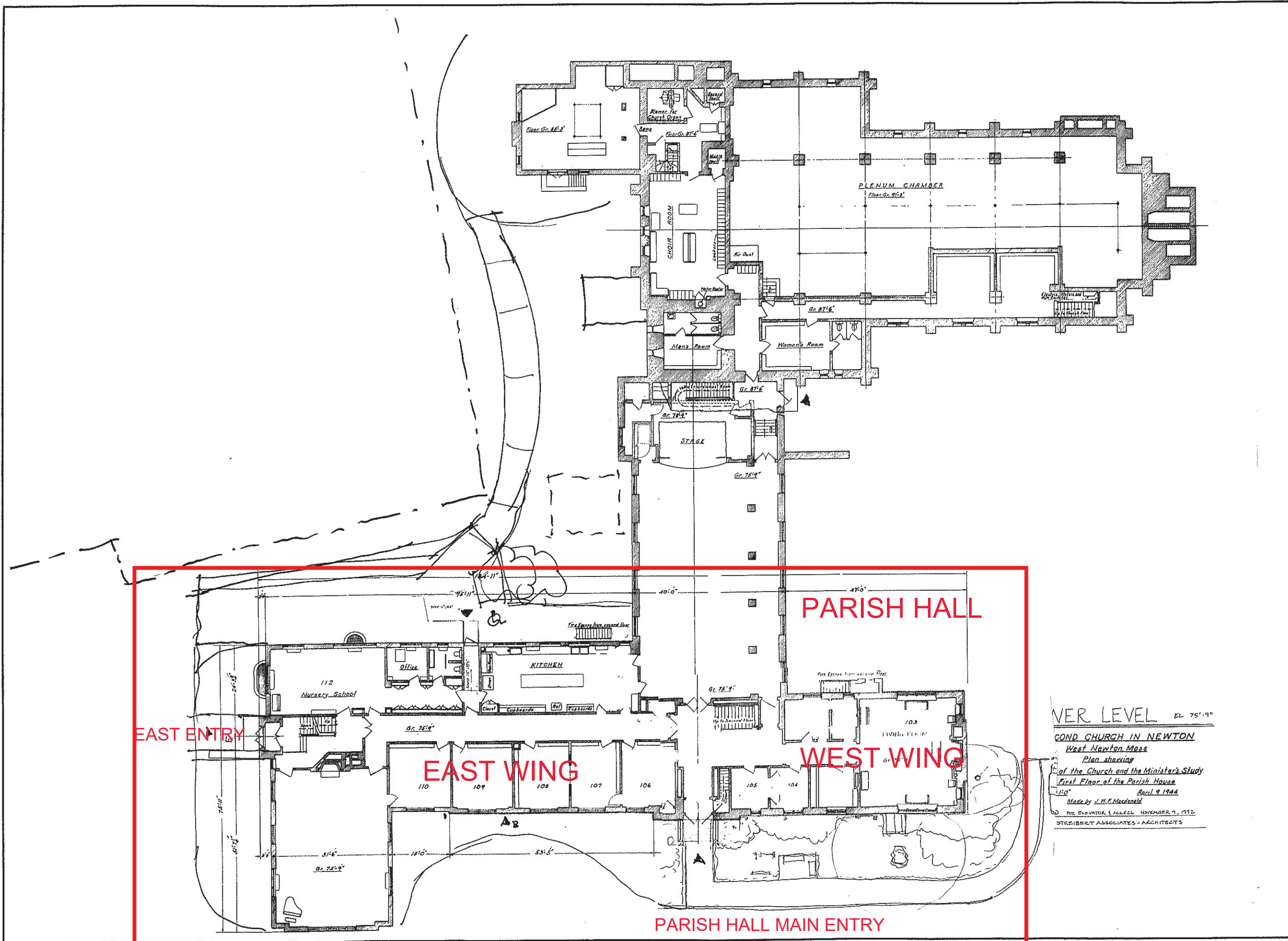
Based on a desk review and correspondence with the Chief Preservation Planner, the scope of the project does not currently require further review by the Newton Historical Commission, prior to the building permit stage.

Given the funding from the Massachusetts Preservation Projects Fund, review by the Massachusetts Historical Commission (MHC) is a key step in the process.

- The preservation components have already been approved by the Massachusetts Historical Commission, who will be sent the construction documents to review by the end of August. Specifications will follow the Secretary of the Interior's Standards for Treatment of Historic Properties including either use of either original or compatible materials.
- The proposed changes to achieve accessibility at the south and north entrances will need review by the MHC, as part of the Preservation Restriction in place in perpetuity which is established for all MPPF grant awardees.

TORREY ARCHITECTURE

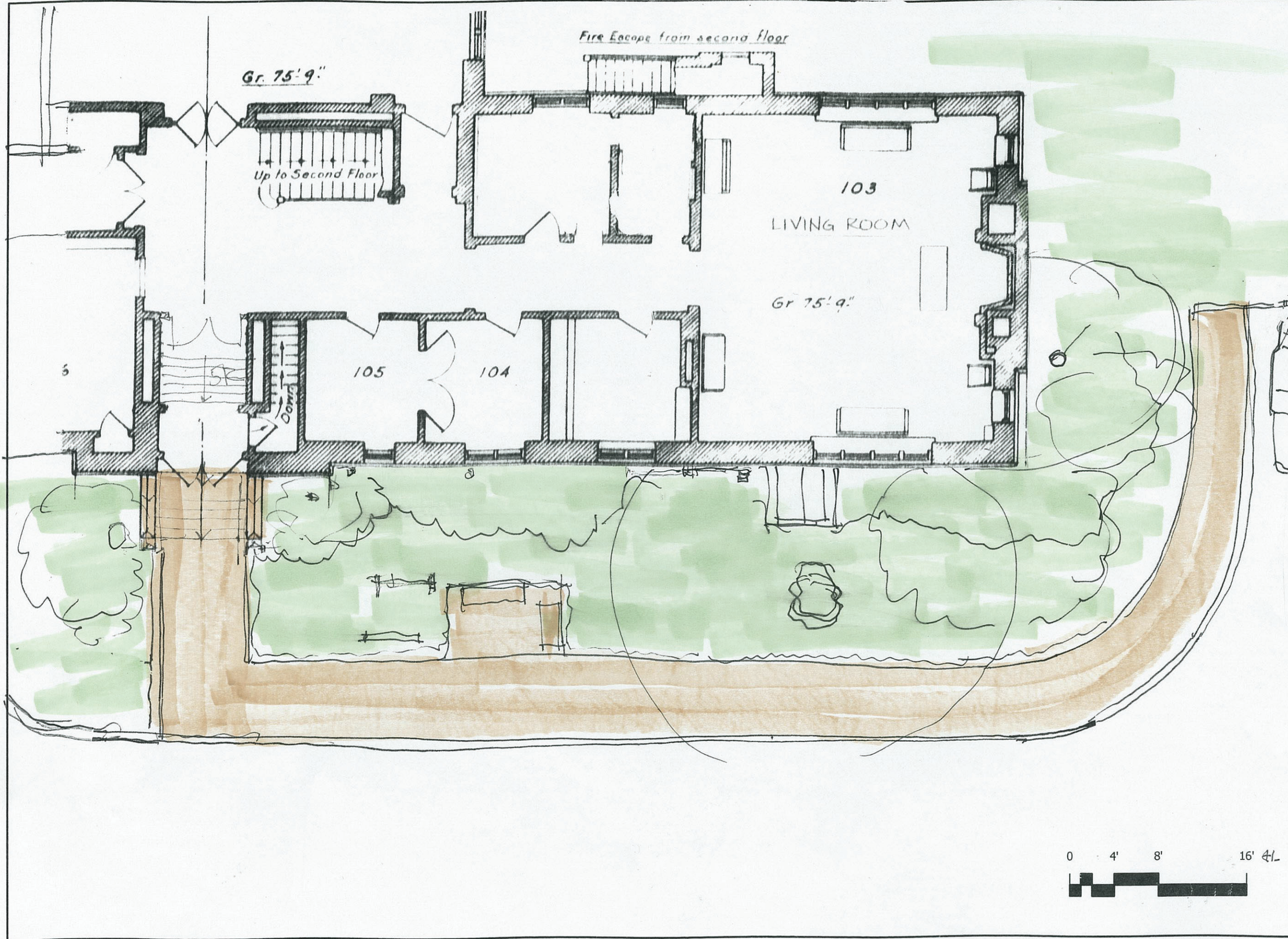
75 Kneeland Street
 Boston, MA 02111
 617-227-1477
 www.torreyarchitecture.com



No.	Description	Date

VER LEVEL EL 75'-9"
COND CHURCH IN NEWTON
West Newton Mass
Plan showing
of the Church and the Minister's Study
First Floor of the Parish House
 April 9 1944
 Made by J. M. F. Macdonald
 FOR ELEVATOR ACCESS NOVEMBER 7, 1978.
 STRICKBERT ASSOCIATES - ARCHITECTS

SECOND CHURCH IN NEWTON	
OPTION B	
Project number	2112
Date	
Drawn by	11-29-22 DT
Checked by	DT
EXISTING	
Scale	AS NOTED



TORREY ARCHITECTURE

75 Kneeland Street
Boston, MA 02111
617-227-1477
www.torreyarchitecture.com

No.	Description	Date

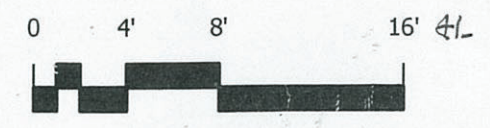
No.	Description	Date

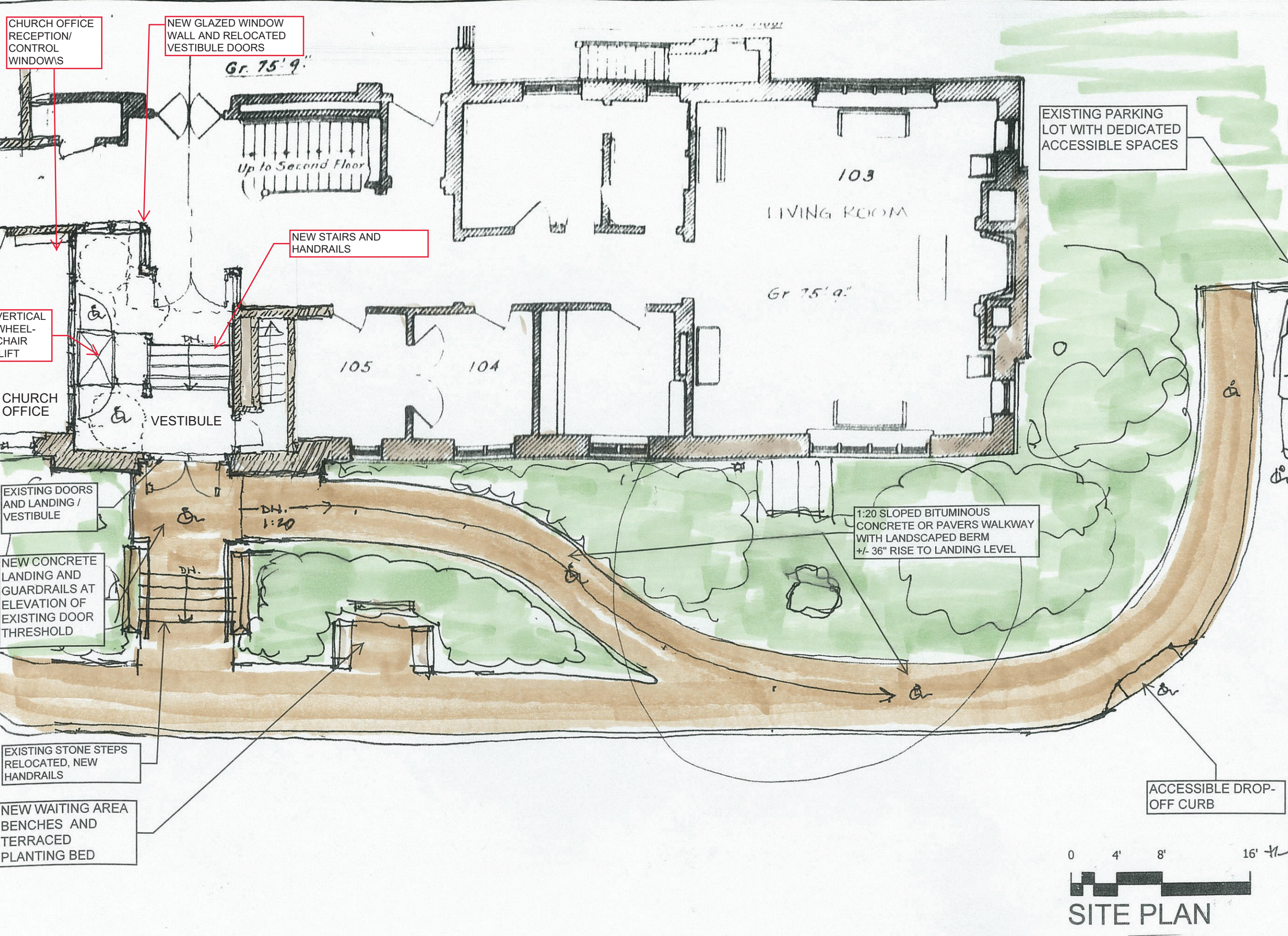
SECOND CHURCH
IN NEWTON

Project number 2112
Date **2-7-23**
Drawn by DT
Checked by DT

NORTH ENTRY EXISTING

Scale AS NOTED





TORREY ARCHITECTURE
 75 Kneeland Street
 Boston, MA 02111
 617-227-1477
 www.torreyarchitecture.com

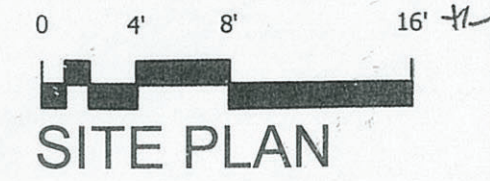
No.	Description	Date

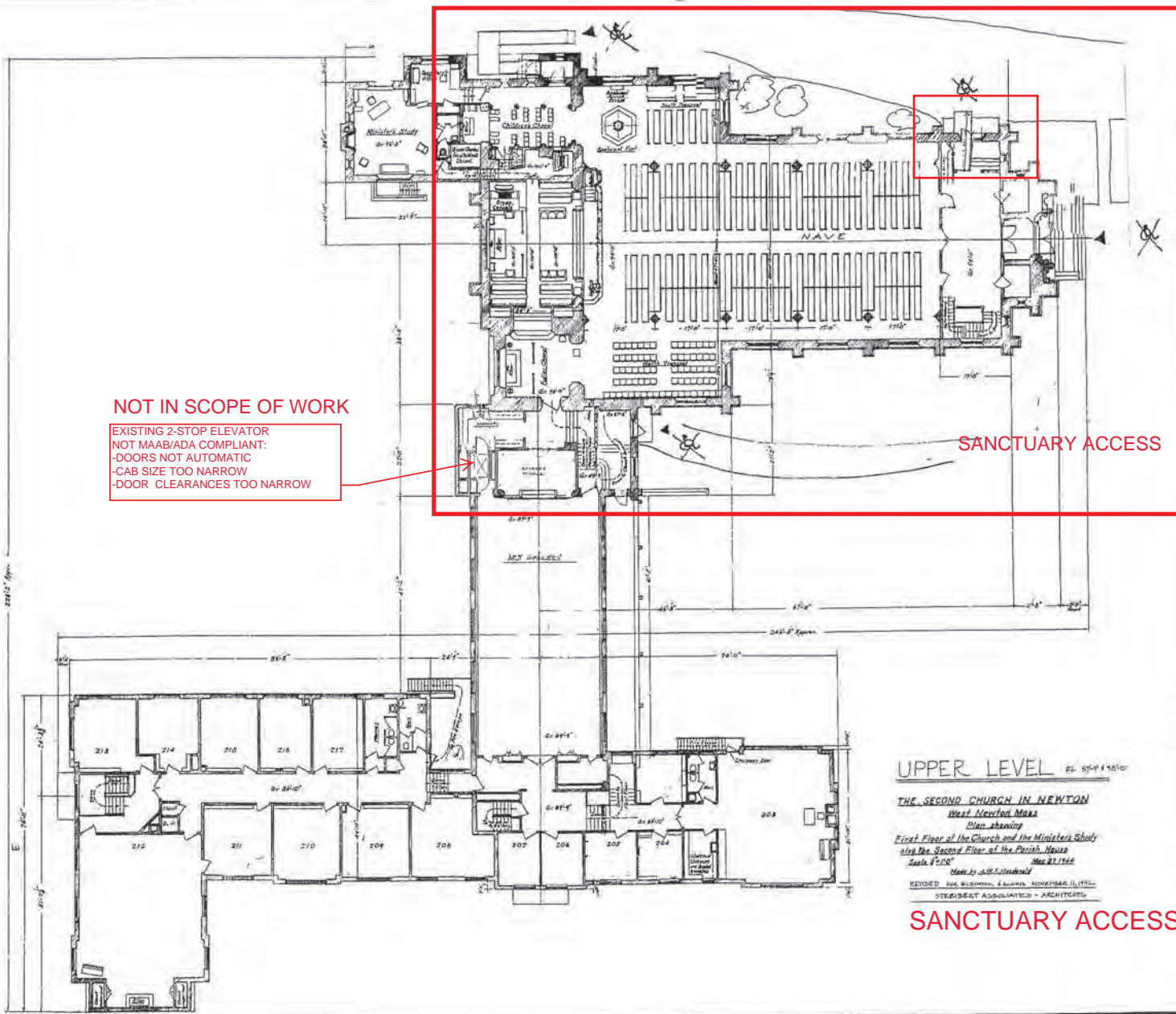
SECOND CHURCH IN NEWTON

Project number 2112
 Date **2-7-23**
 Drawn by DT
 Checked by DT

NORTH ENTRY LIFT OPTION

Scale AS NOTED





NOT IN SCOPE OF WORK
 EXISTING 2-STOP ELEVATOR
 NOT MAAB/ADA COMPLIANT:
 -DOORS NOT AUTOMATIC
 -CAB SIZE TOO NARROW
 -DOOR CLEARANCES TOO NARROW

SANCTUARY ACCESS

UPPER LEVEL PL 0549.1.2010

THE SECOND CHURCH IN NEWTON
 West Newton, Mass

Plan showing

First Floor of the Church and the Ministers Study

along the Second Floor of the Parish House

Scale: 1/8" = 1'-0" Max. 21/11/16

Drawn by J.C.P. Fildes

REVISED FOR SUBMITTAL 12-2010

STEVEN H. TORREY ARCHITECTS

NEWTON, MASSACHUSETTS

STEVEN H. TORREY ARCHITECTS

NEWTON, MASSACHUSETTS

STEVEN H. TORREY ARCHITECTS

NEWTON, MASSACHUSETTS

STEVEN H. TORREY ARCHITECTS

NEWTON, MASSACHUSETTS

STEVEN H. TORREY ARCHITECTS

NEWTON, MASSACHUSETTS

STEVEN H. TORREY ARCHITECTS

NEWTON, MASSACHUSETTS

STEVEN H. TORREY ARCHITECTS

NEWTON, MASSACHUSETTS

STEVEN H. TORREY ARCHITECTS

NEWTON, MASSACHUSETTS

STEVEN H. TORREY ARCHITECTS

NEWTON, MASSACHUSETTS

STEVEN H. TORREY ARCHITECTS

SANCTUARY ACCESS

**TORREY
 ARCHITECTURE**

75 Foreland Street
 Boston, MA 02111
 617-227-1477
 www.torreyarchitecture.com

No.	Description	Date

SECOND CHURCH IN NEWTON

**SANCTUARY
 ACCESS**

Project number 2112

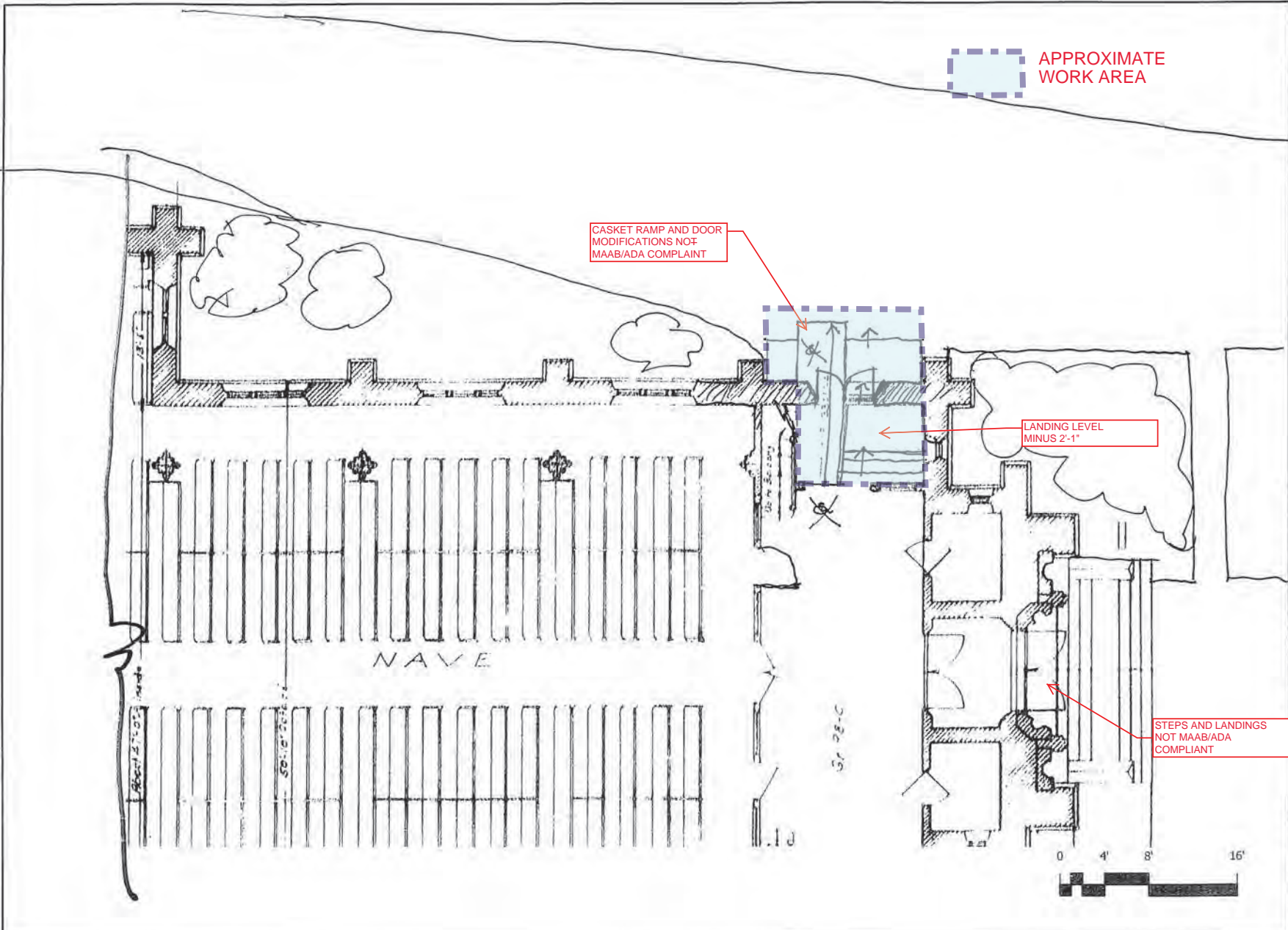
Date 10-26-22

Drawn by

Checked by DT

EXISTING

Scale AS NOTED



75 Kneeland Street
 Boston, MA 02111
 617-227-1477
 www.torreyarchitecture.com

No.	Description	Date

SECOND CHURCH
 IN NEWTON

**SANCTUARY
 ACCESS**

Project number: 2112
 Date: 10-26-22
 Drawn by: DT
 Checked by: DT

EXISTING

Scale: AS NOTED



LINE OF EXTERIOR STONEMWORK ARCH

SANCTUARY FLOOR LEVEL

CASKET RAMP AND HANDRAIL

CASKET RAMP AND HANDRAILS

ORIGINAL GRANITE LANDING STEP

INTERIOR ELEVATION

EXTERIOR ELEVATION

No.	Description	Date

SECOND CHURCH IN NEWTON

SANCTUARY ACCESS

Project number	2112
Date	10-26-22
Drawn by	DT
Checked by	DT

EXISTING

Scale	AS NOTED
-------	----------

NEW OAK ENTRY DOOR, FRAME AND SIDELITE PANELS:
-3'-4" X 7'-0" DOOR
-MAAB/ADA/EGRESS CODE DOOR HARDWARE
-FLOOR-MOUNTED CLOSER(OPTION FOR AUTO-OPERATOR, TBD)
-INSULATED GLASS LITES (OPTIONAL: SOLID OAK DOOR, TBD)

OPEN UP PLASTER WALL TO STONEWORK ARCH

INFILL FRAME AND PLASTER WALL TO WIDTH OF SINGLE DOOR AND FRAME

INFILL LANDING TO LEVEL OF SANCTUARY

STONE STEPS TO DRIVEWAY WITH IRON HANDRAILS

RESET EXISTING GRANITE STEP WITHIN CONCRETE LANDING PLATFORM AT SANCTUARY LEVEL

WATERPROOF AND INFILL EXISTING MASONRY OPENING

CONCRETE RAMP TO DRIVEWAY FROM SANCTUARY, WITH DOUBLE IRON HANDRAILS

INTERIOR ELEVATION

EXTERIOR ELEVATION

No.	Description	Date

SECOND CHURCH IN NEWTON

SANCTUARY ACCESS

Project number 2112

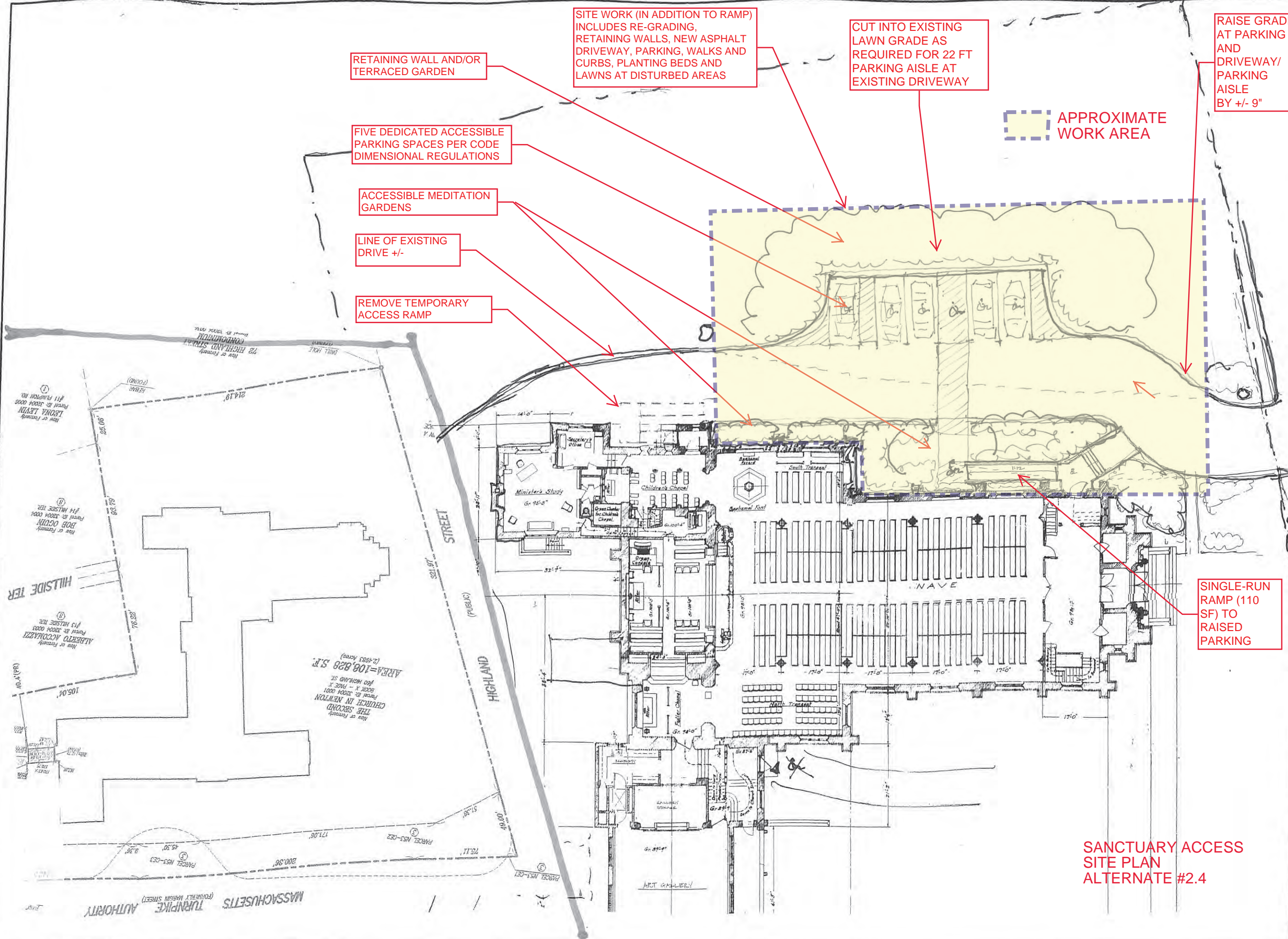
Date 11-30-22

Drawn by DT

Checked by DT

PROPOSED

Scale AS NOTED



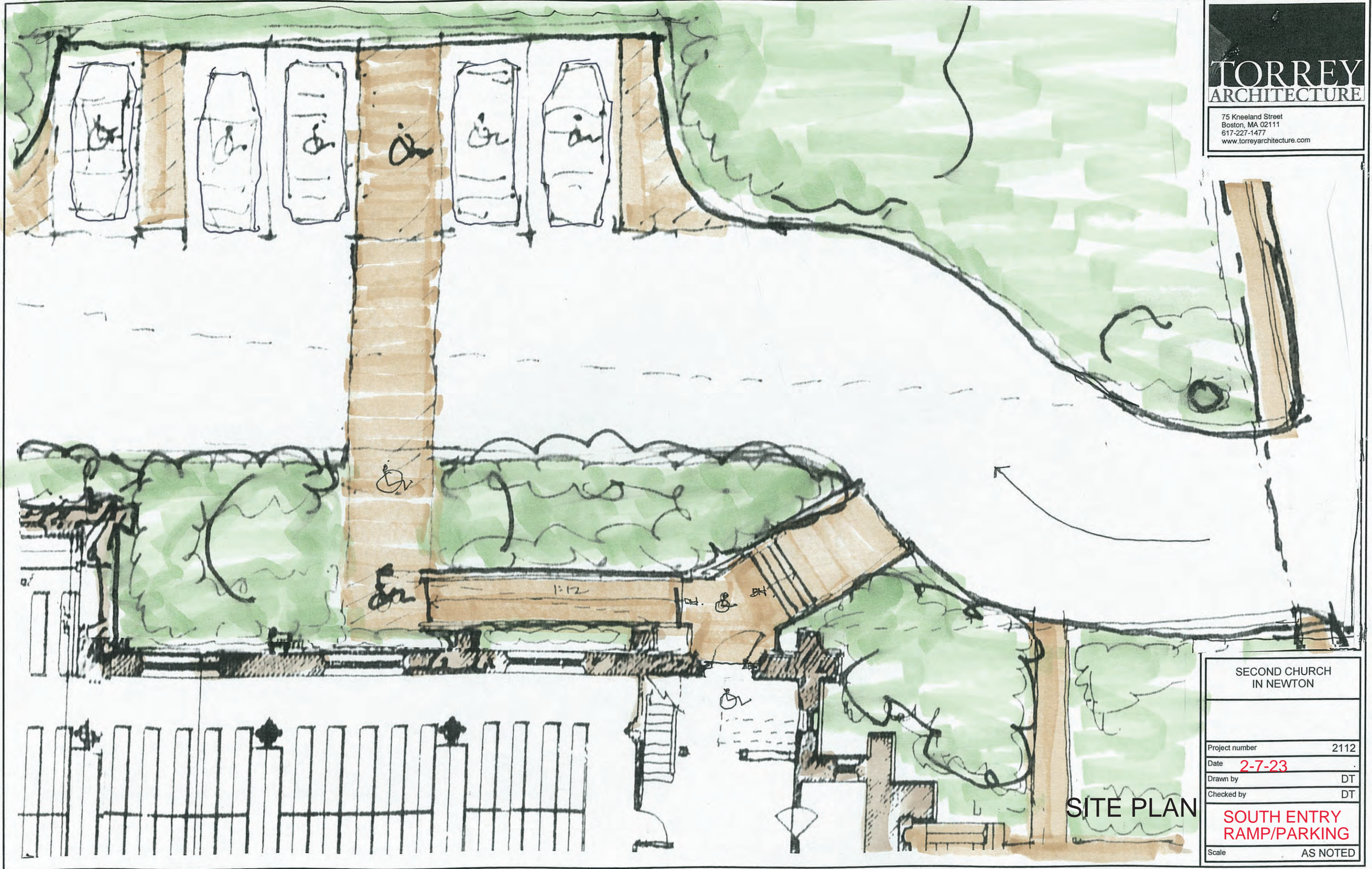
No.	Description	Date

SECOND CHURCH
 IN NEWTON

**SANCTUARY
 PARKING FOR 5**

Project number	2112
Date	11-16-22
Drawn by	DT
Checked by	DT
PROPOSED	
Scale	AS NOTED

SANCTUARY ACCESS
 SITE PLAN
 ALTERNATE #2.4



TORREY ARCHITECTURE

75 Kneeland Street
 Boston, MA 02111
 617-227-1477
 www.torreyarchitecture.com

SECOND CHURCH IN NEWTON

Project number 2112
 Date 2-7-23
 Drawn by DT
 Checked by DT

SOUTH ENTRY RAMP/PARKING

Scale AS NOTED

SITE PLAN



SOUTH ENTRY
VIEW

TORREY
ARCHITECTURE

75 Kneeland Street
Boston, MA 02111
617-227-1477
www.torreyarchitecture.com

No.	Description	Date

SECOND CHURCH
IN NEWTON

Project number 2112

Date **2-7-23**

Drawn by DT

Checked by DT

**SOUTH ENTRY
RAMP/PARKING**

Scale AS NOTED



First Baptist Church in Newton

August 17, 2023

Community Preservation Committee
c/o Lara Kritzer, Community Preservation Program Manager
City of Newton Planning & Development Department
1000 Commonwealth Avenue
Newton, MA 02459

Re: Pre-Application for First Baptist Church in Newton CPA Grant

Dear Distinguished Members of the Community Preservation Committee:

Our historic building has sat at the corner of Beacon & Centre Streets for 135 years. From the earliest plans for this structure, it has had people outside of the First Baptist congregation in mind, with the site and size chosen to accommodate the needs of the nearby Newton Theological Institute. Over the years, many music groups have found a home in our Sanctuary and countless community gatherings have taken place here. The partial collapse of our Tower has meant the closure of our Sanctuary space to the community. We are seeking CPA funds for our Tower to preserve this historic structure and fully reopen our building to the community.

The Tower is a striking architectural feature of this grand Richardsonian Romanesque building. Named the "America Tower" after Samuel Francis Smith, who was both the author of "America" (My Country 'Tis of Thee) and the minister of this church during 1842-1854, the Tower is a highly visible and much-admired local landmark.

After a single stone was found on the ground next to the Tower in the spring of 2021, the church solicited expert advice from Bliss Enclosure Consulting & Design and Structures North Consulting Engineers. These two firms, with the help of various contractors, conducted field investigations, masonry testing and 3D laser scanning, documented the existing conditions, and designed emergency dunnage to protect the north side of the Tower. After the March 2022 partial collapse of approximately 35 stones on the north side of the Tower, the dunnage plans were expanded to include the installation of emergency brace work as well. This emergency work was completed in May 2022. Structures North then developed the schematic design for a 9-step plan for the full preservation of the Tower. The first two steps (removal of the bells and deteriorated interior platforms) were performed in January 2023 due to safety concerns.

The church is now embarking upon a comprehensive fundraising campaign to complete the 9-step plan. The remaining work will occur in two phases:

Phase 1 – Install a structure of steel columns and beams that will lift the top portion of the Tower in order to reduce the load on the compromised masonry within the bottom portion of the Tower.

Phase 2 – Remove and replace compromised mortar; remove and reinstall loose stones; cut and repoint the entire Tower; remove the steel structure; replace the interior platforms and stairs; and refurbish and reinstall the bells.

Fundraising will involve a capital campaign, use of existing church funds, solicitation of grants, and the holding of community events. We have already received a \$100,000 emergency grant from the Massachusetts Historical Commission

First Baptist Church remains committed to opening our building and sharing our space with the wider community. In fact, most people who pass through our doors each week are not connected to the church congregation. We welcome a daycare center serving over 40 local families, multiple music and arts groups, and elementary school students using the space for graduations, evacuation drills, and concerts. We have also hosted large community events such as the Steven King book talk sponsored by Newtonville Books, a Pete Seeger concert honoring the 50th anniversary of the March on Washington, and a funeral after a local teenager's tragic suicide.

Because of our unique space and ideal location, it is important for the wider community to preserve our building so that it can be reopened for full use. While there are many beautiful and historic buildings in Newton, First Baptist Church is uniquely positioned to build community through gatherings around arts and culture. With a large room that can be used for receptions and its proximity to shops, restaurants, public transportation, and parking, we are positioned to promote a positive arts experience for a wide range of participants and patrons.

Between the historic nature of the Tower, its connection to a famous local figure, and the importance of the building as a whole to the community, we believe this project, as described in the attached Pre-Application, is worthy of CPA funding. Thank you in advance for your consideration of our proposal.

Very truly yours,



Richard A. Ransom
Chair of the Tower Preservation Committee



Charles Cossaboom, Jr.
Church Treasurer and Member of the Tower Preservation Committee

City of Newton



Ruthanne Fuller
Mayor

**Newton, Massachusetts Community Preservation Program
FUNDING REQUEST**

PRE-PROPOSAL

PROPOSAL

(For staff use)
date rec'd:

Last updated February 2020.

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

For full instructions, see www.newtonma.gov/cpa or contact:

Lara Kritzer, Community Preservation Program Manager

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

lkritzer@newtonma.gov

617.796.1144

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

Project TITLE	First Baptist Church in Newton, Bell Tower Preservation		
Project LOCATION	Full street address (with zip code), or other precise location. 848 Beacon Street, Newton, MA 02459		
Project CONTACTS	Name & title or organization	Email	Phone
Project Manager	David Bliss, AIA Bliss Enclosure Consulting & Design	david@blissenclosuresdesign.com	(781) 424-3959
Other Contacts	Richard Ransom First Baptist Church Tower Committee Chair	dickransom@comcast.net	(617) 467-4940
Project FUNDING	A. CPA funds requested: \$1,750,000	B. Other funds to be used: \$2,692,355	C. Total project cost (A+B): \$4,442,355
Project SUMMARY	Explain how the project will use the requested CPA funds. You may provide more detail in attachments, but your PROJECT SUMMARY MUST FIT IN THE SPACE BELOW. Use a cover letter for general information about the sponsoring organization's accomplishments.		
<p>The First Baptist Church Bell Tower Preservation Project will restore the structural integrity of the Bell Tower following the partial collapse of exterior stonework in 2021 and 2022. Emergency stabilization work including the installation of dunnage and steel bracing was completed in 2022. Our structural engineers have developed a nine-step plan towards full preservation. Steps one and two (removing the bells and the deteriorated interior platforms) was completed in January 2023 due to safety concerns.</p> <p>CPA funds will be used to complete the preservation work. The next major phase involves constructing a temporary shoring system on the outside of the tower consisting of steel columns and temporary beams which will carry between 25 and 50 percent of the loads at the window level in order to reduce the burden on the compromised masonry below. The final phase involves removing the compromised mortar and replacing it with a rapid-set natural cement grout, removing loose exterior stones and addressing mortar issues, reinstalling loose stones, fully cutting and repointing the entire tower, removing all temporary shoring systems and staging, and refurbishing and reinstalling the bells.</p> <p>A CPA grant toward the entire project will allow us to move forward with this project in a timely manner, thus decreasing the possibility of further deterioration or a catastrophic failure of the tower. Completion of the next phase (temporary shoring system) will allow us to reopen the Sanctuary for use by the community for music performances and community events, thus restoring a vital Newton Centre resource. The final phase will ensure long-term stability of the tower.</p>			

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

Project TITLE		First Baptist Church in Newton Bell Tower Preservation	
USE of CPA FUNDS		HISTORIC RESOURCES	
CHECK ALL THAT APPLY	Preserve	✓	
	Rehabilitate/ Restore		
COMMUNITY NEEDS	<p>From each of at least 2 plans linked to the Guidelines & Forms page of www.newtonma.gov/cpa, provide a brief quote with plan title, year, and page number, showing how this project meets previously recognized community needs. You may also list other community benefits not mentioned in any plan.</p> <p>The Economic Development section of the 2007/2011 Comprehensive plan (page 6-7) states as part of the Village Center Development: “Attract people into the village centers at off hours by developing cultural facilities focused on the local community—small theaters, art galleries, etc.—and maintaining local parks with improved facilities such as public gardens, outdoor cafes, band stands, tennis courts etc.”</p> <p>The First Baptist Church Sanctuary is a highly valued and sought after concert venue due to its large beautiful interior seating 600 and superb acoustics. It is also virtually unique among the top Newton concert venues in having a parking lot and being in close proximity to public transportation and restaurants. Preserving the Bell Tower will allow for the reopening of the Sanctuary to the public which will bring additional traffic to area businesses.</p> <p>According to the 2010 Heritage Landscape Report (page 30), “Churches, synagogues and other places of worship help to define Newton’s villages and neighborhoods. Many are prominently located landmarks with attractive surroundings, have distinctive architectural styles and serve as community gathering places. Some also provide important public functions by housing various social services. Residents emphasized the importance of preserving these buildings, particularly when they are no longer used for worship.”</p> <p>Located at the prominent intersection of Beacon and Centre Streets, First Baptist Church is a striking local landmark. The lawn with its picnic tables and trees lining Beacon Street offers a lunch and gathering place for residents visiting Newton Centre. Called “the pride of the village, in an architectural point of view” by the 1889 King’s Handbook of Newton, the church building with its prominent Bell Tower has been a defining image of home for generations of Newton residents.</p> <p>The 2012 City of Newton Historic Preservation Design Guidelines for Masonry and Stucco states that, “Historically, stone walls and piers were weight bearing and constructed of individual stone units bonded with mortar. In the mid 20th century, stone veneers became popular” (page 3). The large granite church building and Bell Tower are an important reflection of the historic use of load bearing stone in building practices, a practice which is no longer the norm in Newton.</p>		
COMMUNITY CONTACTS	<p>List at least 3 Newton residents or organizations willing and able to comment on the project and its manager’s qualifications. No more than 1 should be a supervisor, employee or current work colleague of the project manager or sponsor. Consult staff on the community contacts required for your specific proposal.</p>		
	Name & title or organization	Email	Phone
	Adrienne Hartzell, Managing Director, Newton Cultural Alliance	adriennehk@newtonculture.org	(857) 636-0199
	Scott Aquilina, AIA	sbaquilina@gmail.com	(617) 943-4079
	Joe Jolly CFO / COO, Director of Development & Legal Affairs Wellan Montessori School	joe.jolly@wellan.org	(617) 916-5923
			Mailing address
			Newton Cultural Alliance 35 Webster Street Newton, MA 02465
			1253 Commonwealth Ave. Newton, MA 02465
			1161 Boylston St. Newton, MA 02464

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

Project TITLE		First Baptist Church in Newton, Bell Tower Preservation	
SUMMARY CAPITAL/DEVELOPMENT BUDGET			
Uses of Funds			
Partial Collapse Analysis & Emergency Repairs Soft Costs – Bliss Enclosures & Structures North (Completed)		\$85,127	
Emergency Repairs Hard Costs – Consigli Construction (Completed)		\$65,422	
Total Partial Collapse Emergency Costs		\$150,549	
Preservation Project Soft Costs (Future)		\$354,970	
Preservation Project Hard Costs – Stages 1-2 (Completed)		\$194,500	
Preservation Project Hard Costs – Stages 3-9 (Future)		\$3,742,336	
Total Preservation Project Costs		\$4,291,806	
D. TOTAL USES (should equal C. on page 1 and E. below)		\$4,442,355	
Sources of Funds		Status (requested, expected, confirmed)	
CPA Funding		Requested	
First Baptist Church in Newton Parsonage Fund		To be requested	
First Baptist Church in Newton Stewardship Campaign		To be requested	
Community Funding		To be requested	
Amelia Peabody Charitable Fund		To be requested	
Other Grants		To be requested	
MHC Massachusetts Preservation Projects Fund Emergency Grant		Funding Complete	
E. TOTAL SOURCES (should equal C. on page 1 and D. above)		\$4,442,355	
SUMMARY ANNUAL OPERATIONS & MAINTENANCE BUDGET (cannot use CPA funds)			
Uses of Funds			
Building Expenses (Utilities, Cleaning, Plowing, Landscaping, Insurance)		\$111,027	
Maintenance Expenses (Annual and Major)		\$77,000	
Other		\$290,044	
F. TOTAL ANNUAL COST (should equal G. below)		\$478,071	
Sources of Funds			
Rent		\$339,212	
Pledges and Offerings		\$67,500	
Endowment		\$70,000	
Other		\$25,868	
G. TOTAL ANNUAL FUNDING (should equal F. above) **projected budget surplus of \$24,509		\$502,580	
Project Timeline		Phase or Task	
		Season & Year	
Previously Completed Analysis and Emergency Work, Steps 1&2 of Stabilization and Preservation Plan		Spring 2022-Winter 2023	
Phase 1 – Stabilization (Step 3 of Stabilization and Preservation Plan)		Fall 2023-2024	
Phase 2 – Preservation Work (Steps 4-9 of Stabilization and Preservation Plan)		2025-2026	

Project TITLE		First Baptist Church in Newton, Bell Tower Preservation	
↓ Check off submitted attachments here.			
REQUIRED	X	PHOTOS	of existing site or resource conditions (2-3 photos may be enough)
	X	MAP	of site in relation to nearest major roads (omit if project has no site)
PROJECT FINANCES printed and as computer spreadsheets, with both uses & sources of funds			
Pre-proposals: separate attachments not required, just use page 3 of form. Full proposals: separate, detailed budget attachments REQUIRED.		Development pro forma/capital budget: include total cost, hard vs. soft costs and contingencies, and project management – amount and cost of time from contractors or staff (in-kind contributions by existing staff must also be costed)	
		Maintenance budget, projected separately for each of the next 10 years (CPA funds may not be used for operations or maintenance)	
		Non-CPA funding: commitment letters, letters of inquiry to other funders, fundraising plans, etc., including both cash and est. dollar value of in-kind contributions	
		Purchasing of goods & services: briefly summarize sponsor’s understanding of applicable state statutes and City policies	
Pre-proposals: recommended. Full proposals: REQUIRED.	X	HISTORIC SIGNIFICANCE	ATTACHMENT 1: Analysis of Historical Significance (narrative; maximum 1 page)
			ATTACHMENT 2: Description of Historically Significant Features (maximum 1 page)
			ATTACHMENT 3. Summary & Justification of Proposed Treatment (maximum 1 page)
			ATTACHMENT 4. Newton Historical Commission Review (based on attachments 1-3 above)
SPONSOR FINANCES & QUALIFICATIONS, INSTITUTIONAL SUPPORT			
REQUIRED for all full proposals.		For sponsoring organization, most recent annual operating budget (revenue & expenses) & financial statement (assets & liabilities); each must include both public (City) and private resources (“friends” organizations, fundraising, etc.)	
		For project manager: relevant training & track record of managing similar projects	
REQUIRED for all full proposals involving real estate acquisition, construction or other building/ landscape improvements.	DESIGN & CONSTRUCTION		
		Professional design & cost estimates: include site plan, floor plans & elevations	
		Materials & finishes: highlight “green” or sustainable features & materials	
	Environmental mitigation plans (if applicable): incl. lead paint, asbestos, etc. (including disposal of existing fence elements that cannot be repaired or restored)		
OPTIONAL for all proposals.		LETTERS of SUPPORT	from Newton residents, organizations, or businesses



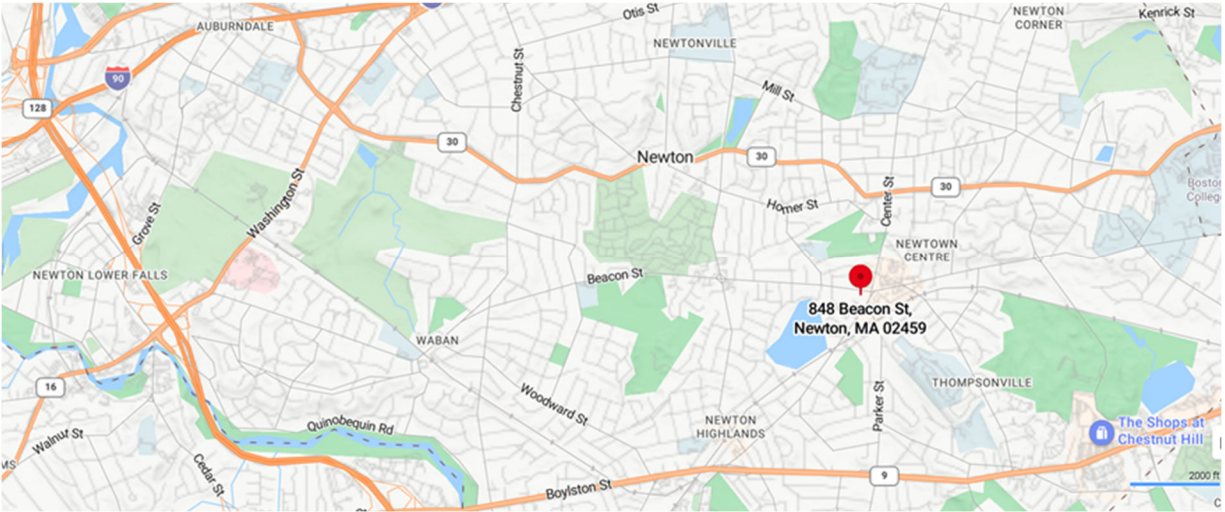
South view of the main entrance and Bell Tower with a clear view of the contrasting colors and shapes of the granite and sandstone stonework.



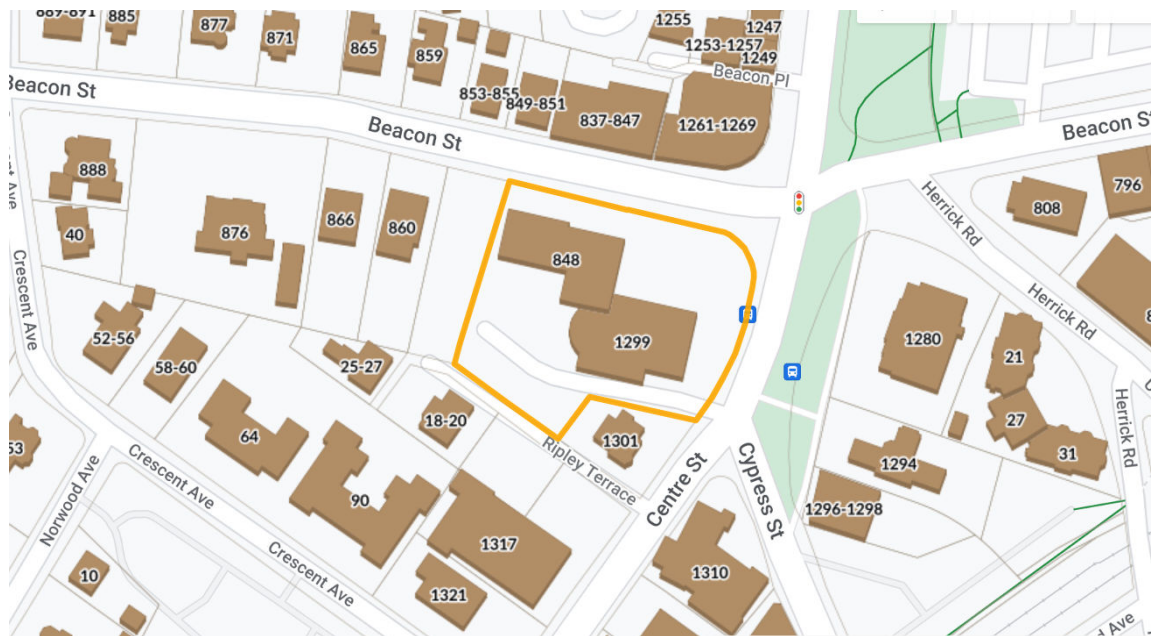
North view of the prominent Bell Tower rising above the building.



Dunnage and emergency brace. Marked and inventoried stones preserved on pallets for reinstallation.



City-wide Map



Assessor's Database property map

<https://newtonma.mapgeo.io/datasets/properties?abuttersDistance=100&latlng=42.329702%2C-71.195624&zoom=18>



Birds-eye Aerial View



Neighborhood View

Organized in 1780, First Baptist Church is significant as one of the earliest churches formed in Newton Center and as the first Baptist congregation in Newton. The original meeting house was built on land given by Noah Wiswall, the first settler in this area of Newton. A nearby lake once called Wiswall Pond and later Baptist Pond (now Crystal Lake) was used by the church for baptisms during the 19th century. The church was also closely associated with the Newton Theological Institute (later Andover Newton Theological School), which was established in 1825. Many of its pastors were also professors at the school. In 1836, the church moved to the site of the present building at the corner of Beacon and Centre streets to be more closely situated to the school and students. The 1836 structure was replaced with the current stone building in 1888. A generous grant from local benefactor Gardner Colby enabled the construction of a more fire-resistant structure that was large enough to accommodate the growing congregation and student presence. The church Sanctuary hosted many of the theological school's graduations until their move to New Haven, CT in 2017.

Designed by John Lyman Faxon, the First Baptist Church in Newton is a significant area landmark called "the pride of the village, in an architectural point of view" by the King's Handbook of Newton (1889, p. 276). The church is a fine example of Richardsonian Romanesque architecture following the example of the leading architect of the day, Henry Hobson Richardson. The uniquely American architectural style exemplified by Richardson was short lived. A fading cultural memory of the excesses of the 1860s and the restrictions surrounding the 1873 depression led to the final years of the 19th century embracing new wealth and a return to popular European styles of architecture. First Baptist Church in Newton is a well-preserved example of this important and uniquely American architectural style.

Another important historical aspect of this building is the connection to Rev. Samuel Francis Smith, prominent Newton resident, author of *History of Newton, Massachusetts: town and city, from its earliest settlement to the present time, 1630-1880*, and minister of this church from 1842-1854. In 1899, an eleven-bell set of chimes was installed in the tower with many of the bells given in memory of Rev. Smith. Thirty years later, in 1932, the tower and chimes were named The America Tower and dedicated to Rev. Smith in reference to his popular hymn "America," often known as "My Country 'Tis of Thee." Rev. Smith remains an important part of Newton's history, as evidenced by the Samuel Francis Smith Homestead Society, established in 1958 to preserve his former 1181 Centre Street home and the stone marker that was placed to commemorate the site after fire destroyed that home in 1969. His influence continues to garner attention as seen in a current exhibit at the Peabody Essex Museum in Salem, MA: *Bethany Collins, America: A Hymnal*.

The church Sanctuary is a beautiful space rich in symbols including stained glass windows, Romanesque arches, carved oak pews, and ornately painted walls. It is known not only for its beautiful interior but also for superb acoustics, making it a favorite performance space for many musical groups in Newton including Newton Philharmonia, Pro Arte Chamber Orchestra, Commonwealth Chorale, and the Suzuki School of Newton as well as other local groups including Boston Saengerfest Men's Chorus and Chorus Pro Musica. It also hosts Wellan Montessori School graduations, Mason-Rice Elementary School evacuation drills, and other community events. Through these and other public events, history continues to be made in this historic building.

Built in the Richardsonian Romanesque style, First Baptist Church is an example of a uniquely American style of architecture from a significant but short-lived architectural era. Sandwiched between the European influenced high Victorian styles of the 1860s and the Georgian and Federal styles regaining popularity in the late 1890s and beyond, the decade of the 1880s was one of the most significant in the development of American architecture. Following the Civil War and the 1873 financial depression, there was a strong desire for a truly American style of architecture without the excesses and trappings of their European precedents.

Henry Hobson Richardson led the nation's architects in developing a new style which removed common stylistic details such as Greek columns or large cornices that could limit the development of new design. The new style also made use of American building materials such as rough-faced granite, painted plaster in various textures, and local woods such as oak, walnut, and hard pine as opposed to the European influenced use of carved marble, mosaics, and exquisite wood.

First Baptist Church features heavy Syrian arches and contrasting bands of stone similar to another local Richardsonian building, Boston's Trinity Church (1877). The structure has a traditional apse and transept with three gabled ends facing north, east, and south. Another gabled wing extends from the building's northwest corner. The building is distinguished overall by its wall surface decorations of contrasting colors of Gloucester granite and red sandstone worked into geometric patterns. Visually striking is the octagonal 90-foot corner Bell Tower by the triple-arched entry porch.

The building is on the National and Massachusetts Registers of Historic Places and has preserved these important historic and architectural elements. The partial collapse of the exterior stone on the north face of the tower jeopardizes the structural integrity of the tower and poses a risk to this well-preserved historic structure.

The Church plans to preserve the historic 1888 Bell Tower exemplifying Richardsonian Romanesque architecture in compliance with The Secretary of the Interior's Standards for *The Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*. Archival research may be needed to confirm historic conditions.

The tower is load-bearing masonry, largely constructed of "Gloucester granite", with dark brown/red sandstone trim and black slate roofing. The tower base and the open belfry are both constructed with massive stone blocks while the shaft includes an unreinforced interior wythe of uncoursed rubble stone set in mortar and exterior face stone. Reinforcement is limited to iron lintels supporting triangular transition areas at the interior wythe above the tower base and iron straps connecting the belfry piers across the eight arched openings.

In May 2021 Bliss Enclosure Consulting + Design (BECD), was engaged to inspect the bell tower following a call from the FBCN Properties Ministry reporting a displaced stone on the ground below the north elevation. After a walkthrough and visual field inspection BECD issued an initial report outlining three areas of concern due to advanced deterioration: 1) Tower Base, 2) North Porch and 3) Upper Tower and Belfry.

In November 2021, Structures North Consulting Engineers (SN), conducted a hands-on investigation from an aerial lift of the entire tower and followed up with "Emergency Dunnage" sketches intended to stabilize the area of bulging stone on the north elevation of the tower. Safety restrictions closed public access to the adjacent Sanctuary, with the tower interior also deemed off-limits by the assisting contractor, Consigli Construction. In their 2/4/22 conditions report, SN detailed the extensive deterioration and noted the ability to restore the tower in place was questionable. In March 2022, prior to installation of the dunnage, a partial collapse of the stone facing on the north elevation above the buttresses occurred. Subsequently, the dunnage plans were modified to additionally shore the stones above the area of collapse, and Existing Conditions Inc. (ECI) was engaged by the design team to document existing conditions using laser scanning. Following a permitting process, temporary dunnage was installed in May 2022.

In November 2022, SN provided mortar test results and analysis, concluding the tower takedown was not needed and proposing the 9-step stabilization process summarized below:

Steps 1 and 2: Remove the bells, interior wood platforms, and furred wall finishes and erect an internal staging tower and stair. (Completed January 2023 by Yankee Steeplejack Company)

Step 3: Install a temporary steel structure with needle beams extending through existing window openings, fitted with steel plate supports and a load-monitoring jack system to reduce upper tower loads acting on compromised masonry below.

Steps 4, 5 and 6: (Certain items include a multi-step incremental process utilizing a proprietary system of equipment and materials for grout injection). Carefully remove and replace unsupported face stones and compromised mortar at the transition level (below the window openings); inject natural cement grout compatible with the existing intact mortar to resolidify the existing masonry; reinstall facing stone to original locations using concealed stainless-steel ties and refilling the collar joint with compatible materials; and restore other masonry deficiencies, including cutting and repointing the tower exterior.

Steps 7 and 8: Remove the temporary steel shoring, patch to match existing materials and finishes at temporary openings. Reinstall restored or replace-in-kind new windows, replacing in kind the interior platforms and belfry waterproofing and drainage systems, bell player instrument cabin, and vertical access ladder, stairs, and hatches.

Step 9: Refurbish the bells and install on a new frame, with a restored or replicated player instrument.

SN issued Schematic Design documents in December 2022. In early 2023, the Schematic Drawings were split into two phases, providing a potential opportunity to stabilize the tower sooner and more reliably during the multi-year fundraising period. These two phases have been priced by both Aniceto Masonry and Fennessy Consulting Services with total construction costs within about 4% of each other, after adjusting to similar design contingency percentage allowances.

First Baptist Church in Newton Tower Project Sources and Uses of Funds

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
2	Loan for Partial Collapse Investigation	Emergency Grant Award	Structures North Hard+A&E Cost Estimate	Project Budget & Loan for Bell Removal	Bliss Invoice 20	Contractor Hard Cost Estimate	Consigli Emergency Repairs Bill	Bliss A&E Cost Estimate	Tentative Budget	Fennessy Hard Cost Estimate (After SN Reconciliation)	Contractor Hard Cost Estimate w/ 25% Design Contingency	Tentative Budget	Information Provided	Entire Budget (Including Bells)	Expenses Incurred Before CPA Submittal	Expenses To Be Incurred during 08/18/23-06/30/25	Expenses To Be Incurred during 07/01/25-12/31/26
3	ExCom	MHC	SN	Tower C	BECD	Contractor	CCC	BECD	Tower C	FCS	RAR	RAR	Source of Information	RAR	RAR	RAR	RAR
4	10/17/21	06/07/22	12/10/22	12/11/22	03/24/23	04/04/23	04/07/23	04/24/23	04/25/23	06/27/23	07/05/23	07/24/23	Date	08/14/23	08/14/23	08/14/23	08/14/23
5													Sources				
6																	
7													Outside Sources				
8		100,000							100,000			100,000	MA Historic Com (MHC) Emergency Grant	100,000	100,000	-	-
9									1,815,512	-		1,861,103	Newton CPA Grant	1,750,000	-	766,930	983,070
10												400,000	Amelia Peabody Charitable Fund	350,000	-	-	350,000
11													Community Capital Campaign	500,000	-	250,000	250,000
12													Other Grants (Sacred Places, MA Cultural, etc.)	125,000	-	62,500	62,500
13		100,000							1,915,512			2,361,103	Total Outside Sources	2,825,000	100,000	1,079,430	1,645,570
14																	
15													FBCN Sources				
16	50,000			194,500								244,500	Parsonage Fund	1,117,481	244,500	288,313	584,543
17													Citizens Checking Account	-	549	(549)	-
18													Endowment Fund	-	-	-	-
19													Church Capital Campaign	500,000	-	166,667	333,333
20													Total FBCN Sources Available	1,617,481	245,049	454,430	918,002
21	50,000			194,500					1,715,512			1,706,152	Total FBCN Sources Needed	1,617,355	245,049	454,430	917,876
22													Excess FBCN Funding Capacity	126	-	-	126
23																	
24									3,631,024			4,067,255	Total Outside and FBCN Sources	4,442,355	345,049	1,533,861	2,563,446
25																	
26																	
27													Maximum Possible CPA Grant Funding				
28												4,067,255	Total Project Cost	4,442,355			
29												150,549	Less Analysis and Emergency Repairs Costs	150,549			
30												3,916,706	Total Rehabilitation Project Cost	4,291,806			
31												194,500	Less Phase 0 (Stages 1-2) Costs	194,500			
32												3,722,206	Total Phases 1 & 2 (Stages 3-8 or 3-9) Costs	4,097,306			
33																	
34												3,916,706	Eligible CPA Costs for Stages 1-9 Rehab Project	4,291,806			
35												1,958,353	Newton funds up to 1/2 of Eligible CPA Costs	2,145,903			
36																	
37												3,722,206	Eligible CPA Costs for Stages 3-9 Rehab Project	4,097,306			
38												1,861,103	Newton funds up to 1/2 of Eligible CPA Costs	2,048,653			
39																	
40																	
41																	
42																	
43																	

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
45	Loan for Partial Collapse Investigation	Emergency Grant Award	Structures North Hard+A&E Cost Estimate	Project Budget & Loan for Bell Removal	Bliss Invoice 20	Contractor Hard Cost Estimate	Consigli Emergency Repairs Bill	Bliss A&E Cost Estimate	Tentative Budget	Fennessy Hard Cost Estimate (After SN Reconciliation)	Contractor Hard Cost Estimate w/ 25% Design Contingency	Tentative Budget	Information Provided	Entire Budget (Including Bells)	Expenses Incurred Before CPA Pre-App Submittal	Expenses To Be Incurred during 08/18/23-06/30/25	Expenses To Be Incurred during 07/01/25-12/31/26
46	ExCom	MHC	SN	Tower C	BECD	Contractor	CCC	BECD	Tower C	FCS	RAR	RAR	Source of Information	RAR	RAR	RAR	RAR
47	10/17/21	06/07/22	12/10/22	12/11/22	03/24/23	04/04/23	04/07/23	04/24/23	04/25/23	06/27/23	07/05/23	07/24/23	Date	08/14/23	08/14/23	08/14/23	08/14/23
48													Uses				
49													Analysis & Emergency Repairs Soft Costs				
50					37,994				37,994			37,994	Architectural Services	37,994	37,994		
51					34,113				34,113			34,113	Engineering Services	34,113	34,113		
52					11,870				11,870			11,870	3D Laser Scanning	11,870	11,870		
53					1,150				1,150			1,150	Masonry Testing	1,150	1,150		
54				80,000	85,127				85,127			85,127	Total Analysis & Emerg. Repairs Soft Costs	85,127	85,127		
55													Analysis & Emergency Repairs Hard Costs				
56							5,500		5,500			5,500	Exploratory Assistance via Aerial Lift	5,500	5,500		
57							59,922		59,922			59,922	Collapse Bracing and Emergency Dunnage	59,922	59,922		
58				65,000			65,422		65,422			65,422	Total Analysis & Emerg. Repairs Hard Costs	65,422	65,422		
59				145,000					150,549			150,549	Total Analysis & Emerg. Repairs Costs	150,549	150,549		
60																	
61													Rehabilitation Soft Costs				
62								28,800	28,800			28,800	Architectural Construction Docs Phase (NTE)	28,800		28,800	
63								74,000	74,000			74,000	Engineering Construction Docs Phase (NTE)	74,000		74,000	
64								60,000	60,000			60,000	Architectural Bid & Construction Phase (NTE)	60,000		30,000	30,000
65								42,000	42,000			42,000	Engineering Bid & Construction Phase (NTE)	42,000		21,000	21,000
66								24,700	30,200			30,200	Geotechnical Engineering Services	30,200		30,200	
67								5,250	5,250			10,000	Cost Estimating	10,000		10,000	
68								4,700	4,700			4,700	Direct Exp. (Col. J: 2% of Rehab A&E Costs)	4,700		3,680	1,020
69																	
70			441,348	441,348				239,450	244,950			249,700	Total Rehabilitation A&E Costs	249,700	-	197,680	52,020
71									25,000			25,000	Legal Advice	25,000		12,500	12,500
72									15,000			15,000	Permitting (Beyond Contractor Permits)	15,000		15,000	-
73									33,000			33,000	Fundraising	33,000		33,000	-
74				75,000					31,795			32,270	Soft Costs Contingency (Col. M, P & R: 10%)	32,270		25,818	6,452
75		-	441,348	516,348				239,450	349,745			354,970	Total Rehabilitation Soft Costs	354,970		283,998	70,972
76													Rehabilitation Hard Costs				
77				195,000					194,500			194,500	Stages 1-2 (Bells removal & int. scaffolding)	194,500	194,500		-
78			543,400	543,400		990,800			990,800	1,775,007	1,136,239	1,136,239	Stage 3 (Steel frame supp. top 1/2 of tower)	1,136,239		1,136,239	-
79			2,307,923	2,307,923		1,678,500			1,678,500	1,412,356	1,924,885	1,924,885	Stages 4-8 (Masonry rehab and cleanup)	1,924,885	-	-	1,924,885
80			2,851,323	3,046,323		2,669,300			2,863,800	3,187,363	3,061,124	3,255,624	Total Contractor Hard Costs Without Bells	3,255,624	194,500	1,136,239	1,924,885
81			91,000	91,000					-			-	Stage 9 (Bells reinstallation)	91,000			91,000
82				250,000					-			-	Bells Refurbishment	250,000			250,000
83				200,000					266,930			306,112	Hard Costs Contingency (Col. K, N & O: 10%)	340,212	-	113,624	226,589
84				3,587,323					3,130,730			3,561,736	Total Rehabilitation Hard Costs	3,936,836	194,500	1,249,863	2,492,474
85				4,103,671					3,480,475			3,916,706	Total Rehabilitation Costs	4,291,806	194,500	1,533,861	2,563,446
86				4,248,671					3,631,024			4,067,255	Total Project Costs	4,442,355	345,049	1,533,861	2,563,446

Bliss Enclosure Consulting and Design (BECD) Invoice Reconciliation

		BECD Work Authorizations				BECD Invoices			
Basic Timeline		Date	New	Cumulative	Work Scope	#	Date	New	Cumulative
July	2021	07/15/21	\$4,500	\$4,500	Bliss Investigation & Report	1	06/14/21	\$1,500.00	\$1,500.00
August	2021					2	08/05/21	\$625.76	\$2,125.76
September	2021					3	09/03/21	\$704.02	\$2,829.78
October	2021	10/31/21	\$14,350	\$18,850	Structures North Investigation & Report	4	10/05/21	\$1,079.02	\$3,908.80
November	2021					5	11/01/21	\$375.00	\$4,283.80
December	2021					6	12/27/21	\$5,527.09	\$9,810.89
January	2022								\$9,810.89
February	2022	02/01/22	\$3,700	\$22,550	Emergency Dunnage Design	7	02/01/22	\$4,500.00	\$14,310.89
March	2022	03/21/22	\$31,750	\$54,300	Numeric Analysis & Schematic Design*	8	03/03/22	\$6,740.64	\$21,051.53
April	2022	**	\$11,870	\$66,170	Laser Scanning	9	04/05/22	\$3,805.55	\$24,857.08
May	2022					10	05/02/22	\$14,022.59	\$38,879.67
June	2022					11	06/02/22	\$1,839.18	\$40,718.85
July	2022					12	07/06/22	\$6,135.86	\$46,854.71
August	2022					13	08/02/22	\$1,640.28	\$48,494.99
September	2022					14	09/08/22	\$1,770.00	\$50,264.99
October	2022					15	10/11/22	\$7,205.00	\$57,469.99
November	2022	11/19/22	\$13,000	\$79,170	Masonry Testing & Bell Removal Support	16	11/14/22	\$1,652.50	\$59,122.49
December	2022					17	12/07/22	\$6,763.51	\$65,886.00
January	2023	***			Completion of Schematic Phase A&E Work	18	01/02/23	\$5,250.10	\$71,136.10
February	2023					19	02/03/23	\$8,650.60	\$79,786.70
March	2023					20	03/27/23	\$5,340.00	\$85,126.70
April	2023								
May	2023					21	05/02/23	\$2,414.20	\$2,414.20
June	2023								\$2,414.20
July	2023					22	07/20/23	\$5,625.00	\$8,039.20
August	2023								\$8,039.20
September	2023					23	09/05/23	\$3,825.00	\$11,864.20

* The Numeric Analysis and Schematic Design work was included in BECD Invoices 9 through 19.

** In April 2022, the FBCN Executive Committee verbally authorized BECD to enter into the laser scanning contract with Existing Conditions Surveys, Inc. The \$11,870 laser scanning expense was included in BECD Invoice 10 (\$8,750) and BECD Invoice 12 (\$3,120).

*** In January 2023, the FBCN Tower Committee verbally authorized BECD to complete the schematic phase work necessary to develop a tower rehabilitation proposal for the congregation, including (1) hard cost estimates for various tower configurations and rehabilitation schedules, and (2) cost estimates for the architectural and engineering support needed during the construction phase.



Ruthanne Fuller,
Mayor

Newton, Massachusetts
Community Preservation Committee
COMMUNITY PRESERVATION PLAN
 Revised December 14, 2021

Telephone
 (617) 796-1120
 Telefax
 (617) 796-1142
 TDD/TTY
 (617) 796-1089
www.newtonma.gov

Barney S. Heath
 Director of Planning
 & Development

Massachusetts' [Community Preservation Act](#) (CPA) provides local and state funds for projects in community housing (affordable housing), historic resources, open space, and recreation, within certain constraints:

ALLOWABLE SPENDING PURPOSES under the Community Preservation Act				
	COMMUNITY HOUSING	HISTORIC RESOURCES	OPEN SPACE	RECREATION
ACQUIRE	YES	YES	YES	YES
CREATE	YES	NO	YES	YES
PRESERVE	YES	YES	YES	YES
SUPPORT	YES	NO	NO	NO
REHABILITATE / RESTORE	YES, IF acquired or created with CPA funds	YES	YES, IF acquired or created with CPA funds	YES

The [About the CPA](#) page in Newton's CPA program website includes a more detailed [Allowable Uses of Funds](#) chart, including the full definition of each eligible resource and its CPA fundable activities. On the website's [CPA Funding Process and Materials](#) page there is Newton-specific information on the project proposal process, proposal instructions and upcoming deadlines. The CPC regularly works with CPA funding applicants to ensure that their proposals meet the requirements and goals of Newton's CPA program.

Like most CPA communities, Newton will not always have enough CPA funding for all of its current and anticipated funding proposals. The Community Preservation Committee (CPC) relies on the following guidelines in determining which project proposals to recommend to the City Council for funding.

1. Project is drawn from or guided by Newton's regularly updated community-wide plans

The CPC relies on Newton's *Comprehensive Plan* and other regularly updated community-wide plans to prioritize Newton's CPA-eligible needs. Each funding proposal must cite at least two of these plans, most of which can be found on the [CPA Funding Process and Materials](#) page on the City of Newton's website.

2. Project helps to balance funding across all of the eligible CPA funding categories

The CPA legislation allows funding to be used for projects in Community Housing, Historic Resources, Open Space, and Recreation. It also requires communities to spend at least 10% of each year's new funds on each of three of those categories – Community Housing, Historic Resources, and Open Space. Funds may be allocated in the year they are received or retained for future projects. Unless exceptional needs require otherwise, Newton's CPC aims to end each year with approximately one year's worth of funds (currently about \$4.5 million) in reserve so that the program can respond quickly to unanticipated future opportunities. Unusually expensive projects, such as land acquisition or major capital

website www.newtonma.gov/cpa
 contact Lara Kritzer, Community Preservation Program Manager
 email lkritzer@newtonma.gov phone 617.796.1144

improvements to public buildings or parks, may also be funded by selling bonds that will be repaid from future local CPA revenue.

Newton's allocation targets for CPA funding in each eligible project category are intended to be flexible guidelines, not rigid quotas. These targets reflect Newton's past funding patterns, available information about possible future proposals, and feedback on the City's priorities received through community surveys and public hearings.

Newton CPA Allocation Targets: Balancing Funds Across Resources	
Community Housing (statutory minimum 10%)	35%
Historic Resources (statutory minimum 10%)	20%
Open Space (statutory minimum 10%)	20%
Recreation	20%
CPA Program Administration	5%

The final two pages of this *Plan* compare the allocation of current and future funding requests to these targets.

3. Projects leverage non-CPA funds to achieve community goals

The CPC prioritizes projects that are not only eligible for CPA funding but which also leverage their CPA funding to achieve the maximum possible funding from other sources. The CPC also recognizes that a project may need a relatively high share of CPA funding in its initial phases (such as design) in order to raise funds primarily from non-CPA sources for its later phases (such as construction). In reviewing the CPA fund's financial contribution to a project, the CPC may choose to look at individual project phases or the project as a whole. The CPC prefers to see a minimum of 50% funding match for all CPA projects whenever possible, but may allow for a lower percentage match depending on the project and its overall benefits to the community. Municipal projects will be given more flexibility and have a lower preferred target match of 30%.

4. Extent to which the Project benefits the Community

The CPC will take into consideration the location of the project and its impact both on its surrounding neighborhood and the City as a whole. Projects which involve publicly (municipal) or privately owned assets that benefit all Newton residents and neighborhoods may be given more weight than projects which will have a more limited impact on the community. Community Housing is generally considered as having a wide public benefit to the City as a whole when it is both deed-restricted to ensure permanent affordability and proactively marketed to all eligible households.

When existing municipal assets, whether it be buildings or landscapes, are considered for CPA funding, the CPC must be careful to distinguish between projects which might be considered general maintenance, and therefore are not eligible for CPA funding, and projects which are capital improvements to the site and may be funded. There is no set definition of general maintenance vs. capital improvement, and the CPC will make decisions on the eligibility of projects on a case by case basis. When appropriate, the CPC may recommend dividing the cost of an improvement so that the CPA funding is used to provide an additional benefit which the City might otherwise not be able to fund. For example, CPA funding could be used to pay the difference between replacing an historically significant slate roof with the more appropriate but more expensive slate rather than a less costly asphalt shingle alternative.

Projects which have a limited or no public benefit to the community are generally considered to not be eligible for CPA funding.

5. Extent to which the Project includes Sustainable Development Design Elements

The CPC supports the City's goal to reach carbon neutrality by 2050 and encourages all applicants to incorporate sustainability into their projects through design decisions such as: eliminating or reducing fossil fuel use; reducing embodied carbon, especially by reusing existing resources, prioritizing energy efficiency through methods like the Passive House standard, incorporating EV charging stations and/or solar panels, etc. CPA funding applicants should also consider that any projects over 20,000 sq. ft of new construction or substantial reconstruction will be expected to meet the City's Sustainable Development Design requirements as outlined in Section 5.13 of the Zoning Ordinance as the project goes through the Special Permit process. Additional information on these requirements is available on the City's website at: <https://www.newtonma.gov/home/showpublisheddocument?id=29553>

The CPC feels strongly that new CPA funded projects should move the City forward in meeting its sustainable energy goals and is aware that by adding in energy-saving measures a project may have higher upfront costs, particularly for renovations. The CPC encourages projects to incorporate all relevant energy efficiency and electrification measures into their proposals to be included in their discussions with the CPC. Any project which does not include these elements will be expected to provide a written explanation as to why they cannot be incorporated into the project with their funding proposal.

6. Project managers have a proven capacity for project management and long-term maintenance

Newton's CPC requires each proposal to identify both a qualified, available project manager and a reliable source of non-CPA funding for future maintenance. The CPC also considers each proposal sponsor's past record of project management and maintenance when reviewing new proposals from that sponsor.

These requirements help Newton to avoid repeating past experiences with projects that took far more time or public funding to complete than originally anticipated or promised, and to comply with the state CPA statute's prohibition on using CPA funds for maintenance and operations.

7. Evaluate completed projects to ensure accountability and improve future projects

Once a project is funded, the CPC requires regular progress reports. For all non-City projects, the final release of CPA funds is contingent on a final in-person presentation and written report to the CPC. City project managers are also expected to provide final reports to the CPC on CPA-funded City projects.

The CPC monitors completed projects indefinitely, to evaluate the community's long-term returns on its CPA investments, and to learn how well – and why – different projects are maintained with non-CPA funds.

**Community Preservation Act Funds
Current Status of Active Funded Projects**

Fiscal Year	Project Title	Address	Funding Category	CPA Funding Appropriated	Total Expended to Date	CPA Funds Remaining	Notes on Progress
FY22	Athletic Fields Improvements	Four to Six Sites (See Project Website)	Recreation	\$420,000	\$163,642	\$256,358	Work in progress - Parks and Rec working with two consulting firms who will share the design work
FY23	Athletic Fields Construction Funding	Three Sites - Albemarle Park, McGrath Field and the Burr School Fields	Recreation	\$9,099,787	\$0	\$9,099,787	Part existing funds, part bonding. Work to begin in 2024.
FY21	Coleman House Senior Housing Preservation	677 Winchester Street, Newton Highlands	Community Housing	\$4,214,622	\$3,793,160	\$421,462	Work in progress - Funding expended up to 10% hold back
FY21, FY23	Commonwealth Avenue Carriageway Redesign	Auburndale - Charles River to Lyons Field	Recreation	\$523,002	\$498,795	\$24,207	Design work nearly complete. Additional project work on easements underway with DPW funds
FY16, FY17	Crescent Street Site Assessment, Feasibility and Design	70 Crescent Street, Auburndale	Community Housing/Recreation	\$360,000	\$225,403.00	\$134,597.00	Project on hold since 2018.
FY23	Gath Memorial Pool Enhancements - Phase II	256 Albemarle Road Newtonville	Recreation	\$486,500	\$70,600	\$415,900	In Progress - Bargmann Hendrie + Archetype will complete once Phase I finalized
FY23	Gath Memorial Pool Enhancements - Phase III Construction	256 Albemarle Road Newtonville	Recreation	\$5,834,362	\$0	\$5,834,362	Bidding underway for contractors - anticipate on time start to construction this fall.
FY19, FY21	Golda Meir House Senior Housing Expansion (Stanton Avenue)	160 Stanton Ave, Auburndale, MA 02466	Community Housing	\$4,494,857	\$4,045,371	\$449,486	Project 93% Complete - Phase I completed and occupied April 2023, Phase II anticipated for completion/occupancy in July 2023. Anticipate ready for Final report in Nov. 2023
FY21	Grace Episcopal Church Tower Restoration	70-76 Eldredge Street, Newton Corner	Historic Resources	\$1,433,000	\$1,216,514	\$216,486	Work nearly complete - Preservation Restriction drafted and sent to MHC for review.
FY19, FY21	Haywood House Senior Housing Development	Jackson Road (behind 83-127 Kennedy Circle), Newton Corner, MA 02458	Community Housing	\$3,077,900	\$2,769,910	\$307,990	Project complete and building in process of being rented out - have used all funding except 10% holdback to date
Multiple	HISTORIC BURYING GROUNDS 3, East Parish Burying Ground	Newton Corner, MA 02458	Historic Resources	\$208,700	\$164,454	\$44,246	Retaining wall work complete, replacement fencing in progress
FY23	Jackson Homestead Basement Rehabilitation, Phase I	537 Washington Street, -2458	Historic Resources	\$75,000	\$15,550	\$59,450	Consultants Habeeb & Associates hired to complete assessment
FY21	Jackson Homestead Fence Replacement	537 Washington Street, -2458	Historic Resources	\$28,990	\$2,200	\$26,790	Project originally delayed to 2022 - now working with new vendor and waiting for new proposal
FY22	Levingston Cove Improvements Project	Crystal Lake, Lake Avenue, Newton Highlands	Open Space/Recreation	\$1,440,344	\$1,020,481	\$419,863	Work underway
FY23	Newton Affordable Housing Trust	Various	Community Housing	\$1,948,056	\$0	\$1,948,056	Trust waiting for future applications.
FY22	Newton Architectural Survey, 1940-1972	Various	Historic Resources	\$17,500	\$17,500	\$0	Phase III completed 7/21/23. Project has used all of its CPA funds and is drawing from other department funds for Phase IV. Anticipate on-time completion this fall.
FY20	NEWTON CONSERVATORS, Conservation Restrictions (Kesseler Woods)	200 Vine Street (bordered by La Grange St.), Chestnut Hill, MA 02467	Open Space	\$15,000	\$0	\$15,000	On hold pending completion of Conservation Restriction
FY04, FY06, FY09, FY14, FY15	Newton HOMEBUYER ASSISTANCE Program, Phases 1-5	Citywide	Community Housing	\$762,723	\$145,725	\$616,998	In Progress
FY22	Nonantum Village Senior Housing Preservation	241 Watertown Street	Community Housing	\$500,000	\$419,183	\$80,817	Roof work complete, HVAC equipment purchased
FY20	PIGEON HILL TRAIL (Riverside Greenway) Design	Connecting Evergreen Street to Lasell Boathouse to Charles Street in Auburndale, including two underpasses under Interstate 90	Recreation	\$50,000	\$3,737.93	\$46,262	10/4/22 - Working with MassDOT to coordinate design/build contract with upcoming work on I90 and would like to use CPA funding to integrate this project into the larger construction work. Anticipate requesting a time extension for this work.
FY20	Webster Woods/ 300 Hammond Pond Parkway (Land Acquisition)	300 Hammond Pond Parkway, Chestnut Hill, MA 02467	Open Space	\$15,740,000	\$15,219,426	\$520,574	Includes both purchase funds and legal fees. Remaining funds include legal fees and discount received from bond sale; Conservation Restriction in Progress.
FY22	West Newton Army Affordable Housing Development	1135 Washington Street	Community Housing	\$3,000,000	\$325,682	\$2,674,318	City Council approved funding July 11, 2022. Grant Agreements under review by applicant.
Project Totals				\$53,730,342.90	\$30,117,335.11	\$23,613,007.79	

Potential Future Project List

Potential Applicants who have reached out with Specific Proposals						
Potential Project Name	Applicant	Potential Funding Request	Category	Description	Timeline	Other
Adams Street Shul	Adams Street Shul	\$10,000 (or less)	Historic Resources	Restoration of Historic Front Doors, possible masonry work	TBD	Initial discussion Aug. 2022
Brown and Oak Hill Fields Restoration	Parks, Recreation and Culture	\$500,000	Recreation	Restore/Rehabitate/Reconfigure based on study currently underway	TBD	Rough Estimate of \$7 million for all four parks projects
Dudley Road Estate	?	TBD	Open Space/ Recreation/ Community Housing	Purchase of land for conservation and recreation and/or funding for additional affordable housing units	TBD	Could be requested for City's contribution to a larger development project with City partner.
Jackson Homestead Basement Restoration/ Rehabilitation	City of Newton, Historic Newton	TBD	Historic Resources	Construction funding for work to remediate water and humidity issues, address accessibility, preserve historic artifacts	TBD	Funding and timing information will be available following completion of current study
Municipal Historic Structure Building Envelope Study	Public Buildings	\$100,000	Historic Resources	Funding to review and assess building envelope on up to 15 city owned historic structures	TBD	Invitation issued for full proposal Oct. 2021 - Project on hold
Pellegrini Field House Restoration	Public Buildings	TBD	Historic Resources	Funding to restore exterior of existing Fieldhouse at Pellegrini Playground	TBD	
Planters for new dedicated pedestrian and bike lanes	Public Works, Isaac Prizant	10,000 +/-	Recreation	Install new decorative planters at locations on Commonwealth Avenue where carriageway being converted to bike and pedestrian walkways	Spring/ Summer 2023	Public Works considering whether to do one location or expand to include length of roadway
Estimated Funding Requests At This Time: \$620,000 +/-						

Future Funding Proposal Ideas						
Potential Project Name	Applicant	Potential Funding Request	Category	Description	Timeline	Other
New Trail	Conservation Committee	TBD	Open Space/ Recreation	Create Trail from Harwich Road to Lagrange		City has some funding but not anticipated to be enough for boardwalk and bridge needed in area
Newton Highlands Women's Club Building	Newton Highlands Women's Club	\$60,000	Historic Resources	Restoration work on existing historic building	?	Initial email conversations with Alice in 2019, me in 2020 - no specifications on work to be done as of March 2020
Norumbega Conservation Area	Conservation Committee	TBD	Open Space/ Recreation	Convert the main oval path at Norumbega Conservation Area and the path at the Upper Falls Riverwalk Conservation Area to stone dust or crushed stone for accessibility		
Potential Accessible Affordable Housing Project	55 Chinian Path	?	Community Housing	Purchase existing property and construct fully accessible affordable group home.	Unknown	ca. 1940s House currently used as affordable group home. CT organization contacted City interested in purchasing and redeveloping site
Historic Properties Grant Program	TBD		Historic Resources	Grant Fund to pay for difference between repairs and historically correct rehabilitations/repairs on eligible properties		Cambridge has similar program - others?
Small Scale Affordable Housing Projects	TBD	\$300,000	Community Housing	Funding to restore, rehab, and/or preserve existing affordable housing units in Newton		Funding to restore, rehab, and/or preserve existing affordable housing units in Newton
Affordable Housing Plan	Affordable Housing Trust	TBD	Community Housing	Community Affordable Housing Plan to assist new Affordable Housing Trust on determining needs of community, potential uses for Trust funds		
Upper Falls Greenway	Conservation Committee	TBD	Open Space/ Recreation	Install steps between the Upper Falls Greenway to conservation land in south and Braceland Park in north	?	

City of Newton Community Preservation Committee

Finances At a Glance

As of September 9, 2023

*Expenses as %
of total current
year revenue*

Fiscal Year 2024

Revenue

Beginning balance	4,323,992
Local CPA surcharge	4,120,278
State match	
Budget for this FY	796,154
Additional from prior FY	714,416
Total Available Resources	9,954,841

Actual FY23 State Match 38.5%, 20% Budgeted

Expenses

Bond repayment obligations	694,853	12%
New funding authorizations	1,967,119	35%
Administrative costs	182,907	3%
Total Expenses	2,844,879	51%

Webster Woods

Includes funding recommended by CPC

Current Fund Balance 7,109,962

Fiscal Year 2025

Revenue

Beginning balance	7,109,962
Local CPA surcharge	4,264,488
State match	
Budget for this FY	824,056
Additional from prior FY	
Total Available Resources	12,198,506

Expenses

Bond repayment obligations	1,490,685	29%
New funding authorizations	-	0%
Administrative costs	182,907	4%
Total Expenses	1,673,592	33%

*Webster Woods, Gath Pool, and Athletic Fields**

Includes funding recommended by CPC

Projected Fund Balance 10,524,915

*The Gath Pool and Athletic Field Bonds will be issued in FY24 - repayment obligations are estimated at this time

Spending Compared to Program Area Targets

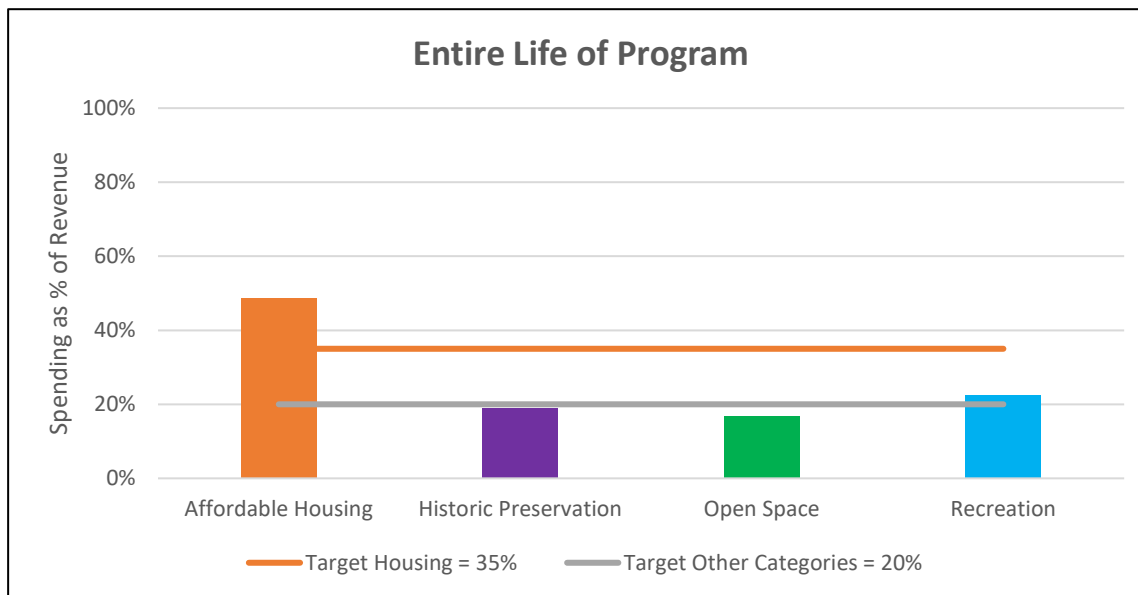
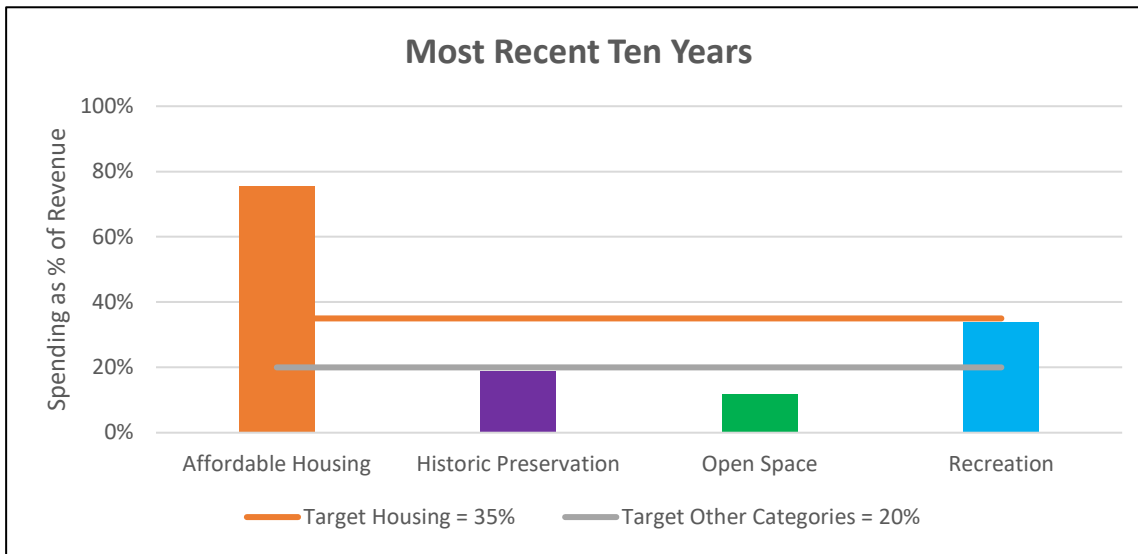
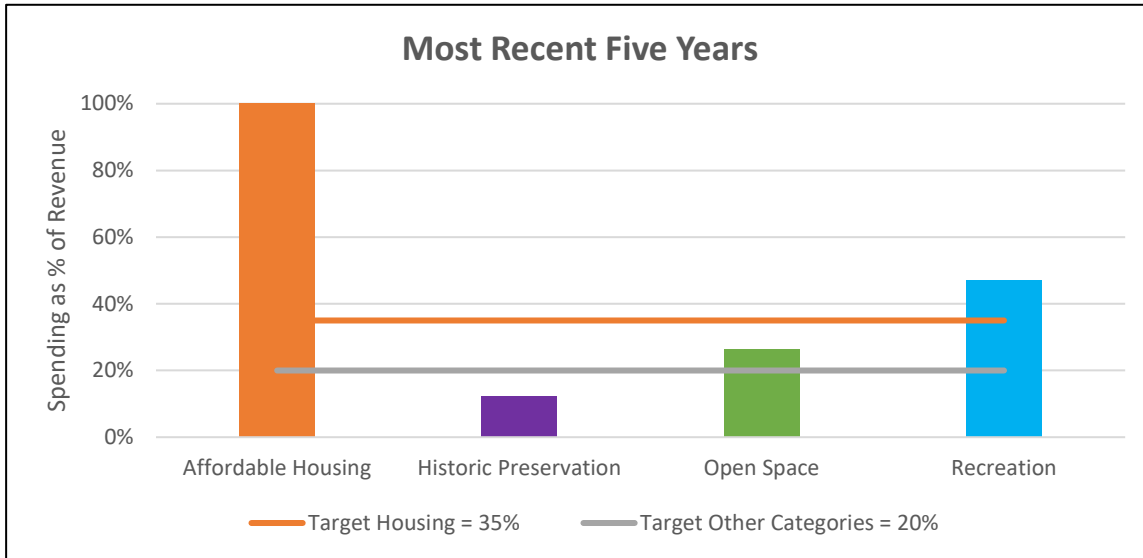
Comparisons Based on % of Current Revenue

As of September 9, 2023

Note: spending on projects funded through bond issues is recorded as a series of annual debt service payments

	Program Area					Total Spending	Total Current Revenue
	Affordable Housing	Historic Preservation	Open Space	Recreation	Administration		
Most Recent Five Years							
Spending	16,802,948	1,754,528	3,823,075	6,791,564	765,085	29,937,201	14,438,093
% of Total Current Revenue	116%	12%	26%	47%	5%		207%
Target %	35%	20%	20%	20%	5%		100%
Percentage Point Difference Between Actual and Target	81%	-8%	6%	27%	0%		
Most Recent Ten Years							
Spending	25,191,172	6,291,367	3,930,575	11,310,311	1,386,427	48,109,853	33,380,071
% of Total Current Revenue	75%	19%	12%	34%	4%		144%
Target %	35%	20%	20%	20%	5%		100%
Percentage Point Difference Between Actual and Target	40%	-1%	-8%	14%	-1%		
Entire Life of Program							
Spending	37,647,002	14,760,781	13,042,453	17,477,806	2,659,425	85,587,468	77,536,558
% of Total Current Revenue	49%	19%	17%	23%	3%		110%
Target %	35%	20%	20%	20%	5%		100%
Percentage Point Difference Between Actual and Target	14%	-1%	-3%	3%	-2%		

Spending as % of Program Revenue, Compared to Guidelines



Spending Compared to Program Area Targets

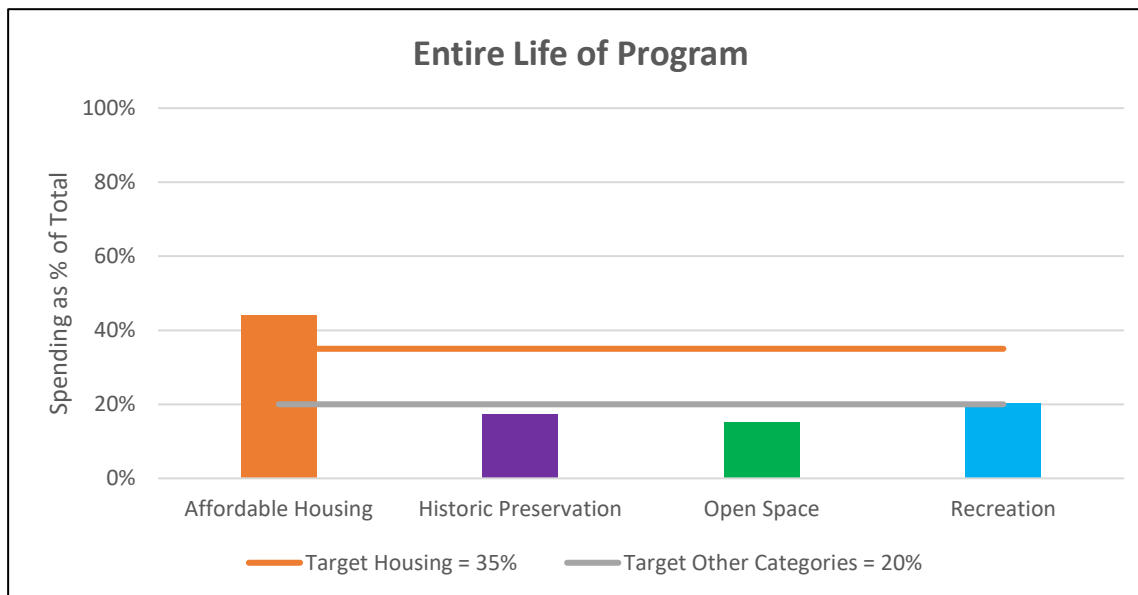
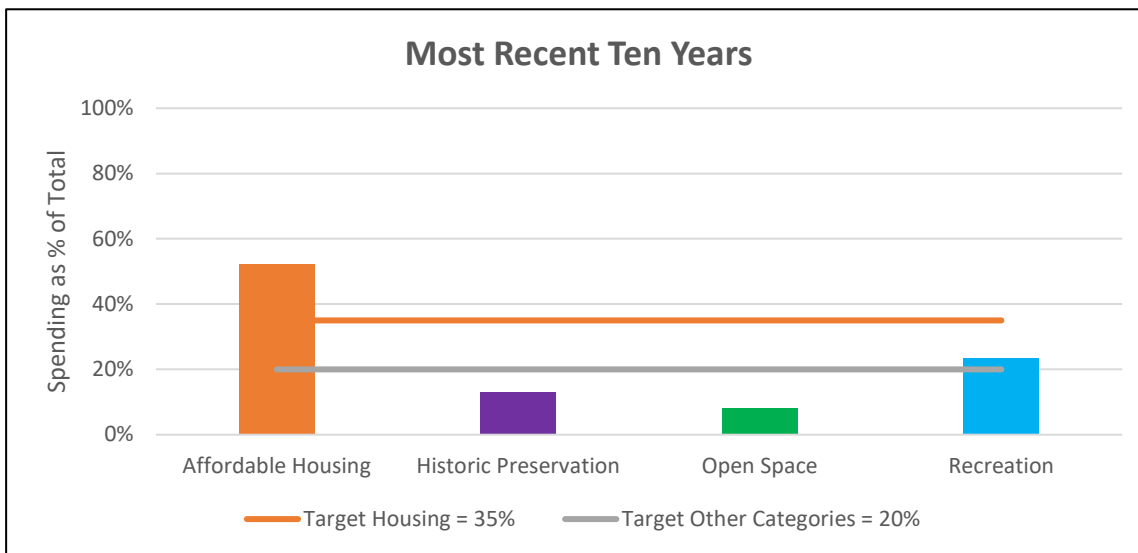
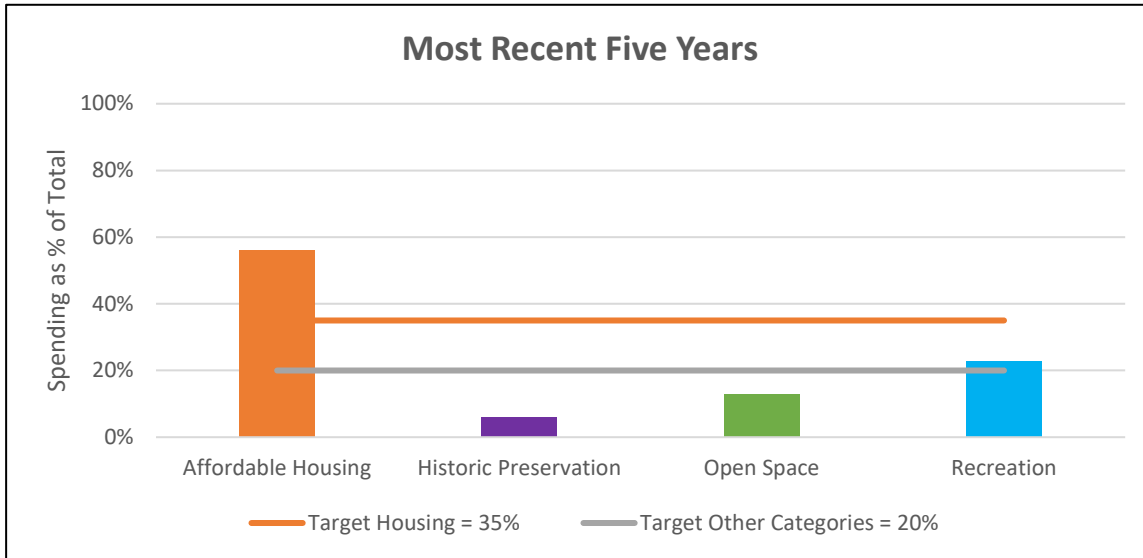
Comparisons Based on % of Current Spending

As of September 9, 2023

Note: spending on projects funded through bond issues is recorded as a series of annual debt service payments

	Program Area					Total Spending
	Affordable Housing	Historic Preservation	Open Space	Recreation	Administration	
Most Recent Five Years						
Spending	16,802,948	1,754,528	3,823,075	6,791,564	765,085	29,937,201
% of Total	56%	6%	13%	23%	3%	100%
Target %	35%	20%	20%	20%	5%	100%
Percentage Point Difference Between Actual and Target	21%	-14%	-7%	3%	-2%	
Most Recent Ten Years						
Spending	25,191,172	6,291,367	3,930,575	11,310,311	1,386,427	48,109,853
% of Total	52%	13%	8%	24%	3%	100%
Target %	35%	20%	20%	20%	5%	100%
Percentage Point Difference Between Actual and Target	17%	-7%	-12%	4%	-2%	
Entire Life of Program						
Spending	37,647,002	14,760,781	13,042,453	17,477,806	2,659,425	85,587,468
% of Total	44%	17%	15%	20%	3%	100%
Target %	35%	20%	20%	20%	5%	100%
Percentage Point Difference Between Actual and Target	9%	-3%	-5%	0%	-2%	

Spending as % of Annual Spending, Compared to Guidelines



Spending History

Note: for projects funded by bond issues, list only the annual debt service payments on this sheet

Fiscal Year	Project	Phase	Debt Service Payment?	Affordable Housing	Historic Preservation	Open Space	Recreation	Administration	Total	Status
2025	Athletic Fields Improvements	Construction Phase III Funding: debt - 15 year	Debt				458,680		458,680	Approved
2025	Gath Pool Enhancements	Phase III - Construction debt 30 year	Debt				337,402		337,402	Approved
2025	Webster Woods		Debt			694,603			694,603	Approved
2025	Administration							182,907	182,907	Budgeted admin
2024	Webster Woods		Debt			694,853			694,853	Approved
2024	Administration							182,907	182,907	Budgeted admin
2024	Warren House Preservation and Rehabilitation	Windows, Masonry and Cast Stone Repair/Replace			2,100,000				2,100,000	Funds requested
2024	Family Access Restoration of Davis School				800,000				800,000	Funds requested
2024	Gath Pool Enhancements	Phase III Amendment Funding					1,500,000		1,500,000	Funds requested
2024	First Baptist Tower Restoration Project				1,750,000				1,750,000	Funds requested
2024	Second Church in Newton Preservation Project	Preservation and Accessibility Work			600,000				600,000	Funds requested
2024	Newton Affordable Housing Trust Fund	FY24 Funding		1,967,119					1,967,119	Rec'd by CPC
2023	Webster Woods		Debt			694,353			694,353	Approved
2023	Newton Affordable Housing Trust Fund	Initial Funding for Program		1,948,056					1,948,056	Approved
2023	Jackson Homestead Basement Rehabilitation	Phase I			75,000				75,000	Approved
2023	Gath Pool Enhancements	Phase II - Design and Construction Documents					486,500		486,500	Approved
2023	Commonwealth Ave Carriageway Redesign	Additional Funding to Complete Final Design					133,002		133,002	Approved
2023	Athletic Fields Improvements	Construction Phase III Funding: current funds					4,099,787		4,099,787	Approved
2023	Administration							179,376	179,376	Budgeted admin
2022	Administration							131,298	131,298	Actual admin
2022	West Newton Armory Affordable Housing	Construction of 43 Affordable Housing Units		3,000,000					3,000,000	Approved
2022	Webster Woods	Bond Payment	Debt			693,103			693,103	Approved
2022	Grace Church Tower Restoration	Stone tower stabilization and restoration			441,755				441,755	Approved
2022	Levingston Cove Improvements Project	Construction of open space/recreation amenities				288,069	1,152,275		1,440,344	Approved
2022	Athletic Fields Improvements	Design through construction of six sites					420,000		420,000	Approved
2022	Nonantum Village Place Affordable Housing	Roof, Siding and HVAC Repair/Replacement		500,000					500,000	Approved
2022	New Art Center/Church of the Open Word Restoration	Feasibility and Design			94,600				94,600	Approved
2022	Newton Architectural Survey 1940-1972	140 Inventory Forms			17,500				17,500	Approved
2022	Newton Community (Angino) Farm Farmhouse Rehabilitation and Restoration Project				76,658				76,658	Approved
2021	Administration							125,572	125,572	Actual admin
2021	Coleman House Preservation			4,214,622					4,214,622	Approved
2021	Commonwealth Ave Carriageway	Initial Funding for Redesign					390,000		390,000	Approved
2021	COVID-19 Emergency Housing Assistance	Phase 2		724,124					724,124	Approved
2021	Durant-Kenrick Homestead	4 Gutter and Window Repair			16,884				16,884	Approved
2021	Gath Pool Enhancements	Design study					59,000		59,000	Approved
2021	Golda Meir House Expansion			1,244,857					1,244,857	Approved
2021	Grace Church Tower Restoration	Stone tower stabilization and restoration			991,245				991,245	Approved
2021	Haywood House Senior Living			77,900					77,900	Approved