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| **Newton, Massachusetts Community Preservation Program**  **FUNDING REQUEST** | | | | |
|  | | | | |
|  |  | **PRE-PROPOSAL** | **X** | **PROPOSAL** |

*(For staff use) date rec’d:*

City of Newton



Ruthanne Fuller

Mayor

Last updated February 2020.

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

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

Mollie Hutchings, Community Preservation Program Manager

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

[mhutchings@newtonma.gov](mailto:mhutchings@newtonma.gov) 617.796.1147

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| 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 | | Mailing address |
| **Project Manager** | Scott Aquilina, AIA | | sbaquilina@gmail.com | | (617) 943-4079 | | 1253 Commonwealth Ave.  Newton, MA 02465 |
| **Other Contacts** | Richard Ransom  First Baptist Church Tower Committee Chair | | tower@fbcnewton.org | | (617) 467-4940 | | 1265 Beacon Street  Waban, MA 02468 |
| **Project FUNDING** | | **A. CPA funds requested:**  $2,000,000 | | **B.** **Other funds to be used:**  $2,450,000 | | **C. Total project cost (A+B):**  $4,450,000 | |
| **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 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, 2022, and 2024. Emergency stabilization work including the installation of dunnage and steel bracing was completed in 2022 with additional supports added in 2024. Our structural engineers have developed a nine-step plan towards full preservation. Steps one and two (removing the bells and the deteriorated interior platforms) were completed in January 2023 due to safety concerns.  CPA funds will be used to complete the long-term restoration of the Bell Tower. The next step involves constructing a temporary shoring system on the outside of the tower consisting of steel columns and temporary support 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. Reducing this burden is essential in providing safe working conditions. Once the shoring system is in place, continued stabilization and restoration work involves removing the compromised mortar and reinstalling failing exterior stonework with specialty steel anchors and rapid-set natural cement grout at the lower half of the tower. Once the structure is returned to fundamental stability, further restoration work focuses on removing temporary shoring systems, fully cutting and repointing the entire interior and exterior of the tower, refurbishing the interior fit out of platforms and ladders and reinstalling the bells. The project also includes the replacement of the roofs at the east and north entry porches which are currently unsafe.  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 anchorage and masonry stabilization work should allow us to reopen the Sanctuary for use by the community for music performances and community events, thus restoring a vital Newton Centre resource while work continues on the remainder of the project, including masonry restoration and fit-out, roofing work, and refurbishment and reinstallation of the bells. The completed project will ensure long-term safety and stability of the tower. | | | | | | | |

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| **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** | | | From each of at least2 plans linked to the [*Guidelines & Forms*](http://www.newtonma.gov/gov/planning/cpa/program.asp) page of [**www.newtonma.gov/cpa**](http://www.newtonma.gov/cpa), providea 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. | | | | | |
| 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.”  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.  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.”  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 and a large green space in this village center. 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.  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. | | | | | | | | |
| **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 |
| Adrienne Hartzell, Managing Director, Newton Cultural Alliance | | | | | | | adriennehk@newtonculture.org | (857) 636-0199 | Newton Cultural Alliance  35 Webster Street  Newton, MA 02465 |
| Peter Vieira, FAIA  Principal, Payette Associates  Chairman, Chestnut Hill Historic District Commission | | | | | | | pvieira@payette.com | (617) 895-1000 ext. 132 | 67 Old Orchard Road  Chestnut Hill, MA 02467 |
| Joseph Jolly  CFO / COO, Director of Development & Legal Affairs  Wellan Montessori School | | | | | | | joe.jolly@wellan.org | (617) 916-5923 | 1161 Boylston St.  Newton, MA 02464 |

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| 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** | | | | | | |
| **Emergency Stabilization Phase (Soft & Hard Costs)** | | | | | | **$404,500** |
| Bell Tower Restoration Soft Costs | | | | | | $343,000 |
| Masonry Restoration Hard Costs | | | | | | $3,170,000 |
| Bells Restoration Hard Costs | | | | | | $250,000 |
| Restoration Phase Soft & Hard Cost Contingency (7.5%) | | | | | | $282,500 |
| **Restoration Phase Total** | | | | | | **$4,045,500** |
|  | | | | | |  |
| **D. TOTAL** **USES** (should equal **C.** on page 1 and **E.** below) | | | | | | **$4,450,000** |
| **Sources of Funds** | | | **Status**  (requested, expected, confirmed) | | |  |
| CPA Funding | | | | Requested | | $2,000,000 |
| First Baptist Church in Newton Parsonage Fund | | | | Expected | | $1,120,000 |
| First Baptist Church in Newton Capital Campaign | | | | To be requested | | $520,000 |
| Community Funding | | | | To be requested | | $60,000 |
| Amelia Peabody Charitable Fund | | | | To be requested | | $350,000 |
| National Fund for Sacred Places | | | | Requested | | $250,000 |
| MHC Massachusetts Preservation Projects Fund | | | | 1 Complete, 1 To be requested | | $150,000 |
| **E. TOTAL SOURCES** (should equal **C.** on page 1 and **D.** above) | | | | | | **$4,450,000** |
| **SUMMARY ANNUAL OPERATIONS & MAINTENANCE** **BUDGET** (cannot use CPA funds) | | | | | | |
| **Uses of Funds** | | | | | | |
| Building Expenses (Utilities, Cleaning, Plowing, Landscaping, Insurance) | | | | | | $167,593 |
| Maintenance Expenses (Annual and Major) | | | | | | $76,000 |
| Other | | | | | | $259,863 |
| **F. TOTAL ANNUAL COST** (should equal **G.** below) | | | | | | **$503,456** |
| **Sources of Funds** | | | | | | |
| Rent | | | | | | $319,527 |
| Pledges and Offerings | | | | | | $87,500 |
| Endowment | | | | | | $80,000 |
| Other | | | | | | $17,155 |
| **G. TOTAL ANNUAL FUNDING** (should equal **F.** above) \*\*projected budget surplus of $726 | | | | | | **$504,182** |
| **Project Timeline** | | **Phase or Task** | | | **Season & Year** | |
| Previously Completed Analysis and Emergency Work, Steps 1&2 of Stabilization and Preservation Plan | | | | | Spring 2021-Spring 2024 | |
| Steel fabrication, install steel shoring system and begin masonry work | | | | | Winter 2025-Fall 2025 | |
| Complete masonry work and other preservation work | | | | | Spring 2026-Fall 2026 | |

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| **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) | |
| 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 | | | |
| X | **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) | | |
| X | **Maintenance budget, projected separately for each of the next 10 years**  (CPA funds may not be used for operations or maintenance) | | |
| X | **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 | | |
| N/A | **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) | |
| **REQUIRED**  **for all full proposals.** | | **SPONSOR FINANCES & QUALIFICATIONS, INSTITUTIONAL SUPPORT** | | | |
| X | **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.) | | |
| X | **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** | | | |
| X | **Professional design & cost estimates**: include site plan, floor plans & elevations | | |
| X | **Materials & finishes**: highlight “green” or sustainable features & materials | | |
| X | **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.** | | X | **LETTERS of SUPPORT** | | from Newton residents, organizations, or businesses |