

CITY OF NEWTON

IN BOARD OF ALDERMEN

ZONING & PLANNING COMMITTEE AGENDA

MONDAY, DECEMBER 14, 2015

7:45 PM
Room 205

ITEMS SCHEDULED FOR DISCUSSION:

The Zoning & Planning and Finance Committees will meet jointly on the following item:

REFERRED TO ZONING & PLANNING AND FINANCE COMMITTEES

#344-15 COMMUNITY PRESERVATION COMMITTEE recommending the appropriation of seventy-two thousand six hundred fifty-two dollars (\$72,652) from the Community Preservation Fund's historic and general reserves to the control of the Planning & Development Department for a grant to the New Art Center at 61 Washington Park for renovations to its National Register listed building that will comply with federal standards for historic rehabilitation.

#196-15 TAMMY ARCURI et al. petition to rezone land known as Section 41, Block 6, Lots 11, 12, and Lot 13 1B located at 132 CHARLES STREET, AUBURNDALE, from MULTI RESIDENCE 2 to MANUFACTURING .

Clerk's Note: The remaining agenda items need to be referred to the 2016-2017 City Council or voted No Action Necessary:

#266-13 ALD. YATES requesting that the Law Department provide the Zoning & Planning and Land Use Committees and other interested members of the Board with legal advice on what parties have standing to challenge zoning ordinances and the relevant court cases involving uniformity. [08/05/13 @ 12:28PM]

#21-15 ALD. YATES requesting that priority be given to completing the Intents and Purposes of the Zoning Ordinance in Phase II of Zoning Reform.

TO FINANCE AND APPROPRIATE COMMITTEES

#288-15 HIS HONOR THE MAYOR submitting the FY 2017-FY 2021 Capital Improvement Plan pursuant to section 5-3 of the Newton City Charter. [10/01/15 @ 1:53 PM]

The location of this meeting is handicap accessible and reasonable accommodations will be provided to persons requiring assistance. If you need a special accommodation, *please contact Jini Fairley, at least two days in advance of the meeting: jfairley@newtonma.gov, or 617-796-1253. For Telecommunications Relay Service dial 711.*

- #195-15(3) ALD. ALBRIGHT, BAKER, BLAZAR, BROUSAL-GLASER, CICCONE, COTE, CROSSLEY, DANBERG, FULLER, GENTILE, HESS-MAHAN, JOHNSON, KALIS, LAPPIN, LEARY, LAREDO, LENNON, LIPOF, NORTON, RICE, SANGIOLO, SCHWARTZ, AND YATES requesting that, in order to preserve the conservation and recreation values of the land, and to protect existing adjacent public open spaces, the Board of Aldermen vote to acquire for the City of Newton either the undeveloped portion of the land at 300 Hammond Pond Parkway or a conservation restriction on such land. [10/23/15 @ 2:55 PM]
- #195-15 ALDERMAN BAKER, FULLER, LAREDO, DANBERG, AND BLAZAR requesting discussion of possible City acquisition of land, or rights therein, located west of Hammond Pond Parkway, which land was formerly owned as public open space by the Metropolitan District Commission until conveyed into private ownership in 1954, and which abuts existing Newton conservation land. [08/31/15 @ 4:50 PM]
- #170-15 ALD. HESS-MAHAN, JOHNSON, CROSSLEY AND ALBRIGHT requesting a discussion relative to the HUD Settlement with Supporters of Engine 6, the Fair Housing Center of Greater Boston and the Disability Law Center in conjunction with the Law and Planning Departments, to explain the settlement and possible implications for the Zoning Board of Appeals and the Board of Aldermen in terms of the City's obligation to identify sites and facilitate the creation of, and issue permits for, affordable housing for 9-12 chronically homeless persons in Newton. [07/06/15 @4:18PM]
- #169-15 ALD. SANGIOLO requesting a zoning amendment which would require any residential structures in Single Residence or Multi Residence zoning districts built after the demolition of an existing structure conform to new lot standards. [07/02/15 @ 3:20PM]
- #168-15 THE NEWTON-NEEDHAM CHAMBER OF COMMERCE requesting a discussion of the Metropolitan Area Planning Council's 2015 Wells Avenue Market Study. [07/06/15 @ 5:34PM]

REFERRED TO PROG. & SERVICES AND ZONING & PLANNING COMMITTEES

- #127-15 ALD. SANGIOLO requesting discussion with Health Department, Inspectional Services Department and the Economic Development Commission regarding the policy of food truck operations in the City of Newton. [05/11/15 @ 10:22AM]
- #110-15 HIS HONOR THE MAYOR requesting discussion of The Smart Growth Zoning Overlay District Act M.G.L. Chapter 40R and its potential application in Newton. [04/24/15 @ 2:38PM]
- #109-15 HIS HONOR THE MAYOR requesting consideration of changes to the inclusionary housing provisions of the Zoning Ordinance to increase the required

percentage of affordable units to 20% with the additional 5% set aside for middle income households. [04/24/15 @ 2:38PM]

#108-15 HIS HONOR THE MAYOR requesting consideration of changes to the Zoning Ordinance that would facilitate the creation of accessory apartment units, supportive of Newton's seniors. [04/24/15 @ 2:38PM]

#107-15 HIS HONOR THE MAYOR requesting discussion of approaches to create middle income housing as a means of allowing City of Newton employees the opportunity to live in the community in which they work. [04/24/15 @ 2:38PM]

REFERRED TO ZONING & PLANNING, LAND USE AND FINANCE COMMITTEES

#104-15 ALD. JOHNSON, LAREDO, AND GENTILE requesting a report from the Planning Department with the following information: How many of the affordable units developed at Commonwealth Avenue, Pearl Street, and Eddy Street qualify to be included on the State's Subsidized Housing Inventory List. If a property is not currently on the list, what can be done to make it eligible. [04/09/15 @ 12:00PM]

#95-15 ALD. CROSSLEY, JOHNSON, LEARY, HESS-MAHAN, DANBERG, ALBRIGHT AND BLAZAR requesting a discussion with the Planning Department to consider the mix of uses in the Wells Avenue Office Park, with and without a second egress to the site, pursuant to the recent MAPC study recommending a strategic introduction of retail and restaurant uses to attract and sustain healthy commercial uses, and some number of residential units sufficient to support an economically viable and vibrant mixed use environment. [04/13/15 @ 2:46PM]

#86-15 ALD. CROSSLEY, ALBRIGHT, HESS-MAHAN, & JOHNSON requesting a review and discussion of Community Development Block Grant expenditures and past years' accounting to assess progress in meeting citywide program goals as adopted in the consolidated plan, including creating and sustaining affordable housing, as well as facilities improvements in approved neighborhood districts. [03/30/15 @ 6:02 PM]

#448-14 ALD. SANGIOLO requesting a discussion with the Newton Historical Commission regarding their process and policy of reviewing demolition applications. [11/13/14 @ 2:03pm]

#447-14 ALD. SANGIOLO proposing an ordinance requiring the submission of building plans with applications for full or partial demolitions. [11/13/14 @ 2:03pm]

#446-14 ALD. SANGIOLO requesting a discussion with the Commission on Disability regarding the status of City compliance with ADA regulations. [11/13/14 @ 2:03pm]

#445-14 ALD. SANGIOLO requesting an update with members of the Newton Fair Housing Committee on the status of housing opportunities in the City of Newton. [11/13/14 @ 2:03pm]

#338-14 ALD. HESS-MAHAN, KALIS, SANGIOLO AND DANBERG proposing a Large House Review ordinance requiring design review and approval of by-right single and multi-residence residential structures exceeding certain dimensional limits to be determined, to expire by December 31, 2015. [09/05/14 @ 9:39AM]

REFERRED TO ZONING & PLANNING AND FINANCE COMMITTEES

#315-14 ALD. HESS-MAHAN, ALBRIGHT, CROSSLEY AND DANBERG proposing an amendment to Chapter 2 of the City of Newton Ordinances setting forth requirements for procurement of materials and services by non-governmental recipients of federal, state or local funds administered by the City, such as CDBG and CPA funds. In order to encourage non-profit and other private organizations to participate in affordable housing, cultural and other public-private collaborations, such procurement requirements should accommodate the needs of non-governmental recipients for flexibility given the multiple public and private sources of funds necessary for any project by not placing undue or unreasonable burdens on them. [08/04/14 @ 5:08PM]

#265-14 ALD. BLAZAR, YATES AND DANBERG requesting:

1. to amend Section 22-50 to increase the time period for determinations of historical significance to 30 days, and to increase the time period for hearings, rulings and written notice on appeals from historical significance determinations to 60 days;
2. to amend Section 22-50 to increase the time period to hold a public hearing as to whether or not a historically significant building or structure is preferably preserved to 60 days;
3. to amend Section 22-50 to increase the demolition delay period for buildings and structures on or eligible for listing in the National Register of Historic Places to 30 months;
4. and to amend Section 22-50 to increase the demolition delay period for all other preferably preserved buildings or structures to 24 months.

#266-14 ALD. BLAZAR, YATES AND DANBERG requesting:

1. to amend Section 22-50 to require that in the event there is a transfer of legal or beneficial ownership of a preferably preserved property during the demolition delay period, the full demolition delay period will restart from the date of the transfer of ownership;
2. and further requesting to amend Section 22-50 to require that in the event a transfer of legal or beneficial ownership of a preferably preserved property occurs after the expiration of a demolition delay period but prior to the issuance of a demolition permit, no demolition permit shall issue

until the new owner complies with the procedures of Section 22-50(c)(5).
[07/07/14 @ 12:35PM]

- #238-14 ALD. SANGIOLO requesting the Executive Department and Planning Department work with the Board of Aldermen to develop a Housing Production Plan in accordance with 760 CMR 56.03(4) and guidelines adopted by the Department of Housing and Community Development as soon as possible. [06/09/14 @ 11:55AM]
- #212-14 BOARD OF ALDERMEN requesting a discussion with the Executive and Inspectional Services Departments and the Commission on Disability regarding the creation of full-time positions to address the city's need re 1) ADA requirements and 2) zoning enforcement, including State building code, Newton's zoning ordinance, and special permits. [05/23/14 @ 11:03AM]
- 140-14 ALD. CROSSLEY AND HESS-MAHAN requesting to amend **Chapter 30**, City of Newton Zoning Ordinances, to include a "lodging house" ordinance to promulgate rules requiring annual fire, safety and health inspections and licensing of buildings providing single room occupancy and/or congregate living arrangements. [04/04/14 @ 6:29 PM]
- #429-13 ALD. HESS-MAHAN requesting repeal and/or amendment of Zoning Ordinances Section 30-1, Definitions, 30-8(b)(2), Special Permits in Single Family Residential Districts, and 30-10(d)(4), Number of Parking Stalls, concerning "Congregate Living Facility", as required by federal and state anti-discrimination and fair housing laws and regulations. [12/06/13 @ 9:51 AM]
- #428-13 ALD. HESS-MAHAN requesting periodic updates on complaints of discrimination filed against the City of Newton under Section 504 of the 1973 Rehabilitation Act, the Fair Housing Act, and Title II of the Americans with Disabilities Act, based on the City's denial of housing and exclusion from participation by people with disabilities in the Newton HOME and CDBG programs filed with the U.S. Department of Housing and Urban Development. [12/06/13 @ 9:51 AM]
- #427-13 ALD. HESS-MAHAN requesting discussion and periodic updates of steps the City of Newton is taking to ensure that its implementation of the Consolidated Plan, Annual Action Plan and Citizen Participation Plan and use of CDBG, HOME and ESG funds comply with federal and state fair housing and anti-discrimination laws and regulations, and its duty to affirmatively further fair housing. [12/06/13 @ 9:51 AM]

- #222-13(2) THE ZONING AND PLANNING COMMITTEE proposing to amend **Chapter 30**, City of Newton Zoning Ordinances, to regulate the dimensions and setbacks of front facing garages in residential zoning districts. [08/03/15 @ 10:15AM]
- #129-13 ALD. HESS-MAHAN proposing to amend and/or clarify definition and provisions for granting a special permit for “attached dwellings” in the City of Newton Zoning Ordinances, **Chapter 30-1, 30-8(b)(13) and 30-9(b)(5)**. [05/25/13 @5:14 PM]
- #80-13 THE PLANNING DEPARTMENT requesting update discussions of the zoning reform project. [02/25/13 @ 12:31 PM]
- #308-12 ALD. HESS-MAHAN & ALBRIGHT requesting a discussion with the Mayor’s office and the Planning & Development Department of policies, procedures, and criteria relating to determinations concerning expenditures of Community Development Block Grant (CDBG) funds. [10/09/12 @3:59 PM]
- #282-12 ALD. JOHNSON, CROSSLEY, DANBERG, SANGIOLO requesting quarterly reports, starting the last month of the quarter beginning December 2012, Re-implementation of *Ramping Up: Planning for a More Accessible Newton*.

REFERRED TO ZONING & PLANNING, LAND USE & FINANCE COMMITTEES

- #273-12 ALD. CROSSLEY & HESS-MAHAN requesting a restructuring and increase in fees for permits charged by the Inspectional Services Department and fees charged by the Planning Department and City Clerk to assure that fees are both sufficient to fund related services provided and simple to administer.

REFERRED TO FINANCE AND APPROPRIATE COMMITTEES

- #257-12 RECODIFICATION COMMITTEE recommending (1) review of the Fees, Civil Fines/Non-Criminal Disposition contained in Chapter 17 LICENSING AND PERMITS GENERALLY and Chapter 20 CIVIL FINES/NON-CRIMINAL DISPOSITION CIVIL FINES to ensure they are in accordance with what is being charged and (2) review of the acceptance of G.L. c. 40 §22F, accepted on July 9, 2001, which allows certain municipal boards and officers to fix reasonable fees for the issuance of certain licenses, permits, or certificates.
- #11-12 ALD. HESS-MAHAN & LINSKY requesting discussion on the implementation and enforcement of the provisions of Section 30-5(c)(1) of the Newton Ordinances which requires that “[w]henver the existing contours of the land are altered, the land shall be left in a usable condition, graded in a manner to prevent the erosion of soil and the alteration of the runoff of surface water to or from abutting properties.” [1/11/12 1:01PM]
- #61-10 ALD. CICCONE, SWISTON, LINSKY, CROSSLEY AND HESS-MAHAN requesting a discussion relative to various solutions for bringing existing

accessory and other apartments that may not meet the legal provisions and requirements of Chapter 30 into compliance. [02/23/10 @ 2:48 PM]

- #391-09 ALD. DANBERG, MANSFIELD, VANCE AND HESS-MAHAN requesting an amendment to §30-19 to allow payments-in-lieu of providing required off-street parking spaces when parking spaces are waived as part of a special permit application.

ZONING REFORM – PHASE 2

- #22-15 ALD. YATES requesting that utilization of the Massachusetts Rental Voucher Program be added as an allowable means of complying with the inclusionary zoning provision in Phase II of Zoning Reform. [01/05/15 @ 9:53PM]

- #323-14 ALD. YATES, NORTON, COTE AND SANGIOLO proposing to amend Chapter 30 to require that the front doors of single-family homes, two-family homes and other residential structures face the street on which their lots are located. [08/25/14 @ 11:42AM]

- #139-14 ALD. ALBRIGHT requesting to amend **Chapter 30**, City of Newton Zoning Ordinances, to clarify rules relative to retaining walls. [04/09/14 @ 8:32 AM]

Public Hearing to be assigned:

- #404-13 NATASHA STALLER et al. requesting a revision to the zoning District boundary Lines so as to transfer from Multi-Residence 1 District to a Single Residence 3 District the following properties:

Assessors' parcels SBL nos. 61-037-0004 through 61-037-0013; 61-042-0007 through 61-042-0023; 65-019-0001; 65-019-0007 through 65-019-0012; 65-019-0014 through 65-019-0022; 65-019-0009A; 65-019-0017B and 65-019-0022A. Also requesting transfer from a Single Residence 2 District to a Single Residence 3 District SBL no. 65-019-0015A. [11/01/13 @ 12:57 PM]

A MOTION TO AMEND THE PREVIOUSLY APPROVED POSTPONEMENT OF DOCKET ITEM #404-13 TO APRIL 7, 2014 TO SUBSTITUTE RECOMMITTAL OF THE ITEM TO THE ZONING & PLANNING COMMITTEE WAS APPROVED BY VOICE VOTE ON MARCH 17, 2014.

- #267-13 LAND USE COMMITTEE proposing to amend Section 30-21(c) to permit de minimis relief for alterations, enlargements, reconstruction of or extensions to lawfully nonconforming structures in which the nonconformity is due to Floor Area Ratio (FAR) requirements set out in section 30-15(u) Table A, subject to administrative review by the Planning Department.

- #264-13 ALD. YATES requesting that the Zoning Reform Group or its successor consider amending City of Newton Zoning Ordinances Chapter 30 to develop additional

residential districts reflecting the small lots in older sections of the City and map changes to bring the zones of more residential sections of the City into conformity with the existing land uses. [08/05/13 @ 12:28PM]

- #81-13 DIRECTOR OF PLANNING & DEVELOPMENT on behalf of the Newton Housing Partnership requesting consideration of naturally affordable compact housing opportunities in MR1 zones. [02/22/13 @ 1:13 PM]
- #65-13 ALD. YATES, FISCHMAN, KALIS requesting that Chapter 30 be amended to require a special permit for major topographic changes. [02/12/13 @ 12:30 PM]
- #64-13 NEWTON HISTORICAL COMMISSION requesting the creation of an administrative permitting process for converting historic barns and carriage houses into accessory apartments to assist in their preservation. [02/05/13 @ 11:35 AM]
- #153-11 ALD. DANBERG, ALBRIGHT, HESS-MAHAN, JOHNSON requesting that Chapter 30 be amended by adding a new Sec. 30-14 creating certain Retail Overlay Districts around selected village centers in order to encourage vibrant pedestrian-oriented streetscapes which would allow certain uses at street level, including but not limited to financial institutions, professional offices, and salons, by special permit only and require minimum transparency standards for street-level windows for all commercial uses within the proposed overlay districts. [05/10/11 @ 3:19 PM]
- #152-10 ALD. BAKER, FULLER, SCHNIPPER, SHAPIRO, FISCHMAN, YATES AND DANBERG recommending discussion of possible amendments to **Section 30-19** of the City of Newton Ordinances to clarify parking requirements applicable to colleges and universities. [06/01/10 @ 4:19 PM]
- #164-09(2) ALD. HESS-MAHAN requesting that the Planning Department study the dimensional requirements for lot and building size for accessory apartments and make recommendations for possible amendments to those dimensional requirements to the board of Aldermen that are consistent with the Newton Comprehensive Plan. [01/07/10 @ 12:00 PM]
- #142-09(7) ALD. HESS-MAHAN AND JOHNSON proposing a Resolution to request that the Director of Planning and Development and the Commissioner of Inspectional Services reconvene a Floor Area Ratio working group to review and analyze the definition of "*Floor area, gross*" for residential structures as it is used in the definition and calculation of "*Floor area ratio*" in **Section 30-1** with respect to actual usage, and, if necessary, make recommendations for amendments thereto and in the dimensional regulations contained in **Section 30-15(u)** and *Table A* of **Section 30-15(u)**, the purpose of which is to regulate the size, density and intensity of use in the construction or renovation of, or additions to a residential

structure, to more accurately reflect and be compatible with neighborhood character, and to ensure that a proposed residential structure is consistent with and not in derogation of the size, scale and design of other existing structures in the neighborhood, and is not inconsistent with the City's Comprehensive Plan.

[07/03/14 @ 9:10AM]



Setti D. Warren
Mayor

City of Newton, Massachusetts
Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

#344-15
Telephone
(617) 796-1120
Telefax
(617) 796-1142
TDD/TTY
(617) 796-1089
www.newtonma.gov

James Freas,
Acting Director

**Community Preservation Committee
Funding Recommendation for
NEW ART CENTER PRESERVATION PLANNING**

date: 3 December 2015
from: Community Preservation Committee
to: The Honorable Board of Aldermen

PROJECT GOALS & ELIGIBILITY

The New Art Center's building on Washington Park in Newtonville is a former church, originally constructed in 1872 and used in the twentieth century by a neighborhood women's club and after City acquisition, by Newton Junior College. This project will produce conceptual and schematic designs for making this historic building accessible, energy-efficient, and usable for the Center's full range of current and planned future programs. All work proposed will meet the federal rehabilitation standards for historic buildings, as required to qualify both for funding under the Community Preservation Act (CPA) and for historic tax credits.

This building's individual listing on the National Register of Historic Places makes it eligible for CPA funding.

RECOMMENDED FUNDING

On 5 November 2015 by a vote of 6-0 (members Michael Clarke, Joel Feinberg and Richard Kronish absent) the Community Preservation Committee recommended appropriating \$72,652 from the Community Preservation Fund's fund balance and reserves for historic resources, and general fund balance, to the Planning & Development Dept., for a grant to the New Art Center for the overall purposes summarized in this budget:

New Art Center Preservation Planning Project Budget

Uses (roughly chronological order, does not match order in proposal)	
Completed Plans: Systems Replacement (2010) & Envelope Survey (2014)	\$17,421
Purchasing requirements research & bidding/contracting process	\$3,300
Work by contracted architect & consultants:	
existing conditions survey, needs assessment & feasibility study	\$14,500
conceptual design & schematic design development	\$70,000
construction estimation	\$4,000
project management support services	\$2,500
Contingency (3.6% of total excluding completed plans)	\$3,352
Total	\$115,073
Sources	
CPA funds	\$72,652
Massachusetts Cultural Council Cultural Facilities Fund (expended)	\$4,000
New Art Center Private donors (expended)	\$13,421
New Art Center private donor (confirmed)	\$25,000
Total	\$115,073

website www.newtonma.gov/cpa

contact Alice E. Ingerson, Community Preservation Program Manager

email aingerson@newtonma.gov phone 617.796.1144

SPECIAL ISSUES CONSIDERED BY THE CPC

Historic Preservation Standards The Center's planning to date has focused on the functional and programming needs its building must meet, rather than on historic preservation per se. The CPC asked that the Center's RFPs and contracts be approved by the Planning Dept.'s historic preservation staff, to ensure that the project meets the Secretary of the Interior's Standards for the Treatment of Historic Properties (www.nps.gov/tps/standards.htm). Compliance with these Standards is required for CPA eligibility and to make any future construction based on the results of the current project eligible for historic tax credits.

The CPC also asked the Center to work with CPC staff to determine whether the grant agreement for this project should make completion of the Center's Strategic Plan a condition for the initial release of CPA funds, or whether instead the partly CPA-funded preservation architect should be hired in time to participate in finalizing the Strategic Plan. The Center has indicated it is willing to consider both options.

Project Budgeting & Purchasing As suggested by the CPC, the base for the budget contingency on page 1 of this recommendation now excludes the cost of already completed plans. Since the anticipated cost of architectural and estimation services exceeds the CPA funding request, CPC staff should work with the Center and the City's Chief Purchasing Officer to design the most efficient possible process for purchasing these professional services with a combination of public and private funds.

ADDITIONAL RECOMMENDATIONS *(funding conditions)*

1. The CPC assumes that all recommended funds will be appropriated within 6 months, and the project will be completed within 18 months, after the date of this recommendation. If either deadline cannot be met, the New Art Center should request an extension of that deadline in writing from the CPC.
2. In addition to other provisions usual in CPA grant agreements for Newton, the agreement for this project should
 - ◆ require Planning staff approval of RFPs prior to distribution, and contracts prior to execution, for consultant services –to ensure that both design and construction work on the Center's building is eligible for both CPA funding and for historic tax credits
 - ◆ specify conditions for the initial release of CPA funds (possibly including completion of the Strategic Plan)
 - ◆ specify the procedures that will be used to combine public and private funds for purchasing the professional services needed to complete the project
 - ◆ specify conditions for releasing the final 10% of CPA funds, including an in-person and written final report to the CPC
3. Any CPA funds appropriated but not used for the purposes stated herein will be returned to the Newton Community Preservation Fund.

KEY OUTCOMES

The Community Preservation Committee will evaluate this project based on how well it meets all the conditions listed above.

ATTACHMENTS

(delivered to the clerks of the Public Facilities, Programs & Services and Finance Committees)

- Copy of CPC project webpage, with links to additional information:
www.newtonma.gov/gov/planning/cpa/projects/new_art_ctr.asp
- Proposal and presentation by the New Art Center to the CPC, October-November 2015



New Art Center 61 Washington Park

location:	61 Washington Park Newtonville, MA 02460	
goals:	Preserve and rehabilitate this historic late 19th-century former church in the Washington Park National Register Historic District, for accessibility, security, and energy efficiency. After using the building as a community college and for other educational purposes, the City of Newton sold it in 1977 for \$1 to a private nonprofit organization, on the condition that it be operated permanently as a community art center.	
funding: <i>(2013 estimates, to be updated)</i>	\$72,652	CPA funds requested (historic resources)
	\$42,421	funds from other sources
	\$115,073	TOTAL PROJECT COST
	\$2,500,000	estimate of anticipated total CPA request, including future design & construction funding
contacts:	Daniel Elias, Executive Director, New Art Center email: dan@newartcenter.org phone: 617. 964.3424 New Art Center 61 Washington Park Newtonville, MA 02460 website: www.newartcenter.org/	

Proposal Review & Appropriations

31 May 2013	pre-proposal , including: <ul style="list-style-type: none"> analysis of historic significance & significant historic features map & photos deeds documenting transfer of the property from the City of Newton to a private nonprofit, contingent on the building's continued use as a community art center
21 May 2015	updated pre-proposal for preservation planning, including: <ul style="list-style-type: none"> updated project description & scope updated analysis of historic significance & significant historic features map, photos & deeds submitted with 2013 pre-proposal
30 September 2015	full proposal for preservation planning , including: <ul style="list-style-type: none"> project summary, budgets and project manager qualifications photos, map, analysis of historic significance, deed letters of support <p>full proposal additional attachments: <i>These long documents may load slowly.</i></p> <ul style="list-style-type: none"> New Art Center financial statements & status of strategic planning Building Systems Replacement Plan (2010) Building Envelope Evaluation (2014) and Building Envelope Evaluation photographs (posted as separate document)
5 November 2015	presentation to CPC public hearing
3 December 2015	CPC recommendation to Board of Aldermen/City Council

Project News

from Planning & Development Dept.'s Historic Preservation webpages	Discover Historic Newtonville walking tour brochure (large file, may load slowly) http://www.newtonma.gov/civicax/filebank/documents/31186
2008	National Register of Historic Places listing for Washington Park , including number 61



New Art Center

CPC Preservation Planning Proposal

The experience of art belongs to *all* human beings.

It helps people build community, and live fuller lives.

- Students participating in the arts have better academic performance and lower dropout rates.
- At-risk students with access to arts have better academic results, job opportunities, and higher community engagement.
- Community-based cultural programs reduce long-term care risk factors for those over 65.
- Building livable communities for people of all ages helps the region prepare for rapidly aging populations.

Source: *It Works. Work It...* Mass. Cultural Council, 2016

Presented 5 November 2015

1

New Art Center

CPC Preservation Planning Proposal

The New Art Center's historic building needs preservation and renewal.

- ADA provisions are not implementable.



2

New Art Center

CPC Preservation Planning Proposal

The New Art Center's historic building needs preservation and renewal.

- Systems throughout the building are stretched to the maximum and patched together.

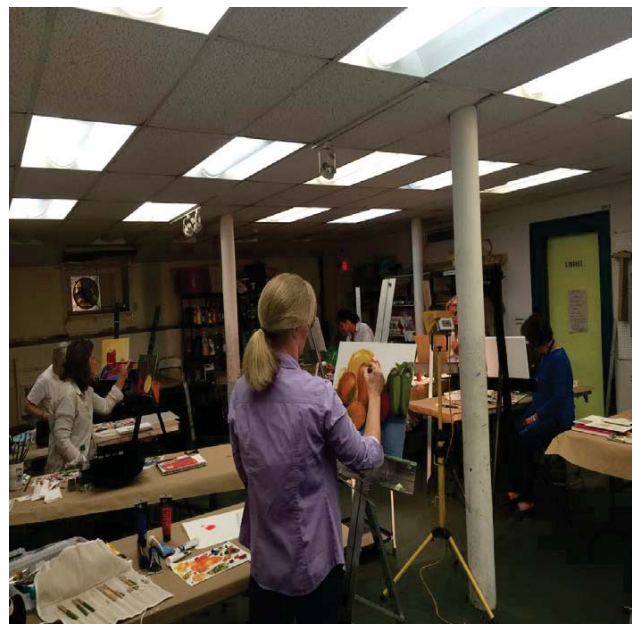


New Art Center

CPC Preservation Planning Proposal

The New Art Center's historic building needs preservation and renewal.

- Rooms are inadequate for teaching purposes and restrict our ability to develop new offerings.



Organizational strategic plan in development, due February 2016

- Board, staff and consultants TDC are building a new vision, strategy, goals and objectives for the Center which in turn will drive planning in many areas:
 - Fundraising plan
 - Long-range financial plan
 - Facilities plan
 - Education program development plan

Facilities Plan: the purpose of this proposal

- The building and many systems require substantial upgrades to accommodate ADA requirements, building codes, sustainability, maintenance & function.
- The work will trigger compliance with MA Architectural Access Board regulations.
- NAC has already commissioned a Systems Replacement Plan (2010) and an envelope assessment (2014) by independent engineers.

New Art Center

CPC Preservation Planning Proposal

Facilities Plan

- Additional inputs required for design process:
 - Existing Conditions Survey (to incorporate existing envelope study)
 - Needs assessment: integrate conditions with life safety, code compliance, regulatory constraints & efficient operation to determine priorities.
 - Feasibility study: integrate needs with budget and organizational goals; determine priorities for design project.

7

New Art Center

CPC Preservation Planning Proposal

Facilities Plan

- Procurement of design services
 - Develop scope-of-work: integrate all above elements to define scope of design project.
 - Selection process: prepare qualifications and RFP/RFQ; advertise and otherwise recruit bidders; pre-bid meeting; analyze, rank, interview respondents. Select vendor through City of Newton Purchasing process.
- Initial design phases
 - Conceptual Design: Designer produces initial designs to address critical goals, regulatory and code requirements.
 - Schematic Design: Refine concept into priceable designs
- Estimation
 - Engage professional construction estimator to price designs

8

Fundraising & Implementation

- Planning project will provide documentation necessary to raise funds for construction.
- Potential sources of construction funds:
 - CPC
 - Mass Cultural Council Cultural Facilities Funds
 - Equity- or income-backed funding (deed amendment needed to secure ownership).
 - Capital campaign focused on NAC donors.

New Art Center

CPC Preservation Planning Proposal

Project Budget

Systems Replacement Plan (Completed 2010)	\$ 8,512
Detailed Envelope Survey (Completed 2014)	\$ 8,909
<hr/>	
Existing Conditions Survey	\$ 6,000
Needs Assessment	\$ 6,000
Feasibility Study	\$ 2,500
<hr/>	
Purchasing requirements research	\$ 500
Selection process for designer/architect services	\$ 2,300
Selection process for estimator services	\$ 500
<hr/>	
Conceptual Design:	
dependent on needs assessment, completed by hired architect	\$25,000
Schematic Design Development, architectural & engineering fees for architect & consultants	\$45,000
<hr/>	
Construction estimation	\$ 4,000
<hr/>	
Project Management support services	\$ 2,500
Contingency @ 3% (based on subtotal of \$111,721)	\$ 3,352
TOTAL USES	\$115,073

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

City of Newton



Setti D. Warren
Mayor

PRE-PROPOSAL

PROPOSAL

Last updated December 2014.

(For staff use)
date rec'd:

Rec'd 5 pm, 30
September 2015

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

Community Preservation Program Manager,
City of Newton Planning & Development Department, 1000 Commonwealth Ave., Newton, MA 02459
aingerson@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	New Art Center – Preservation Planning			
Project LOCATION	New Art Center in Newton, 61 Washington Park, Newtonville, MA 02460			
Project CONTACTS	Name & title or organization	Email	Phone	Mailing address
Project Manager	Dan Elias, Executive Director, New Art Center	dan@newartcenter.org	617-964-3424	61 Washington Park, Newtonville, MA 02460
Project FUNDING	A. CPA funds requested: \$72,652	B. Other funds to be used: \$42,421	C. Total project cost (A+B): \$115,073	
Project SUMMARY	Summarize the project's main tasks, components or features, and why you believe it is eligible for CPA funds. You may provide more information in attachments, but your SUMMARY MUST FIT IN THE SPACE BELOW.			
<p>The New Art Center is requesting a grant to help fund a planning process for preservation and rehabilitation of our historic building at 61 Washington Park. The existing building, while in need of work, is what binds us to our community, offering a warm and unique space centrally located in a supportive neighborhood. We see great potential for improving and growing our organization, as the supporting documents will show, in our current space. The proposed planning process will result in a set of schematic designs with which the NAC will estimate costs and solicit contractor bids. With these documents in hand, we will be able to approach Newton's CPC, the MA CFF, private foundations and individuals with studied and fact-based data for what will be an extensive capital campaign and long-overdue renovation of our building. We understand that if the CPC awards us a grant for this planning process that it is in no way committing to fund any portion of the larger building project expected to follow. Upon completion of the planning, and with a clear and realistic building budget in hand, we will launch a capital campaign fundraising effort. We are in the soft phase of our fundraising efforts, and have several interested funders, good prospects and \$150,000 committed to date.</p> <p>With MCC funding, we have completed a Systems Replacement Plan and other repairs to the building: switching from oil to gas heat, replacing leaky, inefficient windows, installing an accessible bathroom and repairing the ramp on the front entrance of the building. This proposal builds on those critical upgrades to make the building safe, efficient, accessible and ready to serve all our patrons. Earlier this year we conducted a building envelope assessment with private funding. We have postponed repairs based on these findings until a more thorough planning process is complete, due in large part to feedback we received from the Mass Cultural Council that our argument for funding this work would be more successful as part of a more informed long-term plan.</p> <p>As a first step, the NAC has hired (with its own funds) Technical Development Corporation (TDC) to create a strategic plan for the organization to include goals for the facility, which will in turn inform the existing conditions survey, needs assessment and ultimate design project, should we receive CPC planning funds. We have attached the status of this strategic planning process to-date.</p> <p>The resulting assessments from this planning process will determine our building's condition, problems, zoning issues and City of Newton and historical rehabilitation requirements as well as an ADA review and a cost analysis of the necessary work. Conceptual and schematic design phases are the bulk of the costs, as an architect and associated specialists develop and refine designs to insure that the project can be achieved. A feasibility analysis will act as a check on our design ambitions.</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		New Art Center – Preservation Planning	
USE of CPA FUNDS		HISTORIC RESOURCES	
Check all that apply:		preserve ✓	rehabilitate/ restore ✓
COMMUNITY NEEDS	Provide a brief quote and citation (plan title, year, page number) showing how this project meets needs already recognized in at least 2 community-wide plans with links under Guidelines & Forms on www.newtonma.gov/cpa . You may also list other community benefits not mentioned in any plan.		
<p>The proposed planning process for preservation and rehabilitation of the New Art Center building at 61 Washington Park, Newtonville, serves community needs as outlined by the following citations, making it very clear that our goal of using and sustaining an existing structure and adapting it for current use fit well into the City's <i>Comprehensive Plan</i> and the <i>Newton Historic Preservation Design Guidelines</i>:</p> <p><u><i>Adaptive reuse of historic buildings</i></u>: <i>Comprehensive Plan, 2007, page 9-8</i>: "Recycling "used buildings" and "used land" is critical for achieving the sustainability and smart growth goals articulated for Newton in this Plan. Historic buildings and landscapes are already used throughout the City for affordable housing, economic development, and recreation. Ironically, many of these uses are not recognized as historic preservation or adaptive reuse, perhaps because these projects depend less on preservation regulations and review than on proactive planning and voluntary actions by property owners, buyers, tenants, developers, and nonprofit organizations, who have quietly chosen to treat history as a valuable economic and environmental asset."</p> <p><u><i>Sustainability</i></u>: <i>Newton Historic Preservation Design Guidelines</i>: Sustainability, page 1: "The preservation of historic buildings and sites plays a key role in the protection of cultural resources and community character, promoting social sustainability."</p> <p><i>Newton Historic Preservation Design Guidelines</i>: Sustainability, page 2: "An added benefit to historic buildings is that they are intrinsically "green" with substantially lower environmental impact than new construction. Since historic buildings and structures already exist, the energy required to fabricate the lumber, bricks and details was expended in the past. New construction often includes demolition of existing buildings, with construction waste filling approximately 25% to 30% of landfills, in addition to waste associated with the fabrication of new construction materials. The most appropriate materials for the majority of preservation projects are often historic materials that are more sustainable than non-biodegradable manufactured products such as vinyl and plastics."</p> <p><i>Heritage Landscapes Report for Newton</i>: Village Centers and their Defining Features, p. 17: "During the HLI meetings, there was strong sentiment that the villages remain as the core of Newton's character and that all villages should be considered heritage landscapes. Each is valued for its small human scale, although each has a mix of residential and commercial properties." And "Most neighborhoods, ... are an amalgamation of architectural styles reflecting all periods of their history. This "evolving" character is an important feature to Newton residents who state that they are concerned about substantial changes that obliterate neighborhood character."</p>			
COMMUNITY CONTACTS	List 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
	Emily Norton, Alderman, Ward 2	emily@emilynorton.org	617-795-0362
	Claire Sokoloff, former chair, Newton School Committee	clasok@aol.com	617-527-2219
	Lisa Monahan, Chair of NAC Board, trained architect	lisa@lisamonahan.com	617-964-4723
			Mailing address
			58 Prescott Street, Newton, MA
			41 Oxford Road, Newton Centre, MA 02459
			1105 Walnut St., Newton, MA 02461
NON-CPA FUNDING	Source of Funds	Amount	Status of Funding (requested, expected, confirmed)
	Private donors	\$38,421	Expended or Confirmed
	Mass. Cultural Council	\$ 4,000	Expended

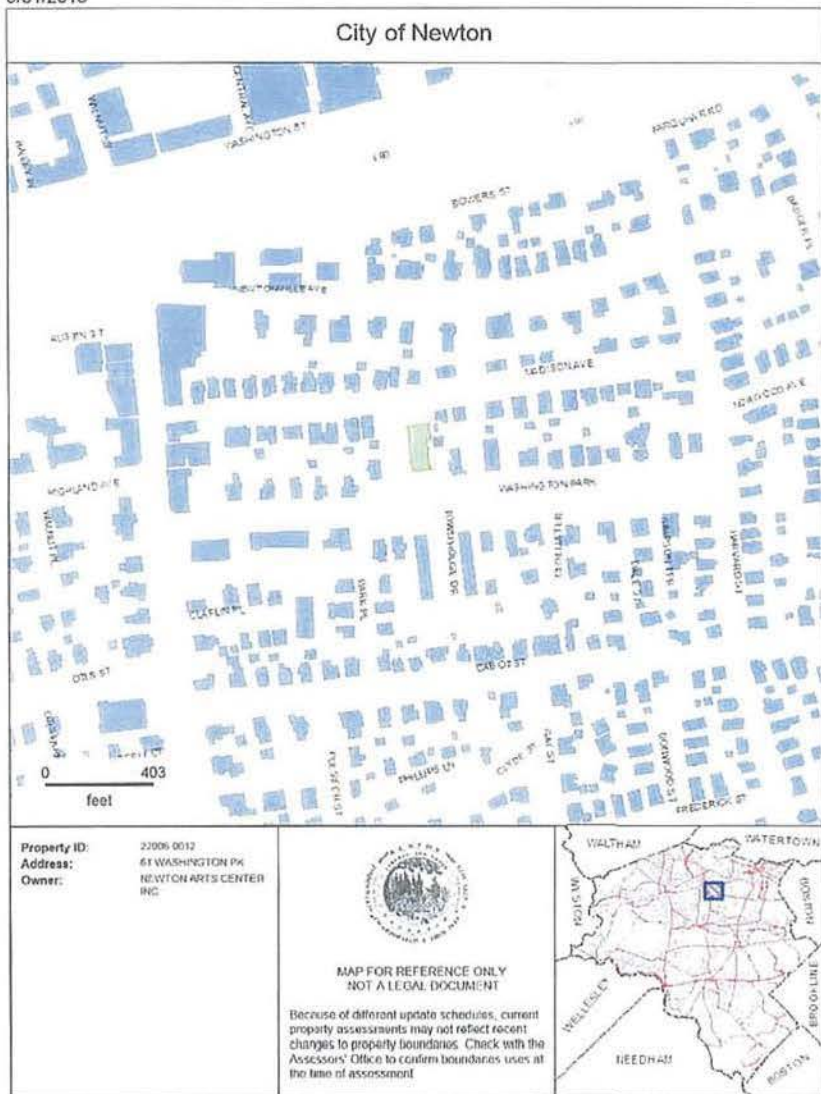
You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.
Full proposals must include separate, detailed budgets in addition to this page.

Project TITLE	New Art Center – Preservation Planning	
SUMMARY CAPITAL/DEVELOPMENT BUDGET		
Uses of Funds		
Systems Replacement Plan (Completed 2010)		\$ 8,512
Detailed Envelope Survey (Completed 2014)		\$ 8,909
Existing Conditions Survey		\$ 6,000
Needs Assessment		\$ 6,000
Feasibility Study		\$ 2,500
Purchasing requirements research		\$ 500
Selection process for designer/architect services		\$ 2,300
Selection process for estimator services		\$ 500
Conceptual Design: dependent on needs assessment, completed by hired architect		\$25,000
Schematic Design Development, architectural & engineering fees for hired architect & consultants		\$45,000
Construction estimation		\$ 4,000
Project Management support services		\$ 2,500
Contingency @ 3% (based on subtotal of \$111,721)		\$ 3,352
D. TOTAL USES (should equal C. on page 1 and E. below)		\$115,073
Sources of Funds		
CPC (Requested)		\$72,652
Massachusetts Cultural Council Cultural Facilities Fund (Expended)		\$4,000
New Art Center Private donors (Expended)		\$13,421
New Art Center private donor (Confirmed)		\$25,000
E. TOTAL SOURCES (should equal D. above)		\$115,073
SUMMARY ANNUAL OPERATIONS & MAINTENANCE BUDGET (cannot use CPA funds)		
Uses of Funds		
Janitorial Expense		\$15,500
Building and Liability Insurance		\$15,500
Repairs and maintenance		\$27,000
Building supplies		\$ 1,500
F. TOTAL ANNUAL COST (should equal G. below)		\$59,000
Sources of Funds		
Earned annual revenue of \$820,000 from classes		\$59,000
G. TOTAL ANNUAL FUNDING (should equal F. above)		\$59,000
Project TIMELINE	Phase or Task	Season & Year
	Existing conditions survey and needs assessment	Dec – Jan 2015-2016
	Feasibility study and purchasing requirements research	Jan 2016
	Completing procurement for designer/architect services	March 2016
	Conceptual design	April – Jul 2016
	Schematic design development and Construction Estimation	Jun – Aug 2016

Project TITLE		New Art Center – Preservation Planning	
↓ Check off submitted attachments here. **Attachment numbers in check-boxes**			
REQUIRED	Att 1	PHOTOS	of existing site or resource conditions (2-3 photos may be enough)
	Att 1	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			
detailed budget attachments REQUIRED	Att 2	development pro forma/capital budget AND timeline: 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) All budget information included on page 3 of proposal form; additional narrative provided.	
	Att 3	operating/maintenance budget, projected separately for each of the next 10 years (CPA funds may not be used for operations or maintenance)	
	Att 4	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	
	Att 5	purchasing of goods & services: briefly summarize sponsor’s understanding of applicable state statutes and City policies	
SPONSOR FINANCES & QUALIFICATIONS			
REQUIRED	Att 6	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.)	
	Att 7	for project manager: relevant training & track record of managing similar projects	
OPTIONAL	Att 8	LETTERS of SUPPORT	from Newton residents, organizations, or businesses
REQUIRED	Att 9	HISTORIC SIGNIFICANCE	For all historic resources projects, see separate instructions for 3 attachments analyzing historic significance and significant features, and showing how project meets national preservation standards
SITE CONTROL, VALUE & DEED RESTRICTIONS			
REQUIRED	Att 10	deed (confirming proposal sponsor’s control of site)	
	Att 5	owner’s agreement to a permanent deed restriction for historic preservation	
ADDITIONAL ATTACHMENTS			
OPTIONAL	Att 11	Systems Replacement Plan (SRP) and Envelope Analysis (2010, Funded by Massachusetts Cultural Council grant)	
	Att 12	Current Strategic Planning Process Status	

Attachments outlined in red above are available on the CPC's webpage for this project, but have been omitted from the materials accompanying the CPC recommendation to the Board of Aldermen. The project webpage is:
www.newtonma.gov/gov/planning/cpa/projects/new_art_ctr.asp

5/31/2013



New Art Center Accessibility and Preservation Pre-Proposal to Newton Community Preservation Committee – Photos

31 May 2013
page 1 of 11



Figure 1: Exterior of Main Gallery's stained glass windows



Figure 2: Exterior of ELVAS studio architectural detail

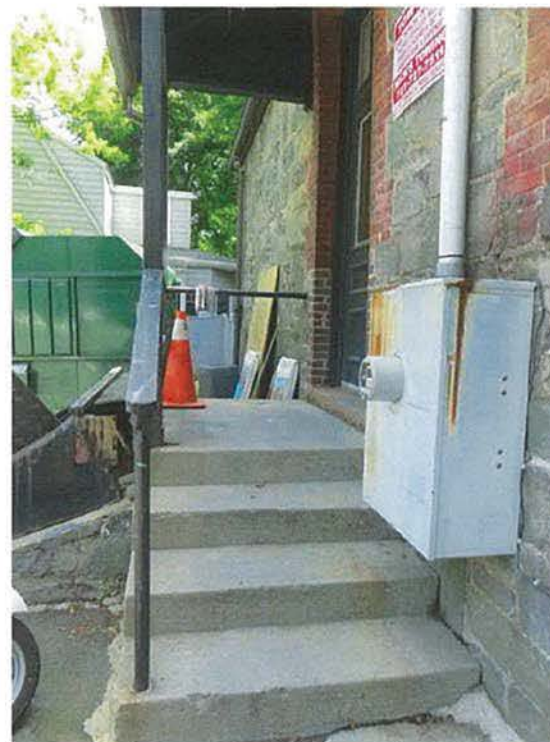


Figure 3: ELVAS studio is not handicapped accessible



Figure 4: Lower studios are not handicapped accessible



Figure 5: Main Gallery interior, floors in need of repair

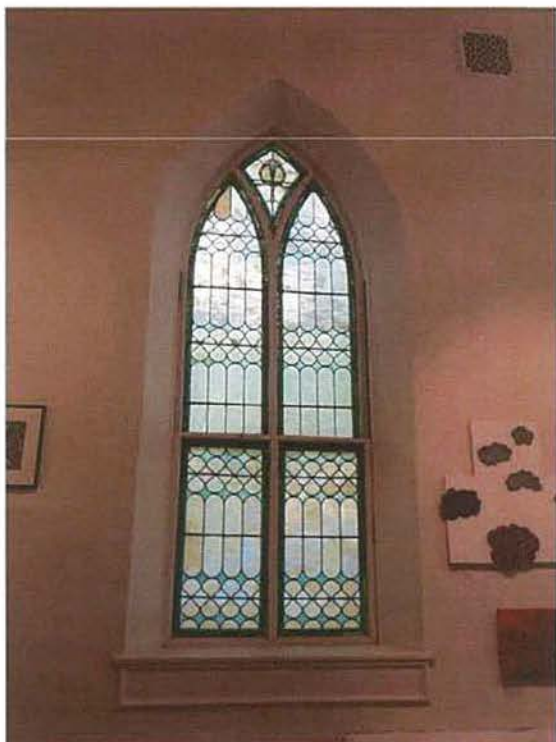


Figure 6: Interior of Main Gallery's stained glass windows



Figure 7: Stained glass in ELVAS studio



Figure 8: Lower studio interior



Figure 9: Driveway which needs to be repaved



Figure 10: Porch outside of Main Gallery



Figure 11: Exterior of Main Gallery and tower

New Art Center
Supplemental Materials to the CPC, Attachment 2
October 1, 2015

Project Budget Narrative AND timeline

This narrative refers to the budget summary on page 3 of the proposal form. That page includes all available budget information, so no separate budget attachment has been provided. The following is an explanation of each item, along with the expected timeline for each item.

Systems Replacement Plan: Completed in 2010, please see attachment 11 of this proposal.

Detailed Envelope Survey: Completed in 2014, please see attachment 11 of this proposal.

To Be Completed December 2015 – January 2016:

Existing Conditions Survey: Look at each element of the building and the property it sits on to compile an inventory of the observed condition. A room-by-room walk through would be completed, looking at building systems, in-place construction and its condition.

Needs Assessment: Review the findings of the existing conditions survey and prioritize the conditions for life safety, code compliance, and efficient building operation. Review the goals and how the existing condition needs to be addressed to accomplish them. This would include the physical condition and any regulatory constraints.

To Be Completed January, 2016:

Feasibility Study: Using the information obtained from the existing conditions survey and review of goals, make determinations about the success of accomplishing the noted goal(s). Factors to be examined in addition the physical building are zoning, historical limitations and budget constraints.

Purchasing Requirements Research: Review the City of Newton requirements for purchasing goods and services when municipal funds are used in a design and construction project.

To Be Completed March 2016:

Selection Process for designer, architect and estimator: Prepare a request for proposals from each of the above noted professionals to provide a specific set of documents necessary to complete the planning process. Steps would be: complete the written RFP; advertise the request, respond to any questions related to the request; hold a pre-bid meeting to review the building with respondents; receive bid proposals, analyze, rank and set up interviews with selected respondents; choose final vendors; execute contracts.

To Be Completed April – June 2016:

Conceptual Design: Work with the selected designer/architect to lay out the desired goals and address any code issues.

To Be Completed June – August 2016:

Schematic Design: Refine the concepts to ensure the building and the budget can support them. Ensure what is shown can be built physically as well as financially. The architect will provide some in-house budget analysis. Secure a third party independent estimator.

Construction Estimation: Prepare an independent estimation of project costs to confirm the desired goals as detailed can be supported by the project budget or use the information to establish and refine a budget.

New Art Center Facilities and Utilities Expense projections, 2016-2025

Expense	2016 [1]	%+/-	2017	%+/-	2018	%+/-	2019 [2]	%+/-	2020 [3]	%+/-	2021	%+/-	2022	%+/-	2023	%+/-	2024	%+/-	2025
Expense																			
6300 - Facilities Expense																			
6310 - Janitorial Expense	16,500.00	0.0	16,500.00	0.00	16,500.00	20.00	19,800.00	0.00	19,800.00	0.00	19,800.00	0.00	19,800.00	0.00	19,800.00	0.00	19,800.00	0.00	19,800.00
6320 - Building & Liability Insurance	15,600.00	5.0	16,380.00	5.00	17,199.00	7.00	18,402.93	5.00	19,323.08	5.00	20,289.23	5.00	21,303.69	5.00	22,368.88	5.00	23,487.32	5.00	24,661.69
6330 - Repairs & Maintenance	20,000.00	3.0	20,600.00	3.00	21,218.00	-50.00	10,609.00	3.00	10,927.27	3.00	11,255.09	3.00	11,592.74	3.00	11,940.52	3.00	12,298.74	3.00	12,667.70
6340 - Building Supplies	4,300.00	3.0	4,429.00	3.00	4,561.87	10.00	5,018.06	3.00	5,168.60	3.00	5,323.66	3.00	5,483.37	3.00	5,647.87	3.00	5,817.30	3.00	5,991.82
6350 - Facilities License & Permits	100.00	0.0	100.00	0.00	100.00	0.00	100.00	0.00	100.00	0.00	100.00	0.00	100.00	0.00	100.00	0.00	100.00	0.00	100.00
6360 - Offsite Storage	1,320.00	0.0	1,320.00	0.00	1,320.00	-100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sub-total of Facilities Expense	57,820.00	3%	59,329.00	3%	60,898.87	-11%	53,929.99	3%	55,318.95	3%	56,767.98	3%	58,279.80	3%	59,857.27	3%	61,503.36	3%	63,221.21
6370 - DepExp - CA	45,000.00	-3.0	43,650.00	-3.00	42,340.50	100.00	84,681.00	-3.00	82,140.57	-3.00	79,676.35	-3.00	77,286.06	-3.00	74,967.48	-3.00	72,718.46	-3.00	70,536.90
Total 6300 - Facilities Expense	102,820.00	0%	102,979.00	0%	103,239.37	34%	138,610.99	-1%	137,459.52	-1%	136,444.33	-1%	135,565.86	-1%	134,824.75	0%	134,221.82	0%	133,758.11
6400 - Utilities Expense																			
6410 - Electricity	9,100.00	6.0	9,646.00	6.00	10,224.76	-10.00	9,202.28	6.00	9,754.42	6.00	10,339.69	6.00	10,960.07	6.00	11,617.67	6.00	12,314.73	6.00	13,053.62
6430 - Telephone	4,100.00	3.0	4,223.00	3.00	4,349.69	3.00	4,480.18	3.00	4,614.59	3.00	4,753.02	3.00	4,895.61	3.00	5,042.48	3.00	5,193.76	3.00	5,349.57
6440 - Water/Sewer	2,500.00	3.0	2,575.00	3.00	2,652.25	3.00	2,731.82	3.00	2,813.77	3.00	2,898.19	3.00	2,985.13	3.00	3,074.68	3.00	3,166.93	3.00	3,261.93
6450 - Gas Expense	8,200.00	6.0	8,692.00	6.00	9,213.52	-30.00	6,449.46	6.00	6,836.43	6.00	7,246.62	6.00	7,681.41	6.00	8,142.30	6.00	8,630.64	6.00	9,148.69
Total 6400 - Utilities Expense	23,900.00	5%	25,136.00	5%	26,440.22	-14%	22,863.75	5%	24,019.21	5%	25,237.51	5%	26,522.23	5%	27,877.14	5%	29,306.25	5%	30,813.81
Total Expense	126,720.00	1%	128,115.00	1%	129,679.59	25%	161,474.73	0%	161,478.73	0%	161,681.84	0%	162,088.09	0%	162,701.89	1%	163,528.07	1%	164,571.92 [4]

30% Increase over 2016

NOTES:

- 1) Per FY 2016 budget
- 2) Assumes building project completed in 2019. Repairs & maintenance costs drop, depreciation goes up, offsite storage ceases. Building becomes more efficient for gas & electricity, and requires higher standard of cleaning.
- 3) After renovation, costs revert to climbing as previously.
- 4) After 20 years' increases, total is still well within NAC's capacity to fund through tuitions.

NB: Since the present proposal is for planning and needs analysis, the scope and nature of renovations have not yet been determined. The increase in depreciation expense assumes a cost of renovations equal to the present asset value of the building.



September 29, 2015

Alice Ingerson
Community Preservation Project Manager
Department of Planning
City of Newton
1000 Commonwealth Avenue
Newton, MA 02460

To the Committee,

Regarding funding for our planning project to preserve our building at 61 Washington Park, we have a 5-year verbal commitment at \$25,000. per year to use for institutional priorities from a donor who wishes to remain anonymous. We have committed her gift for 2016 calendar year to funding our portion of the present proposal.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Elias'. The signature is fluid and cursive, with a large loop at the beginning and a long tail extending to the right.

Dan Elias
Executive Director



September 23, 2015

Alice Ingerson
Community Preservation Program Manager
City of Newton Planning & Development Department,
1000 Commonwealth Ave.,
Newton, MA 02459

Regarding the New Art Center in Newton Inc. Preservation Planning grant proposal:

To the Community Preservation Program Committee,

In the event that the Newton CPC funds construction or alteration of the New Art Center building at 61 Washington Park, the New Art Center Board of Governors is ready and willing to enter into a permanent deed restriction for historical preservation.

Furthermore, the New Art Center understands that, should we receive City of Newton funds through the CPC, we will be required to comply with City policies and state statutes when procuring goods or services with those funds.

Sincerely,

A handwritten signature in black ink, appearing to read 'Daniel Elias', with a long horizontal flourish extending to the right.

Daniel Elias
Executive Director

A handwritten signature in black ink, appearing to read 'Lisa Monahan', with a long horizontal flourish extending to the right.

Lisa Monahan
President, Board of Governors

New Art Center
Supplemental Material to the CPC
October 1, 2015

ELIGIBILITY STATEMENTS OF LEAD PERSONNEL

Dan Elias, CPC Program Manager

As Executive Director and coordinator of the board's building committee, Dan Elias will oversee all aspects of this project including fund-raising, staff supervision, maintaining and enforcing the budget and final oversight of the required contractors, with the support of the building committee and construction manager. Dan has managed several similar planning and construction projects in the past, including the Center's Massachusetts Cultural Council Capital Facilities Fund's grant for Accessibility and Energy Efficiency. Dan was Director of Grants Management for the Peabody Essex Museum, has a Master's degree from Harvard University in Museum Studies with a focus on management and administration, and has owned and managed two businesses. He has work experience as a builder and craftsman in woodworking, ironworking, construction and painting.

Diana Bailey, Building Committee Chair

Diana will be our resident architectural expert and advisor to Dan on the planning process. Since winning, upon graduation, the prize from the Harvard Graduate School of Design for Excellence in the Study of Architecture, Diana has worked for over 35 years working as an architect doing different types of work, ranging from designing the Harvard Red Line T station, to low income housing, to designing houses and extensive interior renovations, the latter two of which are her current foci. Her experience in collaborating with vendors and managing construction projects, and understanding the details of all of these projects will be vital to efficient, high quality outcomes.

1. Analysis of Historical Significance

(Adapted from the Andover-Harvard Theological Library database and Samuel Francis Smith's *History of Newton, Massachusetts, Town and City, from its Earliest Settlement to the Present Time, 1630-1880, 1880*)

61 Washington Park was built as Newton's first Universalist church. The Newton Universalist Society was organized in April 1871, holding its first meeting in the small hall over Williams' Drug Store, in Newtonville Square. The Society voted in July 1872 to purchase land on the newly-established Washington Park for the erection of a church building. The cornerstone was laid on October 22, 1872, and the Newtonville Universalist Church—built at a cost of about \$20,000—was dedicated on June 26, 1873. It was one of four churches built in Newtonville in the late 1800s, the village's first period of major growth.

In 1932 the land and building were sold to Newton Women's Club. In 1962 the land and building were sold to the City of Newton which leased it to Newton Junior College. Newton Junior College was operated through the Newton Public Schools. It was founded in 1946 in order to allow returning veterans to continue their education but closed in 1976 due to increasing costs. In 1976, the City sold the building to Newton Cultural Affairs, Inc. so that the space could be used as an arts center.

2. Description of Historically Significant Features

(Adapted from the National Register of Historic Places)

The Universalist Church at 61 Washington Park, now home to the New Art Center, is the only non-residential structure in the National Register district. This 1½-story, three-bay, Gothic Revival stone building is also the largest in the district, with its rear elevation fronting Madison Avenue. Distinctive architectural details include large, pointed-arched windows filled in ornamental stained glass; an arched front door; and a front-gable, slate-shingled roof. The roof features bands of polychrome, hexagonal slates that form a decorative pattern.

The right bay features the lower half of the church tower, which holds the primary entranceway to the building and was the base for the original belfry and steeple. Two narrow lancet windows are positioned directly above this entranceway on the facade of the tower, which has a decorative metal cornice with diamond-shaped details.

The west elevation features a covered side entrance, which has a hipped, slate-shingle roof, supported by six wooden posts leading to a pair of paneled wooden doors. This elevation also has a three-pointed arch, stained glass sash windows (mimicked on the east elevation), and a metal handrail leading down to an additional side entrance. The middle and rear bays were added sometime before 1895. The middle bay on the west elevation has a Tudor-arched side entrance with metal doors and transom and a small, double-hung, sash window with a quoin-patterned brick casing. A small gabled dormer sits in the center of the roof. On the east side, this bay features a hipped dormer above a trio of tall, narrow, double-hung sash windows set into patterned, brick casing. The rear bay on the west elevation reveals one side of the large, gable-on-hip roof that connects to the main building, with the small, pedimented gable having board-and-batten siding and a boxed vent. A smaller half-hipped roof is set into the larger roof directly below the gable, covering a trio of 12-paned, fixed-sash windows with stained glass and thick stone sills. Below each of these windows is a set of six decorative terra-cotta tiles with sunburst-patterned ornamentation. The rear bay on the east elevation has the same detailing as on the west.

The rear (north) side of the building is dominated by the steeply-pitched, gable-on-hip roof, and has a 1/1 double-hung sash window and four 2/2 double-hung sash windows, all with quoin-patterned brick casings. A rear entranceway with concrete steps and a shed roof was added in 1932, extending the

New Art Center Accessibility and Preservation Pre-Proposal 31 May 2013, rev. 10 June 2013
to Newton Community Preservation Committee – Historic Resources Attachments p. 2 of 3

existing bulkhead that covers the stairway to the basement. The entrance features a paneled wood door with a six-paned transom, and the same quoin-patterned casing found on the building's sash windows.

The building suffered a major alteration in 1938, when the wooden belfry and steeple were destroyed by the devastating Hurricane of 1938. More recent alterations have been few and have been achieved with concern for preservation of the building's historic character. A wooden ramp and metal handrail were added in 1980 to allow access to the Main Gallery for visitors who use wheelchairs and walkers. Repairs to roofs have maintained the original slate, and replacement gutters and downspouts (installed in 2009) are copper.

3. Summary and Justification of Proposed Treatment

The proposed improvements to the New Art Center at 61 Washington Park fall in the categories of **rehabilitation and preservation**. The decision to embark on this process, and to request planning funds from the Newton CPC, comes out of the long-standing need for rehabilitation of our building, feedback we have received from the Mass Cultural Council that our application for funding major construction would be looked upon more favorably if it were part of a better-informed, long-term plan, and the work that has been done piecemeal, as we have been able to afford each project. The most responsible and fiscally feasible approach to complete the majority of the rehabilitation at this point is to begin with a thorough and detailed existing conditions survey and needs assessment. These surveys, along with the ensuing conceptual and schematic designs, will enable us to have a clear grasp of the full scope of work and feasibility of a major construction project. We have ideas of what the needs will be, and have listed below some of the items that will most likely come up, but without conducting a full planning process as outlined in this proposal, we will not have a clear idea of all that a project such as this will entail, resulting in unforeseen and untenable issues and associated costs. We are very excited to begin and look forward to working with the CPC.

The New Art Center serves 2,500 students and 4,500 visitors each year, yet much of the building remains inaccessible to visitors with disabilities. Only the Main Gallery is accessible via ramp, and we have installed an accessible bathroom on the Main Gallery level. Our goal is to make the entire building accessible. We also hope to make much-needed capital improvements to preserve the building's historic character, including preserving the Main Gallery's original stained glass windows and repairing the roof. These are comprehensive and long-term changes that will modernize the building, make it more sustainable and increase its ability to serve the needs of the community while also being able to reach a broader audience.

This proposal is specifically to attain funds to plan our approach to the rehabilitation of our building in a careful and considered way. Some of the upgrades to the building that we anticipate will be made apparent are:

- Repair roof, building tower, porch and other portions of building's exterior
- Upgrade HVAC systems in galleries and studios
- Install elevator from Main Gallery to downstairs studios
- Repave driveway to direct water away from building
- Create barrier-free access to large art studio and main office
- Re-plan existing kitchen to install barrier-free restroom
- Restore or replace inefficient, leaking windows in large art studio
- Preserve stained glass windows in Main Gallery
- Restore floor in Main Gallery
- Renovate basement studios
- Create barrier-free access to ceramics studio

New Art Center Accessibility and Preservation Pre-Proposal 31 May 2013, rev. 10 June 2013
to Newton Community Preservation Committee – Historic Resources Attachments p. 3 of 3

Along with our neighbors on Washington Park, we believe the New Art Center's use of the historic building at 61 Washington Park has been good for historic preservation. While the evolution of the building to the art center necessitated many changes to the building's interior, it did allow the building's most important interior space, the former church nave, to remain intact—not carved into numerous rooms on multiple stories, as with former churches converted into residential or commercial space. Moreover, the building's architecturally significant exterior has been preserved as carefully as possible (with further restoration work planned as funds can be found), and the building remains a largely unspoiled example of Victorian Gothic Revival architecture.

The New Art Center remains committed to the 61 Washington Park location. The building is an integral part of the organization's identity as a community art center. By making the building accessible to a diverse population, we will ensure the continued usability of this historic property. We hope the planning process and rehabilitation to follow, accomplished with care and respect for the building's history, will adapt the building at 61 Washington Park for use by students and visitors of all abilities in the decades to come.

Law Offices
of
Tammy L. Arcuri

132 Charles Street, Suite 202
Newton, MA 02466

Phone: 617- 964-0068
Fax: 617- 964-1377

December 3, 2015

ALSO ADMITTED IN CALIFORNIA

Via Email: Kdean@newtonma.gov
Via Email: jross@newtonma.gov

City of Newton
City Clerk's Office
Attn: Ms. Karyn Dean
City Solicitor's Office
Attn: Ms. Julie Ross, Attorney
Board of Aldermen
1000 Commonwealth Avenue
Newton, MA 02459

**Re: Withdrawal of #196-15 Tammy Arcuri et.al.
Petition to rezone land Sections 41 Block 6 Lots, 11, 12 and 13 1B**

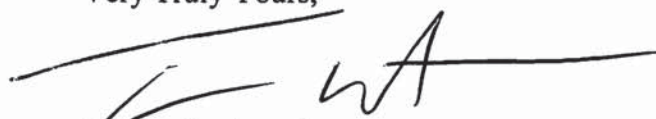
Dear City Clerk, City Solicitor and Board of Aldermen:

Please be advised that all the canoes and kayaks previously stored on the premises at 132 Charles Street, Auburndale, MA have been totally removed.

Accordingly, the petition #196-15 requesting a change of zoning as referenced above is hereby withdrawn by the Petitioner.

Thank you.

Very Truly Yours,



Tammy L. Arcuri