

Nathaniel Allen Centre for Arts & Culture

Adaptive Reuse Final Phase (Phase 3)
CPC Presentation, December 11, 2018

Allen House c.1800s



Allen House Exterior 2018



Allen House Barn, Pre-construction



Site Plan



Basement Plan



LEGEND:

- OPEN PUBLIC SPACES
- OPEN PUBLIC LOBBIES
- PRIVATE OFFICE SPACES
- BLACK BOX THEATER
- BLACK BOX THEATER (SUPPORT SPACES)
- NOT OPEN TO PUBLIC

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**Phase Two-
Nathaniel Allen
House**
35 Webster Street
Newton, MA 02455

Revision	Description

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Project No.	105
File	105CWDGProp Plan
X-Ref	
Date Issued	12-11-17
Drawn By	PH
Checked By	DL

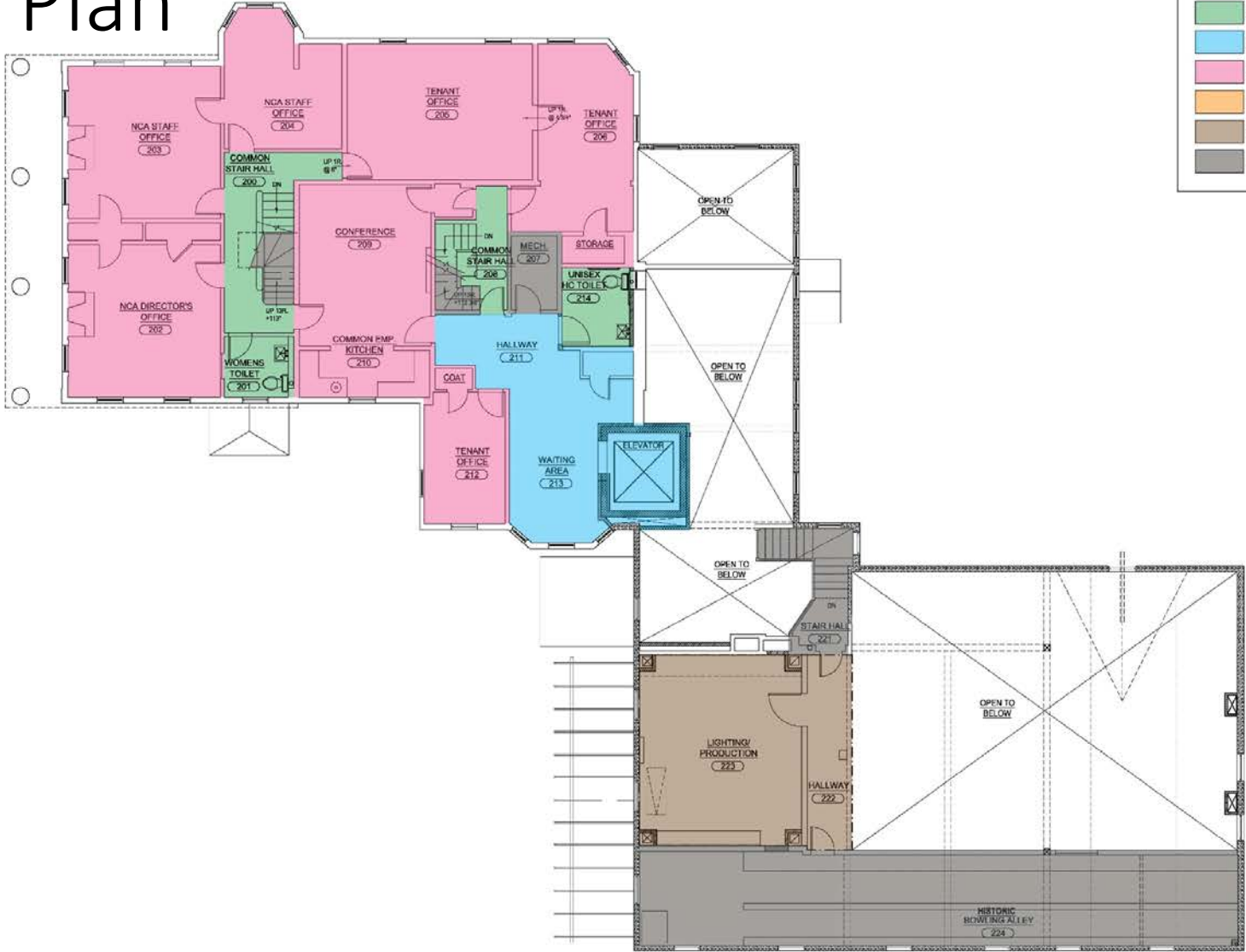


Sheet 11.2
**PROPOSED BASEMENT
PLAN**

A1.0

PROPOSED BASEMENT PLAN (4928.32 S.F.)
SCALE: 3/16" = 1'-0"

Second Floor Plan



LEGEND:

- OPEN PUBLIC SPACES
- OPEN PUBLIC LOBBIES
- PRIVATE OFFICE SPACES
- BLACK BOX THEATER
- BLACK BOX THEATER (SUPPORT SPACES)
- NOT OPEN TO PUBLIC

**Phase Two-
 Nathaniel Allen
 House**
 35 Webster Street
 Newton, MA 02460

Revision	Description

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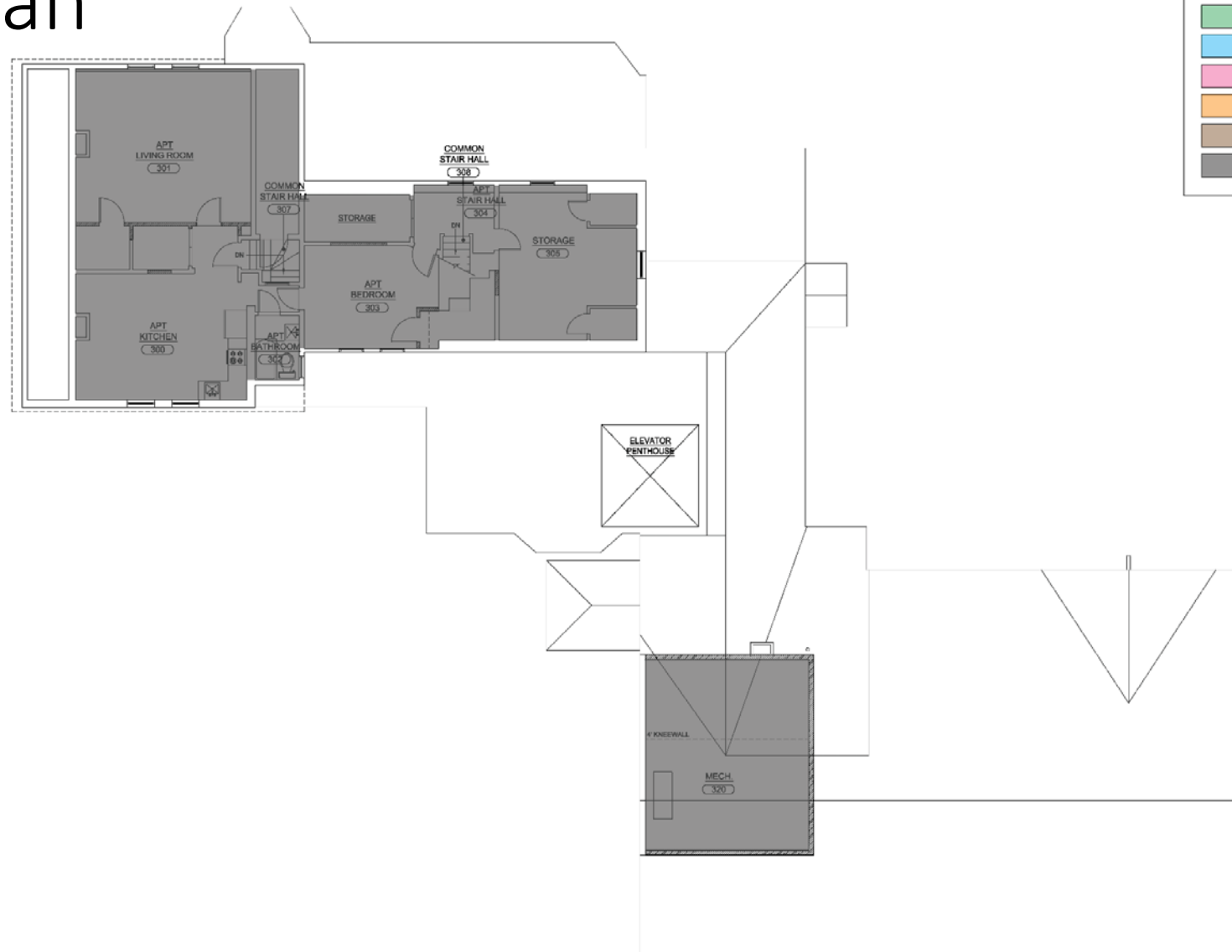
Project No.	W05
File	W05DWGProp Plan
X-File	
Date Issued	10-15-17
Drawn By	PH
Checked By	DL



Scale 1/4" = 1'-0"
**PROPOSED SECOND
 FLOOR PLAN**

PROPOSED SECOND FLOOR PLAN- (4600.35 S.F.- EXCLUDING OPEN AREA)
 SCALE: 3/8" = 1'-0"

Third Floor Plan



- LEGEND:**
- OPEN PUBLIC SPACES
 - OPEN PUBLIC LOBBIES
 - PRIVATE OFFICE SPACES
 - BLACK BOX THEATER
 - BLACK BOX THEATER (SUPPORT SPACES)
 - NOT OPEN TO PUBLIC

Number	Description

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Project No.	W05
File	W05DWGProp Plan
X-Date	
Date Issued	12-11-17
Drawn By	PH
Checked By	DL



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**PROPOSED THIRD
 FLOOR PLAN**

Project Timeline

Phase or Task

Season & Year

Reviews/approvals (City historical, zoning, site plan, MA access board) & working

12/2012 - 2014

PHASE I: bidding, construction for public access, safety improvements

PHASE II:

CPC & City Council process, contractor bidding, renovation to prepare for Jr.

Winter/Spring 2016

Junior League renovation/house décor and Show House

Spring 2016

Interior and Exterior Demolition (incl. structural bracing)

Late summer/Fall 2016

First office tenants move in

August 2016

Exterior restoration on house - roofs, carpentry, windows, paint

2016 - 2017

PHASE III: Part I

Fall 2018

Structural excavation, utilities, exterior repairs and begin interiors

Interior Repairs and elevator shaft

Winter 2019

Complete restoration on barn - exterior work - carpentry, gutters, paint

Spring 2019

PHASE III: Part 2

Summer 2019

Elevator installation, interior barn finishes and geo-thermal installation

Summer 2019

Exterior paving, Landscaping, grounds

Final inspections and launch community programming

Fall 2019

Development Budget - Uses of Funds

Acquisition (11/12) purchase price + closing costs	\$325,000
Phase I: (12/13 - 4/14/16) design & construction, legal fees, utilities, maintenance	\$810,000
Phase II (4/15/16 - 6/17) Prepare Junior League and for office tenants, public use	
Hard costs	\$685,000
Soft costs	\$280,000
Phase III - (7/17 - 10/19)	
Hard costs - site, construction	\$3,500,000
Soft costs - architect, engineers, legal	\$400,000
Contingency	\$300,000
Soft cost - interest on construction loan	\$100,000
Overall project costs	\$250,000
Finance expense	\$250,000
Developer fee, management, staff	\$850,000
TOTAL USES	\$7,500,000

Development Budget - Sources of Funds

Source	Status (requested, expected, confirmed)	
Acquisition & Phase I		
CPA funding	Received (appropriated October 2014)	\$300,000
Village Bank	Received - Line of credit	\$750,000
NCA Donations/foundation	Received before 2/1/2016	\$550,000
Phases II and III		
CPA funding	Granted Spring 2016	\$2,000,000
MA Historic Tax Credits	Net amount at .90/\$1 of \$950K Allocated – not yet used	\$855,000
Mass Cultural Council CFF Grant	Spring 2016	\$270,000
MA Historic Tax Credits	2018 & 2019, add'l applications - \$150K gross. .90/\$1 net	\$135,000
Federal Historic Tax Credits	Approved 20% QRE est at \$4.0M @ .65/\$1	\$520,000
Mass Cultural Council CFF	Application January 2019	\$300,000
Capital Campaign	May 2016 - December 2019: individual/bus. (\$200K pledged as of 10/1/18)	\$920,000
Phase III		
CPC supplemental request		\$600,000
Village Bank	Additional permanent debt	\$300,000
TOTAL SOURCES		\$7,500,000

Operations & Maintenance Budget

Uses of Funds projected for FY 20, first year of occupancy

Annual contracts (maintenance - snow, cleaning, insurance, etc.)	\$31,000
Repairs, maintenance	\$26,500
Utilities	\$16,000
Other: Mortgage, permits, property manager, reserve	\$95,500
TOTAL ANNUAL COST	\$169,000

Sources of Funds

Tenant office leases	\$42,000
House and barn event rentals	\$39,000
House and Barn class rentals	\$45,000
Weekend workshops/summer camps	\$10,000
NCA presents - a series of concerts, lectures, readings and theater offerings presented by NCA	\$15,000
Allen House Friends and other fees	\$22,400
TOTAL ANNUAL FUNDING	\$173,400

Black Box Theater Rendering

