

City of Newton

APPLICATION FOR COMMUNITY PRESERVATION FUNDING



David B. Cohen
Mayor

Submit to Jennifer Goldson, Community Preservation Planner
Newton Planning and Development Department
1000 Commonwealth Avenue, Newton, MA 02459
jgoldson@ci.newton.ma.us
617-796-1120 ext. 1131

Name of Applicant Brigham Community House Inc / Dr Robert Stawle
 Name of Co-Applicant, if applicable G. Nicholas Purcell - Commission of Public Safety
 Contact Name Dr Robert Stawle
 Mailing Address 1157 Walnut St City Newton State MA Zip 02461
 Daytime Phone 617-527-2887 Email r.stawle@comcast.net
 Name of Proposal Brigham Community House
 Address of Proposal (or assessor's parcel id) 20 Hart Ford St, Newton MA 02461
 CPA Category (circle all that apply): Open space Historic preservation Recreation Community housing
 CPA Funding Requested _____ Total Cost of Proposed Project _____

PROJECT DESCRIPTION: Attach answers to the following questions. Applications will be returned as incomplete if all requested information is not provided. Include supporting materials as necessary.

1. **Goals:** What are the goals of the proposed project?
2. **Community Need:** Why is this project needed? Does it address needs identified in existing City plans? ^A
3. **Community Support:** What is the nature and level of support for this project? Include letters of support and any petitions.
4. **Timeline:** What is the schedule for project implementation, including a timeline for all critical milestones?
5. **Credentials:** How will the experience of the applicant contribute to the success of this project?
6. **Success Factors:** How will the success of this project will be measured? Be as specific as possible.
7. **Budget:** What is the total budget for the project and how will CPA funds be spent? All items of expenditure must be clearly identified. Distinguish between hard and soft costs and contingencies. (NOTE: CPA funds may NOT be used for maintenance.)
8. **Other Funding:** What additional funding sources are available, committed, or under consideration? Include commitment letters, if available, and describe any other attempts to secure funding for this project.
9. **Maintenance:** If ongoing maintenance is required for your project, how will it be funded?

ADDITIONAL INFORMATION: Provide the following additional information, as applicable.

10. Documentation that you have control over the site, such as Purchase and Sale Agreement, option, or deed. Lease Agreement

¹ If the proposal is on City-owned land, either the applicant or the co-applicant must be the City Board, Commission, or Department in control of the land.

1. Goals: What are the goals of the proposed project?

Restoration of the Brigham House to architecturally correct details and preservation will increase access to the public of this historic landmark property.

The Brigham Community House was built in 1886 in the Queen Anne architectural style as a private residence for businessman Louis K. Brigham, a relative of a founding member of the Brigham Ice Cream chain with its first shop in Newton Highlands. The Brigham Community House is listed on the National Register of Historic Places as contributing to the Newton Highlands Historic District. The multi-story Brigham House eventually became city-owned property as a branch of the Newton Public Library in 1951. Our goal is to historically restore the architectural details on the outside and inside of this building, preserving this as a Newton Highlands centerpiece.

The building was vacated in 1991, upon completion of the new public library. Though sought by private interests, the City of Newton made the building available in 1998 to the emerging Brigham Community House organization on the condition that they restore and operate the property. The property had deteriorated before and during its vacancy in the 1990's. Supported by Newton human services officials, the Youth Commission, members of the Newton Board of Aldermen, and clergy, as well as highly committed Newton businesses, professionals, and Highlands' residents, BCH raised \$100,000 to restore the building historically and bring it up to public building code. In fact, Gretchen Schuler, Newton's preservation planner at the time, selected Brigham House as one of Newton's most important historic sites and contributed much expertise in the restoration. On June 3rd, 2002, the City signed a 21-year, \$1 per year, lease agreement with Brigham Community House.

The Brigham House has been serving the Newton Highlands area as a teen center for more than three years hosting approximately 8000 people a year, 4 nights a week, in activities ranging from Council and Girl Scout meetings, to computer lab instruction groups and chess clubs. A major restoration brought the building up to Public Building requirements in order to continue serving the community, expand our programs, and properly preserve this historic structure. A fully restored structure will show our community that we care and enable people to feel safe and comfortable coming to Brigham House.

2. Community Need: Why is this project needed? Does it address needs identified in existing City plans?

Besides the historical and architectural value of a well-preserved structure such as the Brigham House, the programs address an important audience. The Newton Youth Commission reports that teenagers are the City's most under-served group, receiving the smallest number of support services and the least attention of any

age group in Newton. Newton Highlands, particularly, has limited services for this vulnerable population, for, unlike other areas of the City, this Newton village has no community center and only limited athletic and recreation facilities. Youth programs Boys & Girls Club, YMCA and Newton Community Service Center-in other parts of the City are remote to the many youth from low-income neighborhoods in the Highlands, who generally do not have access to cars or convenient public transportation. Even more affluent Highlands youth are under-served and largely unsupervised. These youngsters tend to congregate at local retail and convenience stores, the nearby MBTA station and on business district walkways and parking areas. Often resented and regarded as a public nuisance by local merchants and nearby residents, these youngsters are increasingly alienated from the community in which they live.

3. Community Support: What is the nature and level of support for this project? Include letters of support and any petitions.

The teen program at Brigham Community House is open four nights per week. Our facilities include a pool table, ping pong table a 72" television set with cable access provided by AT&T, CD player with speakers, board games, and sewing machines. Our computer lab is expanding to nine computers with Internet access provided by AT&T. Our program hours are staffed by highly qualified and dedicated male and female youth workers - now going on their third year of service. In addition we provide access for many other community activities.

- The Newton Highlands council meets once per month
- An adult alcohol recovery group meets weekly on Tuesday nights
- Local teen girl scout troops have weekly Sunday evening meetings during the school year
- Tuesday afternoon senior citizen drop in with computer questions or to receive private instruction free of charge.
- The Newton Highlands Congregational church sponsors a teen sewing group on Tuesday Afternoons.
- Chess camps and clubs.

2003 Board of Directors

Dr. Robert N. Staulo, Chairman

Dustina Bennett, Treasurer

Karen Delorey

Peter F. Harrington, Esq.

Marcy Johnson, Alderman Ward 3

Patricia Kellogg, School Committee, Ward 6

Jamie McManus

John B. Rice

Christine Snow Samuelson, Alderman Ward 5

Advisory Board:

Ruth Balsler, State Representative

Janice Bourque, Pres. Newton Highlands Area Council

George Mansfield, Alderman Ward 6

Anthony Salvucci, Alderman Ward 2

Jonathan Kantar, Sage Builders LLP

Claude Sangiolo

Steven Aronson

- **Letters of support from Mayor Cohen, Vaunita Schnell guidance counselor, various Parents and Aldermen, Newton Highlands Area Council and Community Development Corporation.**

4. **Timeline: What is the schedule for project implementation, including a timeline for all critical milestones?**

Work should begin late spring 2004 and is expected to be completed within 6 to 8 months of start. Critical milestones:

Interior

- Restore plaster walls**
- Replace Ceilings and lighting**
- Continue restoration of Floors**

Exterior

- Replacement of rotted wood**
- Replace clapboards, shingles and gutters**
- Restore architecturally correct details**
- Painting**

5. **Credentials: How will the experience of the applicant contribute to the success of this project?**

BCH Board raised \$100K and oversaw first restoration and renovation to provide access to the public. Nicholas Parnell, Commissioner of Public Buildings is directly involved with this project.

6. **Success Factors: How will the success of this project be measured? Be as specific as possible.**

Several contractors including Jonathan Kantar of Sage Builders, and Claude Sangiolo, active volunteers of BCH, will monitor work as it proceeds. Appropriate City Inspections will verify completed work. Building will provide long-term services as a functional, safe and attractive Youth and Community Center.

Restoration Estimate

- Reroute furnace exhaust and reline chimney. \$5,500
- Restore both chimneys and fireplace. \$4,500
- Replace basement door, basement windows, and exterior concrete steps leading to basement. \$ 4,900

Exterior:

- Rear of building : Strip all siding and rotted trim including window casing, sills, corner Boards, crown molding, wood gutters, rake trim, and water table and install all new Wood shingle/clapboard siding and new trim as needed. Replace decking and rotted Sections of rear porch.
- East, West, and North sides of building: Replace all damaged shingles, clapboards, window trim, corner boards, crown molding/ wood gutters, rake trim and water table. Replace two attic windows.
- Install proper flashing to stop water leaking behind rubber roof. \$57,000
- Scrape, prime and paint exterior \$25,000

Interior:

- Replace all overhead light fixtures \$4500
- Fix fallen ceiling tiles, replace missing balusters, replace wooden floor in half bath, patch holes in attic floor \$ 4,200

Miscellaneous interior painting

7. Budget: What is the total budget for the project and how will CPA funds be spent? All items of expenditure must be clearly identified. Distinguish between hard and soft costs and contingencies. (NOTE: CPA funds

\$105,600. All requested CPA funds would apply directly to the restoration costs.

8. Other Funding: What additional funding sources are available, committed, or under consideration? Include commitment letters, if available, and describe any other attempts to secure funding for this project.

The BCH is a non-profit 501(c)3 corporation. We have a two-pronged mission -- historic preservation and youth programming. The \$100, 000 for our first restoration of the Brigham House, was raised by various fundraising activities and came approximately 20% from churches, 40% from business, the remainder from private citizens. While there is increased competition for funding for non-profit organizations, we successfully continue to raise funds to provide our teen program at a cost of \$3,000 per month, free to the community. The City of Newton houses the Youth Outreach Program on the second floor in exchange for paying all Brigham House utilities.

9. Maintenance: If ongoing maintenance is required for your project, how will it be funded?

A cleaning professional cleans the interior once a week for \$200 a month. Ongoing fundraising and future rental of a second floor office space will cover maintenance costs.

Additional Information:

10. Documentation that you have control over the site, such as Purchase and Sale Agreement, option, or deed.

On June 3rd, 2002, the City of Newton signed a 21-year, \$1 per year, lease agreement with Brigham Community House. Page 1 Lease Agreement attached (full agreement on file)

11. For projects that include construction or rehabilitation, include the existing and proposed site plan, floor plans, elevations, and any other drawings as necessary to visually describe the proposal.

Bids and photos w/captions attached

12. Evidence that the project does not violate any zoning ordinance, Architectural Access Board Regulations, or any other laws or regulations. Or, if zoning relief is required, specify what relief is needed and when an application will be made to the City for zoning review.

This project is specifically for further restoration of an existing public building and requires no new zoning and is not adversely restricted by bylaws or regulations. The first restoration included a Handicap access ramp where adequate handicapped parking is available in the adjacent municipal lot. The first floor interior has a wide foyer and wide arched doorways allowing wheelchair access. A handicap accessible bathroom, on the first floor, was also created. The Brigham Community House is in compliance with ADA requirements.

13. Evidence that the appropriate City Boards and Commissions have approved the project (for example, proposed new uses on Parks & Recreation land requires approval from the Parks and Recreation Commission)

Commissioner of Public Buildings Department, Nicholas Parnell – grant application co signer.

14. Evidence that the proposed site is free of hazardous materials or that there is a plan for remediation in place.

A 1991 report by the Newton Health Department revealed the presence of lead paint on interior windowsills and window casings. To address this issue, all windows were replaced. The Brigham House qualified as a habitable Public Building in 2000 - passed handicap accessibility, various safety requirements, hazardous materials inspections, etc.

15. Evidence that appropriate professional standards will be followed if construction, restoration or rehabilitation is proposed.

Licensed contractors will complete all work. Advisory board members and local professionals with expertise in contracting and construction will monitor work as it progresses.

16. Information indicating how this project can be used to achieve additional community benefits.

The neighborhood clearly expressed a desire to see Brigham House preserved and restored as a centerpiece in Newton Highlands. Preserving our historic landmark will allow the expansion of our programs increasing access to the building by the public.

5/23/02

LEASE AGREEMENT
BY AND BETWEEN THE CITY OF NEWTON
AND BRIGHAM COMMUNITY HOUSE, INC.

1. PARTIES

THIS LEASE is made as of the 3rd day of June, 2002, by and between the City of Newton, Massachusetts, a municipal corporation acting by and through its Mayor, with a mailing address at 1000 Commonwealth Avenue, Newton, Massachusetts 02459 (hereinafter referred to as the "Lessor"); and Brigham Community House, Inc. with a mailing address at 20 Hartford Street, Newton Highlands, 02465-1920 (hereinafter referred to as the "Lessee").

2. PREMISES

The Lessor hereby leases to the Lessee and the Lessee hereby leases from the Lessor the following described premises:

A parcel of land of approximately 6400 square feet with the building thereon at 20 Hartford Street, Newton Highlands, shown as Section 52, Block 40 Lot 10 on the Assessors Plan (hereinafter referred to as "the leased premises"). The building is known as The Brigham Community House, formerly the Newton Highlands Branch Library.

3. TERM

The term of this lease shall be for twenty one (21) years and four (4) months commencing on June 3, 2002 and ending on October 6, 2023.

The Lessor shall have the right to terminate the term of this Lease as of July 31, 2008, or any subsequent anniversary of that date prior to the date fixed herein for the expiration of such term, by giving written notice to the Lessee at least twenty-four (24) consecutive calendar months prior to the date of such termination.

4. RENT AND RENT ESCALATION

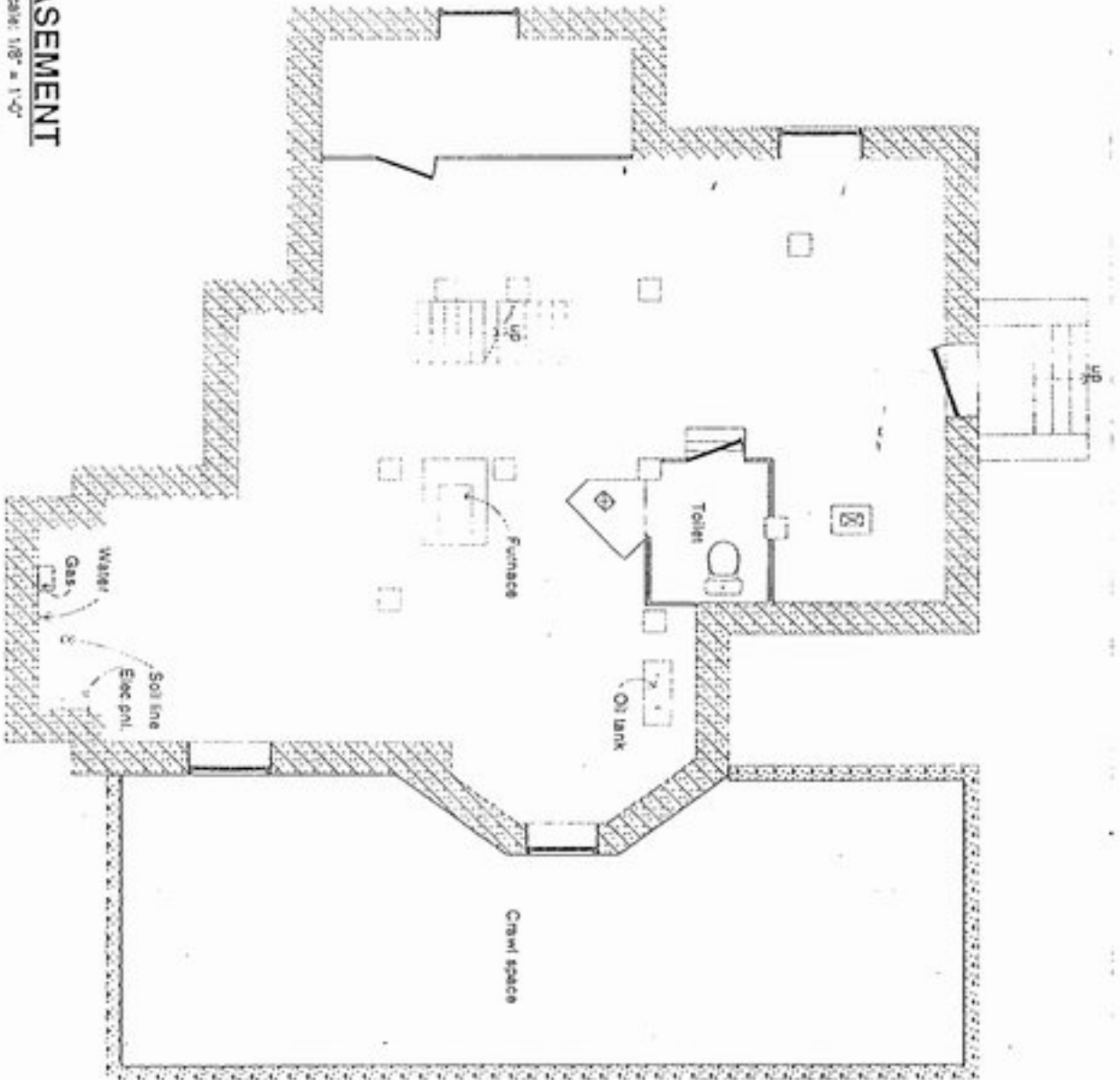
The Lessee shall pay the Lessor rent of One Dollar (\$1.00) per year.

5. RENOVATIONS BUDGET AND USE

A. Renovations/Scope of Work:

Lessee shall make the renovations set forth in the attached document entitled "Terms for Consideration of Lease," dated July 21, 1998, as provided by Lessee and approved by Lessor. (Attachment A)

Renovations shall be made in accordance with applicable federal, state and local statutes, regulations and ordinances, including but not limited to review and approval by the Newton Historic Commission and handicap access and other requirements as set forth in the attached letter from



BASEMENT

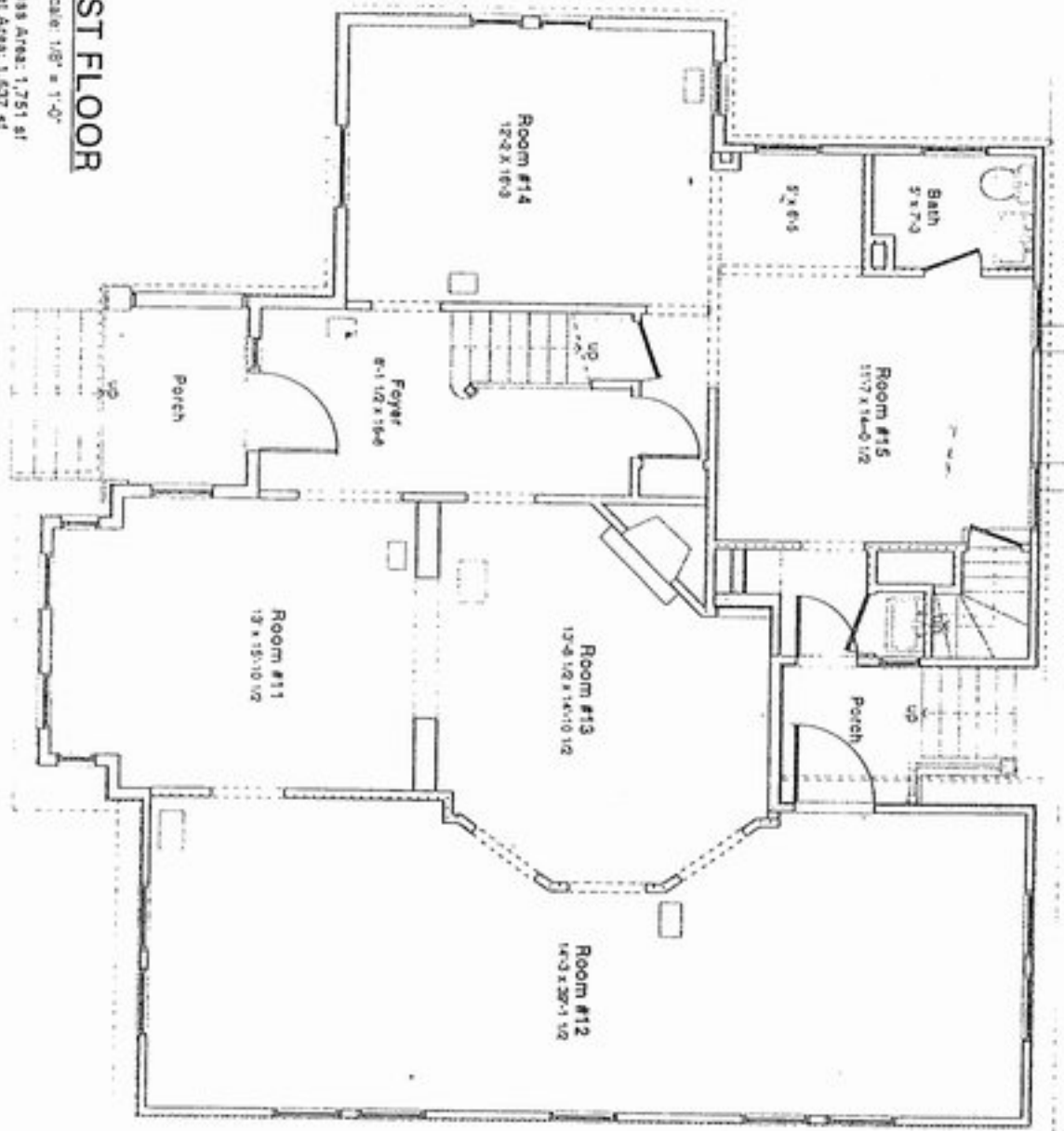
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Gross Area: 1,751 sf

Net Area: 903 sf

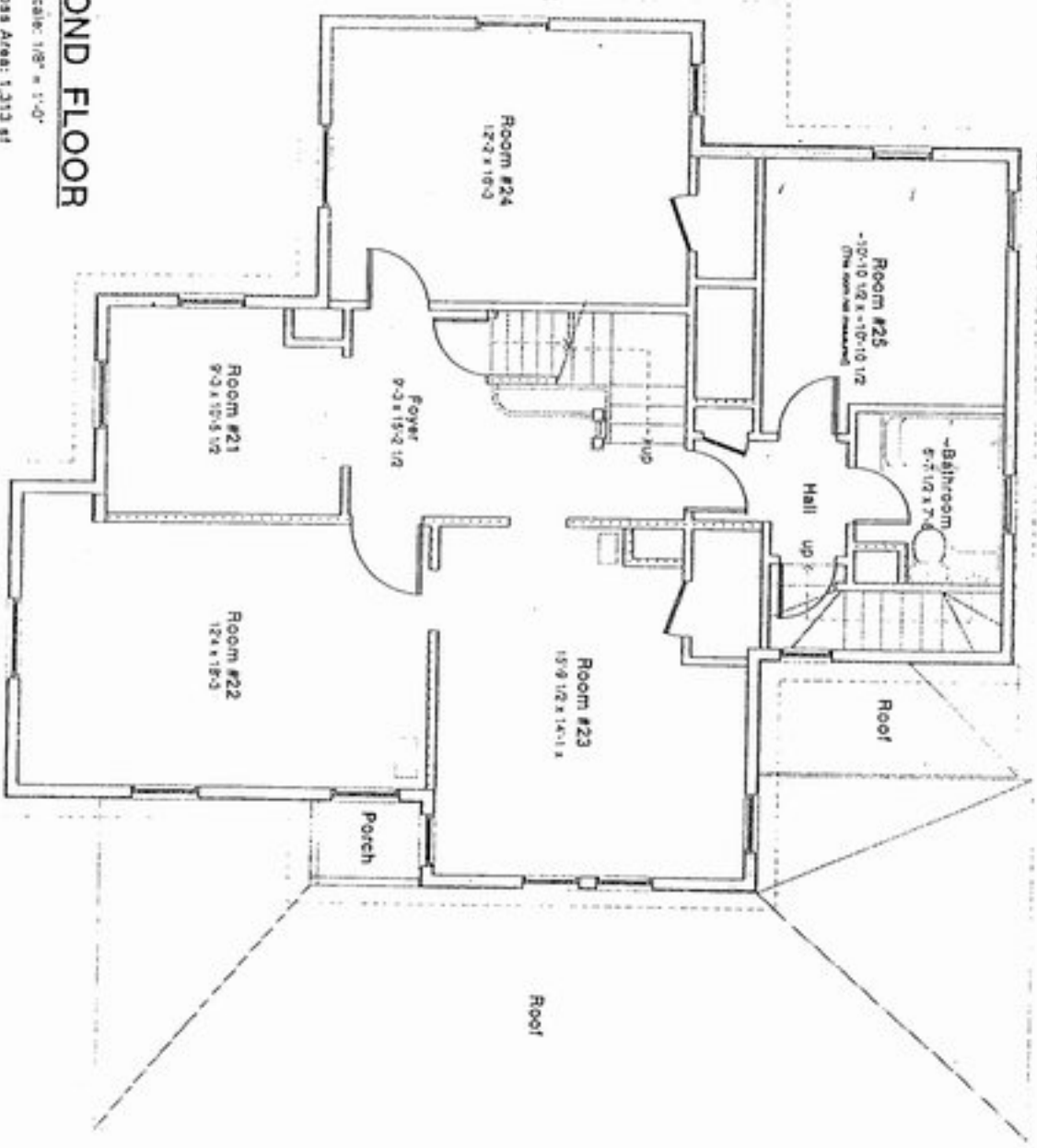
HIGHLANDS BRANCH LIBRARY

FIRST FLOOR
Scale: 1/8" = 1'-0"
Gross Area: 1,751 sf
Net Area: 1,537 sf



HIGHLANDS BRANCH LIBRARY

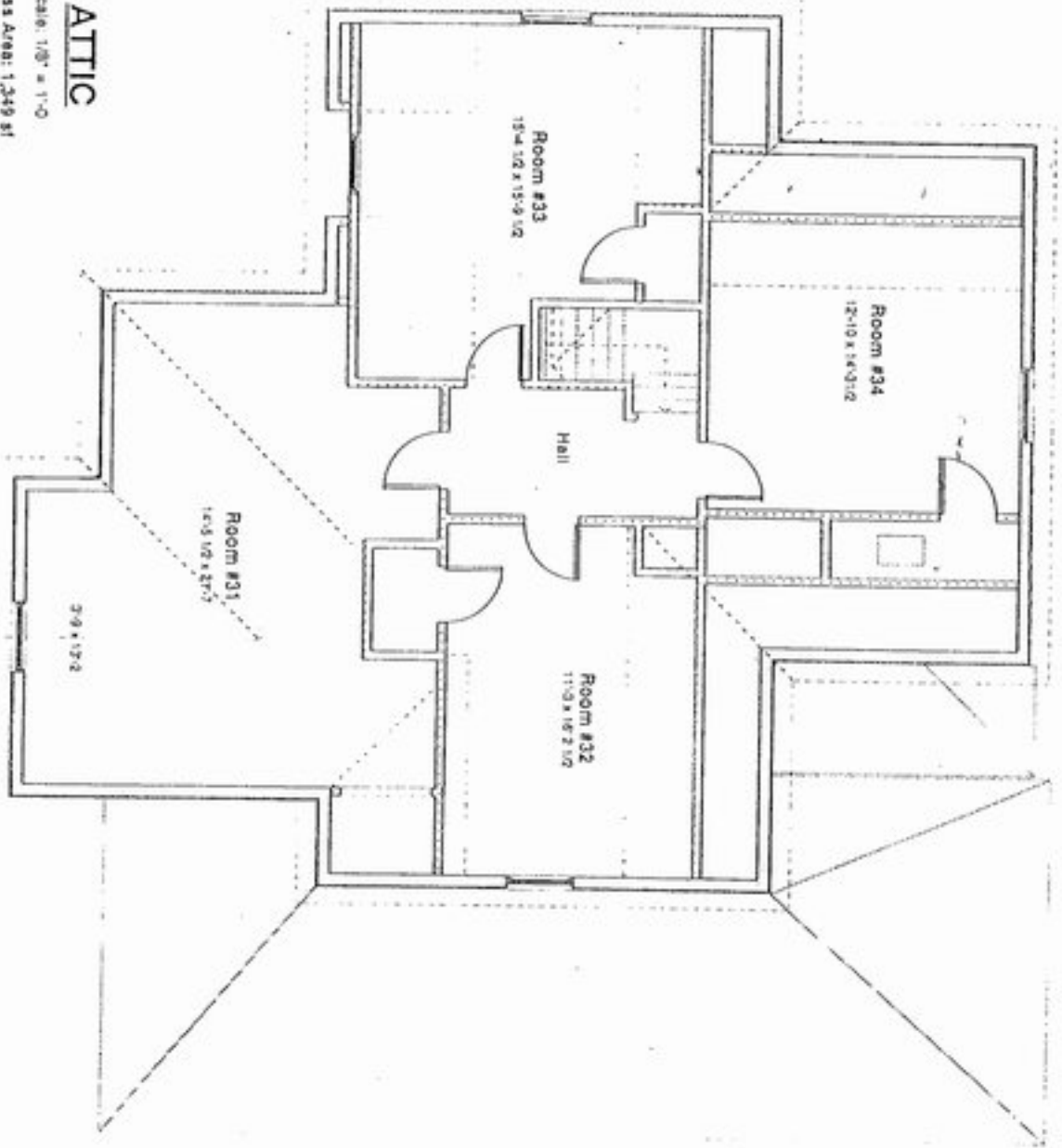




Scale: 1/8" = 1'-0"
 Gross Area: 1,313 sf
 Net Area: 1,205 sf

SECOND FLOOR

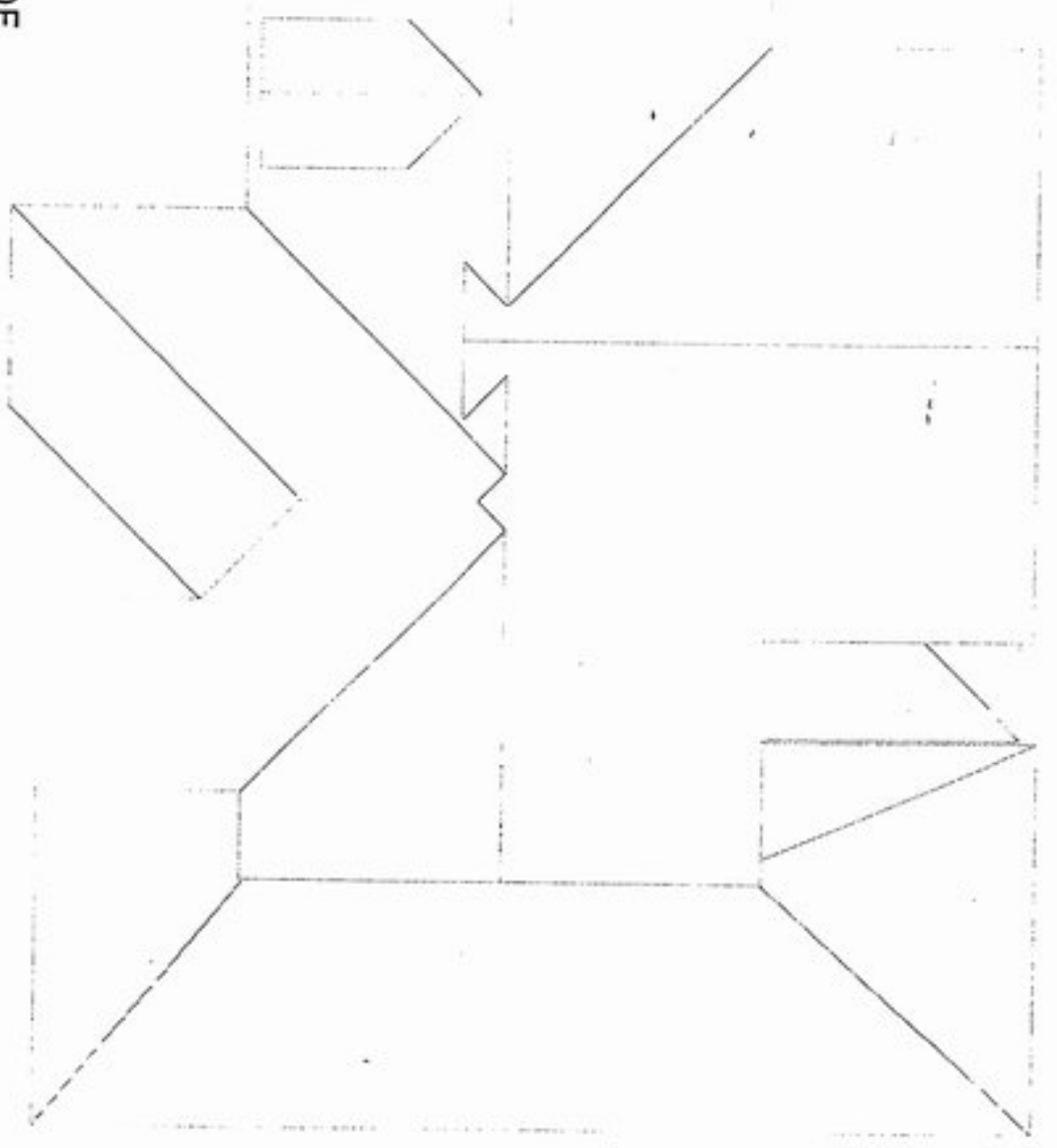
HIGHLANDS BRANCH LIBRARY



ATTIC

Scale: 1/8" = 1'-0"
Gross Area: 1,349 SF
Net Area: 1,075 SF

ROOF
Scale: 1/8" = 1'-0"



HIGHLANDS BRANCH LIBRARY