

MEMORANDUM OF UNDERSTANDING

The parties to this Memorandum of Understanding (MOU) are the Honorable Mayor of Newton, the Commissioner of Public Buildings, and the Chair of the Newton Historical Commission. The purpose of this MOU is to provide an interim process to protect the historic and architectural integrity of the exterior of the Brigham Community House, located at 20 Hartford Street, Newton. A concern for the future protection of this building was raised the Community Preservation Committee in the review of committing Community Preservation Act funds (docket #132-04) for interior and exterior restoration of Brigham Community House. This building was built in ca 1886, has many architectural elements intact that define it as a Queen Anne style building, has historic significance through its association with the Brigham Family, and is an integral element in the Newton Highlands National Register Historic District.

Until a more permanent measure of protection is in place, any Major Alterations of the interior and exterior or site shall be reviewed and approved by the Newton Historical Commission unless (a) clearly constituting Minor Alterations and not affecting the characteristics which contribute to the architectural or historical integrity of the premises, or (b) required by casualty or other emergency promptly reported to the Historical Commission. Ordinary maintenance and repair may be made without the written permission of the Commission.

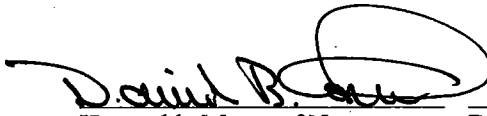
"Minor Alterations", as referred to above, shall include alterations such as follows (but not limited to):

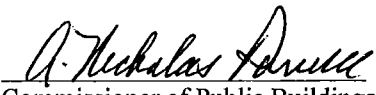
- Painting and preparations for painting
- Repair of existing individual decayed window parts
- Spot repair of existing wood cladding and roofing
- Repair of existing paved surfaces

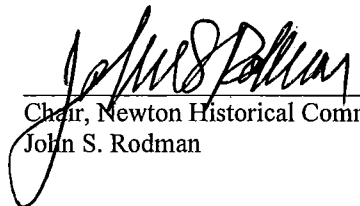
"Major Alterations", as referred to above, shall include alterations such as follows (but not limited to):

- Wholesale replacement of window and/or door units; change in fenestration or materials; alteration of profile or setback of windows; and the addition of storm windows
- Replacement or large-scale repair of cladding or roofing; change involving removal or addition of materials or building elements (e.g., removal of chimneys or cornice detailing, installation of architectural detail which does not have an historical basis); altering or demolishing building additions; spot repointing of masonry; and structural stabilization of the property
- Creating new openings in exterior walls or permanently sealing off existing openings; and removing or altering stylistic features
- Installing or upgrading mechanical systems which will result in major appearance changes (e.g., additional vents, AC Units, etc. . .)
- Exterior changes to steps, walkways, and paving

The parties hereby execute this memorandum to reflect their mutual understanding regarding the interim protection of the Brigham Community House at 20 Hartford Street.


Honorable Mayor of Newton Date
David B. Cohen 9/14/04


Commissioner of Public Buildings Date
A. Nicolas Parnell 9/16/04


Chair, Newton Historical Commission Date
John S. Rodman 9/20/04