



City of Newton, Massachusetts

Community Preservation Committee

DOCKET
ITEM NO.

375-09

David B. Cohen
Mayor

FUNDING RECOMMENDATION

DATE: 29 October 2009

TO: The Honorable Board of Aldermen

FROM: Community Preservation Committee

RE: **recommended Community Preservation supplemental funding for historic rehabilitation of BRIGHAM HOUSE**

1. PROJECT GOALS & ELIGIBILITY

To date, a total of \$539,700 in community preservation funds has been appropriated for the preservation and rehabilitation of Brigham Community House, as follows: \$20,000 for preservation design (CPC recommendation 28 January 2004 and Board order 132-04 15 March 2004; \$519,000 for construction plus \$700 for City of Newton legal costs, CPC recommendation 19 May 2006 and Board orders 235-06 and 235-06(2) on 19 June 2006.

This supplemental recommendation relies on key findings in those original CPC recommendations: first, that Brigham House is a significant historic resource; and second, that CP funds are being used solely for the preservation and rehabilitation of that historic resource.

After construction began at Brigham House, the Newton Fire and Inspectional Services Departments required an expanded scope of work to meet safety and building codes and federal accessibility standards. The current, supplemental request is for the cost of meeting these additional requirements.

Under the Secretary of the Interior's *Standards for the Treatment of Historic Properties*, "rehabilitation" allows for "an efficient contemporary use through alterations and additions" to a historic building, including "work done to meet accessibility requirements and health and safety code requirements" or "to improve energy efficiency," as long as such work does not "radically change, obscure, damage, or destroy character-defining historic materials or features."

2. FUNDING RECOMMENDATION

Using its newly approved "supplemental requests process," on 21 October 2009 the Community Preservation Committee recommended funding this supplemental request by a vote of **6 in favor, 1 abstaining**. Abstaining member Joel Feinberg was not persuaded that the project should not have been funded from another source, or that the original proposal could not have predicted costs more accurately.

The Committee recommends that the sum of **\$15,250** be appropriated from the **historic resources and general reserves** of the Community Preservation Fund, to the spending authority of the Public Buildings Department and allocated 100% to "historic resources" as an allowable use of funds under the Community Preservation Act:

Supplemental Funding Request - Brigham House	
<i>For work not included in original scope/contracts:</i>	
◆ <i>Full-building fire alarm system (req'd by Newton Fire Dept)</i>	
◆ <i>Bathroom renovations on 2nd floor, 2 accessible bathrooms on 1st floor (req'd by Newton Inspectional Services & fed'l standards)</i>	
Additional architectural services (design & construction mgmt)	\$13,900
Additional contractor services	\$2,444
<i>(Minus remaining balance from orig. appropriation)</i>	<i>(\$1,094)</i>
TOTAL supplemental request	\$15,250

ADDITIONAL SOURCES & USES OF FUNDS

Hyde Community Center and Brigham Community House director John Rice estimates that private funds of at least \$100,000 have been invested in improvements to Brigham House.

NOTE on SUPPLEMENTAL REQUESTS

Before voting on this request, the Community Preservation Committee unanimously adopted the attached "supplemental requests process."

The Committee will apply this process optionally, on a case-by-case basis, and reserves the rights: (1) not to consider specific supplemental requests, (2) not to consider full proposals that seem premature or vague, and therefore likely to require correction or completion through later supplemental requests, and (3) to apply the full, regular proposal process to any supplemental request that in the CPC's judgment significantly alters the scope, cost, or both of a previously recommended and funded project.

3. FUNDING CONDITIONS

The Community Preservation Committee further recommends that:

1. These funds be appropriated to the spending authority of the Public Buildings Department
2. The Public Buildings Department be required to meet the conditions in the Committee's original funding recommendations for this project, by submitting to the CPC a final, full project development cost statement for Brigham House.
3. Any portion of the Community Preservation Fund grant not used for the purposes stated herein shall be returned to the Newton Community Preservation Fund.

4. SUPPORTING DOCUMENTS

Attached:

- ◆ Supplemental request and documentation, submitted by the Public Buildings Department to the CPC
- ◆ Supplemental Requests Process, adopted by Community Preservation Committee on 21 October 2009

Online:

Full text of original proposals, CPC funding recommendations, Board orders, and other supporting documents for this project are available from this web page:

<http://www.ci.newton.ma.us/cpa/projects/brigham/brigham.htm>