



David B. Cohen
Mayor

City of Newton, Massachusetts
Office of the Mayor

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December 3, 2002

Jeffrey Sacks
Community Preservation Planner
Newton Planning and Development Department
1000 Commonwealth Avenue
Newton, MA 02459

Re: Revised and Supplemented Application for Community
Preservation Funding

Dear Mr. Sacks:

Enclosed find two copies of a Revised and Supplemented Application for Community Preservation Funding for purposes of undertaking the first phase of preservation and restoration work on Newton City Hall and War Memorial. This application is submitted by the City of Newton, Public Buildings Department and the Public Buildings Preservation Task Force.

The co-applicants respectfully request that the Community Preservation Committee consider this revised and supplemented application in place of the earlier version submitted on November 1, 2002. The co-applicants were in the process of preparing their application in late October but had received apparently inaccurate information concerning the application process: namely, that a letter of intent to file an application would be sufficient for filing on November 1, with the complete application to follow. When we discovered at the last minute that your Committee was expecting to receive full applications on November 1, we hastily put together as much information as we had available. We were not satisfied with the incomplete result, however, and continued to work on our submission through the month of November.

The Public Buildings Preservation Task Force and the City's Public Buildings Department wish to undertake several important restoration projects in Newton City Hall and the War Memorial. Two of these – window restoration and finishes for the balustrade and War Memorial cupola – represent the completion of capital improvement projects partially funded in the past. The third is an

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Page 2.

entirely new project aimed at restoring the original pendant corridor lighting fixtures, which were a significant aspect of the original design and character of City Hall. While there will be more restoration work to be completed in the future, the Public Buildings Preservation Task Force has identified these three projects as responsive to the building's most pressing needs and the ones that will have the greatest impact from a preservation viewpoint.

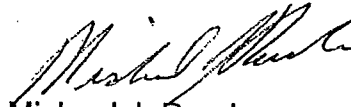
We look forward to presenting our proposal to you at the public hearing on December 9, 2002. Please do not hesitate to contact either of us if we can provide additional information in the interim.

Very truly yours,

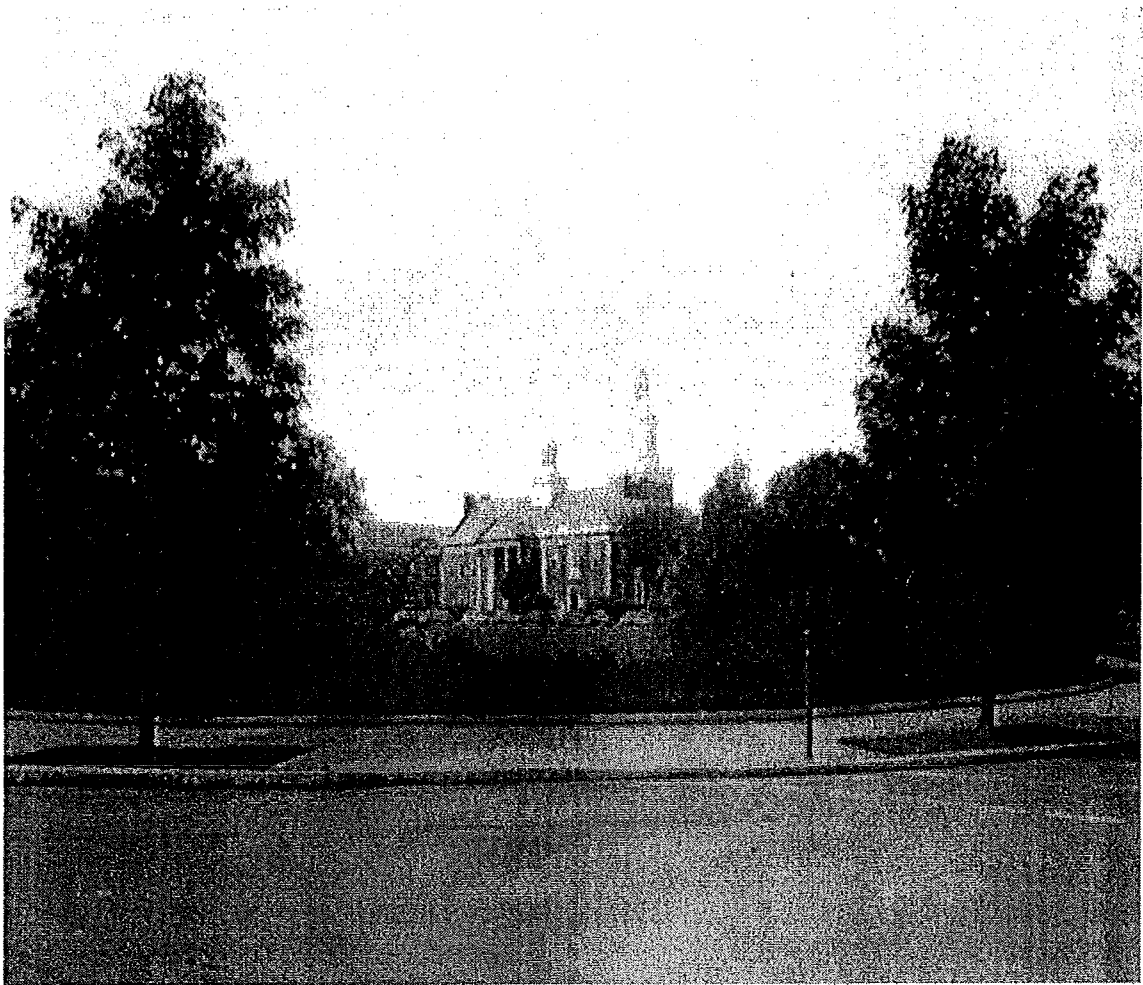


Susan M. Basham
Alderman at Large, Ward six
Co-Chair

Very truly yours,



Michael J. Rourke
Chief Administrative Officer
Co-Chair



Preservation & Restoration of Newton City Hall & War Memorial, Phase I

Revised and Supplemented Application of
City of Newton
Public Buildings Department
and the
Public Buildings Preservation Task Force

December 3, 2002

REVISED AND SUPPLEMENTED
APPLICATION FOR COMMUNITY PRESERVATION FUNDING



David B. Cohen
Mayor

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

City of Newton,
Name of Applicant Public Buildings Department and the Public Buildings Preservation Task Force

Sponsoring Organization, if applicable c/o A. Nicholas Parnell

Mailing Address 1000 Commonwealth Avenue **City** Newton **State** MA **Zip** 02459

Daytime Phone 617-552-7007 **Email** nparnell@ci.newton.ma.us

Name of Proposal Preservation and Restoration of Newton City Hall and War Memorial, Phase I

CPA Category (circle all that apply): Open space **Historic preservation** Recreation Community housing

CPA Funding Requested \$190,000 **Total Cost of Proposed Project** \$240,254 (estimated)

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?
3. **Community Support:** What is the nature and level of support for this project? Include letters of support.
4. **Timeline:** What is the schedule for project implementation, including a timeline for all critical elements?
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. (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.
11. Evidence that the project does not violate any zoning ordinance or any other laws or regulations.
12. Evidence that the proposed site is free of hazardous materials or that there is a plan for remediation in place.
13. Evidence that appropriate professional standards will be followed if construction, restoration or rehabilitation is proposed.
14. Information indicating how this project can be used to achieve additional community benefits.

Refer to the City web site (ci.newton.ma.us) and the Community Preservation Plan for further information.
Form CPA-1 (Revised 10/02)

**Preservation and Restoration
of Newton City Hall and War Memorial, Phase I**

**Revised and Supplemented Application
of the City of Newton, Public Buildings Department
and the Public Buildings Preservation Task Force**

Project Description

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

This proposal represents the first phase of work that will restore the distinctive architectural and ornamental features of Newton City Hall and War Memorial and preserve them for years to come. The proposal has three goals, all of which respond to the overarching goals of the Community Preservation Plan. These are:

1. Contribute to the preservation of the interior character of Newton City Hall by replacing the fluorescent fixtures in the main corridors with pendant fixtures as originally designed;
2. Complete the restoration of the cupola on the War Memorial and the balustrade along the perimeter of the City Hall roof by returning them to the white color consistent with photographs of the building when it opened in 1932; and
3. Complete the restoration of, and energy-efficient upgrades to, the original wooden windows in City Hall and the War Memorial, particularly the monumental windows in the Aldermanic Chamber and Memorial Hall.

These projects are consistent with the historic preservation goals of the Community Preservation Plan, because they:

Support the preservation and/or restoration of municipally-owned resources that are on the National or State Historic Registers;

Encourage protection of resources that retain their historic integrity, in terms of location, context, design, style, workmanship and materials; and

Support the objectives and priorities of local historic preservation organizations within the City of Newton.

2. Community Need: Why is this project needed?

The combined Newton City Hall and War Memorial, constructed to the design of architects Allen and Collens in 1932, is Newton's most prominent public building. See Exhibit 1. The structure was listed individually on the national and state registers of

historic buildings in 1990. It is an unusually well-detailed example of a Georgian Revival civic building of the period. With an exterior shell constructed primarily of limestone and water-struck brick, the structure has a slate roof and copper-clad cupolas. The building is rich in design detail, featuring interior public corridors and lobbies with marble wainscoting and trim and terrazzo floors. Its original design included custom-designed and fabricated furniture and furnishings, including bronze and glass lighting fixtures, oak corridor benches, individual desks for Aldermen and ceremonial chairs in the Aldermanic Chamber, stately display cases and business furniture befitting the office of the Mayor, auditorium-style seating for Memorial Hall, and other furniture suitable to the various purposes of the building.

The Public Buildings Preservation Task Force, described in greater detail below, has been working since February 2002 to catalogue the distinguishing interior and exterior architectural features and the noteworthy furniture and furnishings of City Hall and the War Memorial. In developing guidelines for work on and within the structure, the Task Force has noted losses to the character of the building that have occurred over years of use and change, as well as both interior and exterior features that are seriously deteriorated and in need of immediate attention to avoid further loss and damage. Through this proposal, the Task Force seeks the opportunity to attend to the areas of greatest need and, at the same time, make a strong public statement about the benefits of historic preservation and the city's commitment to preservation.

The present proposal will restore two of the missing features – interior corridor pendant lighting fixtures and the original white finishes on the exterior balustrade and cupola – and rehabilitate a third: the severely-deteriorated original monumental wooden windows in the Aldermanic Chamber and Memorial Hall and other original windows in adjacent areas. The city undertook major roof renovations in 1993-1994, replacing the deteriorated wooden balustrade with a very high quality lead-coated copper replica. See Exhibit 2. This balustrade has never been painted since finishes were not included in the project. The natural gray color of the material is not consistent with the original white finish, well-documented in photographs of the building taken shortly after construction. The same holds true for the War Memorial cupola. See Exhibit 3. Special paints and techniques are required to complete this work and put these features into a condition that will require limited maintenance. Completing the balustrade will visually lighten the “crown” of the building and match the appropriately-painted cupolas.

The Board of Aldermen appropriated monies nine years ago to begin window restoration throughout the building after rejecting a proposal for replacement windows ill-suited to the structure's historic character. Using traditional techniques, the original frames were repaired and deteriorated components of the wooden sashes replaced with identical wood components, then retrofitted with individual lites of insulating glass for energy efficiency. Sash and frames were then repainted. The project began with the windows then most seriously in need of attention, but the funds were not sufficient to complete the work on the extremely large arch-top windows in the Aldermanic Chamber and adjacent conference rooms as well as windows throughout the War Memorial. These remaining original windows are in need of immediate preservation efforts before they rot

beyond repair. The Task Force proposes undertaking this restoration using the same techniques developed for the rest of the windows. See Exhibit 4.

One of the most noticeable diminutions in the character of the interior of City Hall has been the loss of the original lighting in the main first and second floor corridors. Original plans for City Hall show that the hallways were lined with evenly spaced pendant fixtures. These were replaced with strip fluorescent fixtures in a 1970s effort at energy efficiency. See Exhibit 5. While most of the original fixtures apparently were discarded, a few examples remain, and the Task Force is investigating which of them was the original hallway fixture. See Exhibits 6 and 7. The replica can be fitted with modern illumination sources for energy efficiency and appropriate light levels while still restoring substantially the warm feel and richness of detail provided by the original.

In sum, Newton City Hall and War Memorial represent the city's heart and soul. This project is needed to begin the process of reversing losses and to restore the original character and detail of this important public symbol, thereby preserving it for future generations of Newton citizens.

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

This project has the unqualified support of the community through the offices of its elected and appointed representatives. The Public Buildings Department of the city is joined in sponsorship of this project by the Public Buildings Preservation Task Force. In February 2002, David B. Cohen, Mayor of the City of Newton, and Brooke K. Lipsitt, President of the Newton Board of Aldermen, jointly appointed the members of the Task Force, who were selected as representative of a cross-section of the community with particular interest and expertise in historic preservation. Its members are identified individually in the response to Question Five below.

The Task Force was created in response to growing concern among public officials and others about the deteriorating condition of City Hall and the War Memorial and particularly about the assortment of capital and maintenance projects that were responsive to the needs of the moment but neglectful of the history of the buildings and the losses, both tangible and aesthetic, associated with renovation. The charge to the Public Buildings Preservation Task Force is attached as Exhibit 8. The Task Force is developing standards for future changes in these buildings, with attention to everything from paint color to wiring to furnishings, so that as the buildings are modified to accommodate changing technology and changing space needs, the character of the buildings will not be lost. In addition to defining preservation priorities and undertaking certain capital projects in conjunction with the Public Buildings Department, the Task Force will provide review and comment during the planning stages of capital projects proposed by city departments. In these ways, the Task Force will provide a community voice supporting preservation of some of Newton's most valuable historical resources.

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

For each of the components of this proposal, specifications are already under development through the work of the Task Force. It is difficult to be specific about the time required for implementation because of public bidding laws and other steps in selecting contractors for public buildings. The Task Force estimates that each of the projects will proceed as follows:

Restoration of Interior Lighting

Development of specifications	4 weeks (review of extant fixtures already ongoing)
Development and issuance of RFP	4 weeks
Bidding and selection process	4 weeks
Estimated time for production of fixtures	12 weeks
Estimated time in installation	3 weeks

Balustrade and Cupola Finishes

Development of specifications	4 weeks
Development and issuance of RFP	4 weeks
Bidding and selection process	4 weeks
Estimated time in construction	2 months

Window Restoration

Development of specifications	4 weeks
Development and issuance of RFP	4 weeks
Bidding and selection process	4 weeks
Fabrication of custom glass	12 weeks
Estimated time in construction	5 months

The work will proceed as quickly as is feasible. The Task Force anticipates that of the three activities, the lighting will be easiest to complete first because it is not constrained by weather or other ongoing activities in the building, and because once the fixtures are fabricated, they can be installed by the city's workforce. Weather permitting, the painting project will be relatively straightforward once a contractor is selected. The window restoration will probably take the longest, because each window is a project unto itself.

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

The co-applicants are the city's Public Buildings Department and the Public Buildings Preservation Task Force. The Task Force has a direct link to the Public Buildings Department through its Commissioner, A. Nicholas Parnell, who serves on the Task Force. Through Mr. Parnell, the talents and experience of the Public Buildings Department staff will be brought to bear on these proposed projects.

The members of the Task Force are:

Susan M. Basham. Ms. Basham is Co-Chair of the Task Force. For the past seventeen years, Ms. Basham has served on the Newton Board of Aldermen as Alderman at Large, Ward 6. She has chaired the Board's Land Use Committee since 1987, and in that capacity has guided the Board's review of development proposals throughout the city. Ms. Basham is an attorney who initially embarked on a career in historical museum management and earned a Master's Degree in American History, one component of which was training in aspects of historic preservation at Old Sturbridge Village. She is a lifelong preservation advocate, a keen observer of historical design and detail, and a hands-on restorer of her own Victorian home in Newton Highlands.

Lawrence C. Bauer, AIA. A member of the Newton Historical Commission for twenty-five years and its former chairman, Mr. Bauer is a principal of Solomon + Bauer Architects Inc., a Boston-area architecture, planning and interior design firm specializing in projects for institutional clients. Historic preservation is an integral part of his firm's practice and a particular interest and area of expertise for Mr. Bauer. He has worked on several projects funded by grants from the Massachusetts Preservation Projects Fund of the Massachusetts Historical Commission and on many National and State Historic Register properties. A design team led by Mr. Bauer as project principal recently received a 2002 Excellence in Preservation Award from the Preservation League of New York State for its work on the Albany (New York) Institute of History & Art.

Alfred R. Guzzi, Jr. Mr. Guzzi has served as the Veterans' Agent and Licensing Administrator for the City of Newton since 1996. He oversees the War Memorial and is responsible for managing the use of its spaces. As Veterans' Agent, Mr. Guzzi works with veterans groups and serves as keeper of the veterans' artifacts, including historical exhibits housed and displayed in the War Memorial.

Lara M. Kritzer. Ms. Kritzer has worked for the City of Newton for the past three years as the city's Preservation Planner. In that capacity, she has provided technical assistance both to city departments and the public on preservation issues and specific projects. She is responsible for administering the city's preservation ordinances and staffs the city's three existing historical commissions. Ms. Kritzer holds a Master's Degree in Historic Preservation, and her studies included building conservation and materials, architectural history, and historical surveys.

David A. Olson. Mr. Olson is the current Director of the Jackson Homestead, Newton's Museum and Historical Society. He has worked in history museum administration and program development for more than fifteen years at nationally-recognized museums, including the House of the Seven Gables, the Missouri Historical Society, and Plimoth Plantation. With a keen interest in historic preservation and in preserving artifacts that tell the story of Newton's development, Mr. Olson and the staff at the Homestead assist Newton residents in discovering information about their historic properties. The museum

collects and preserves information that helps Newton residents gain a better understanding of the history of their city.

A. Nicholas Parnell, AIA. Mr. Parnell, a registered architect, is the Public Buildings Commissioner of the City of Newton. In that capacity, he is responsible for administering all capital improvement projects affecting more than seventy city-owned buildings, as well as overseeing regular maintenance of these structures. In addition to managing the current \$100 million high school projects, Mr. Parnell was responsible for the successful completion of renovations and additions to the Federal style Oak Hill Middle School in 1997.

John S. Rodman. Mr. Rodman is currently the Chairman of the Newton Historical Commission. He has served as a member of the Chestnut Hill Historic District Commission and the Newton Historical Commission since March 1992, having been appointed to successive terms by Mayors Mann, Concannon and Cohen. These two Commissions regularly address issues respecting architectural integrity, the preservation of historic resources, and the appropriateness of proposed renovations. Mr. Rodman's Boston law practice has provided the additional perspectives of condominium conversions, Chapter 11 business reorganizations, and the facilitation of practical resolutions to commercial disputes.

Michael J. Rourke. Mr. Rourke is Co-Chair of the Task Force. For the past thirty-seven years, Mr. Rourke has served in municipal government, and for more than four years, as the Chief Administrative Officer in Newton. His commitment to historic preservation is embodied in his concern for the development of preservation-related policies and practices that will serve the city for the long-term, and his efforts at promoting a heightened awareness among all public officials and city staff of the need to respect and preserve the artifacts of the workings of government and the significant architectural features of our cherished city buildings.

Brian E. Yates. Mr. Yates has served on the Newton Board of Aldermen for fifteen years as Alderman at Large, Ward 5. He has been Chair of the Zoning and Planning Committee, which oversees the city's demolition delay ordinance, Historic District Commissions and Historical Commission, for more than a decade. He also serves as a member of the Public Facilities Committee, which reviews renovations to existing city buildings. He is a graduate of Newton's Emerson School and the sponsor of efforts to preserve the Emerson Community Center portion of this historic building in the Newton Upper Falls Historic District for public uses. He is a fourth-generation resident of Newton.

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

The Task Force anticipates that the preservation work proposed herein will have positive impacts on the structures and those who occupy and visit them. The restoration of the monumental windows in the Aldermanic Chamber and Memorial Hall will have a

positive effect on the city's budget by reducing heat loss and increasing energy efficiency. The painting of the balustrade and cupola will complete the restoration of these important architectural features while forestalling deterioration of the cupola from prolonged exposure to the elements. The replacement of the pendant fixtures in City Hall's corridors will be the most dramatic part of the project, recreating the ambience intended by its architects in 1932. The principal measure of the success of the several projects contemplated within this proposal will be the positive response of those who work in, visit, or simply pass by City Hall and the War Memorial. Given the prominence of these buildings and the number of people who are exposed to them, this project will be visible proof of the value of the Community Preservation Act to the Newton community.

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. (NOTE: CPA funds may not be used for maintenance.)

In its initial submission, the Task Force provided estimates for the cost of each of the three components of this proposal, as follow:

Restoration of Interior Lighting	40,000.00
Balustrade and Cupola Finishes	50,000.00
Window Restoration	<u>100,000.00</u>
Total request	\$190,000.00

Since its initial submission, the Task Force has begun to receive estimates on the cost of "reverse engineering" from one of the existing pendant fixtures to create a model for fabrication of the replacements and then to produce a sufficient number of them. The original fixtures were complex in their design and constructed of high-quality materials; thus, estimates from lighting manufacturers suggest that the Task Force's original estimate of \$40,000 is too low to complete the entire project on both floors of City Hall. The Task Force is continuing to explore the full range of options, including but not limited to identifying stock fixtures that would suffice to create the desired effect. The Task Force expects to have more accurate cost figures before the Community Preservation Committee completes its evaluation of the proposal and would like to present the updated information at the appropriate time. In the meanwhile, the Task Force asks that the Committee regard its composite request for \$190,000 as one that may require modification and/or redistribution among the three categories of preservation activity proposed.

By way of further explanation, while the principal cost in the lighting project will be the fixtures themselves, with labor being a negligible cost, the cost of the balustrade/cupola project will be labor-dominated. The window project likewise will be labor-intensive, with a modest materials component.

Consistent with the Community Preservation Committee's stipulation that CPA funds may not be used for maintenance, the Task Force has proposed projects that are capital in nature. Both the windows and roof-related work represent the final phases of

capital projects previously included in the city's Capital Improvement Plan and approved by the Mayor and the Board of Aldermen, while the lighting project is a new capital project. Once completed, however, these projects are expected to reduce ongoing maintenance costs for the city.

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 these projects.

As noted above, both the exterior balustrade and cupola project and the window restoration project were begun as capital projects in the past decade. The balustrade/cupola project is the final phase of a 1993-94 roofing project on which the city has already spent \$647,025. The city appropriated funding in the amount of \$199,577 in 1996 to begin the window restoration. Of this original amount, \$50,254 remains in the city's accounts and will be contributed toward the completion of the project. The lighting restoration project is new and therefore was not been budgeted or funded previously.

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

The Public Buildings Department is committed to maintaining all city buildings, especially City Hall and the War Memorial. This department will maintain to the best of its ability the improvements made to preserve the historical character, and enhance the historical significance, of the building.

ADDITIONAL INFORMATION

10. Documentation that the applicant has control over the site, via Purchase and Sale Agreement or Deed.

City Hall and War Memorial, and the land upon which the structure is located, is a municipal property. By city Ordinance, Article I, Section 5-1, the Public Buildings Department, through its Commissioner, "shall have as among his duties and responsibilities the construction, alteration, repair and maintenance of all public buildings."

11. Evidence that the project does not violate any zoning ordinance of the City of Newton.

Newton's City Hall and War Memorial are located in a Public Use zoning district. The proposed preservation work does not affect the ongoing approved uses in the structures and, since interior lighting, window restoration, and exterior paint will not alter or extend the structures in any way, dimensional controls and other limitations under the Zoning Ordinances are not implicated.

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

All work performed will be investigated for any hazardous materials. If needed, a management plan will be developed in conjunction with the city's on-call licensed professional.

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

All proposed work will be specified and carried out under professional supervision. All work will be reviewed by those agencies or committees having jurisdiction over the proposed work. They include, but are not limited to, the Board of Aldermen, through its Public Facilities Committee; the city's Department of Inspectional Services; the Newton Historical Commission; and the Public Buildings Task Force itself.

14. Information indicating how this project can be leveraged or replicated to achieve additional community benefits.

The Public Buildings Preservation Task Force is charged with developing standards for Newton's historic public buildings. The Task Force began intentionally with City Hall and the War Memorial because of the symbolic importance of these structures. The work proposed herein reflects the Task Force's considerable effort to research original features and materials and to develop a plan aimed at restoring the character of the buildings, while respecting the requirements of contemporary users and the constraints imposed by budgetary priorities. While the standards for each city structure will be specific to its history and its use, the implementation of this first phase of the plan for City Hall and the War Memorial will enable the Task Force to demonstrate the value of its efforts. This success will give the Task Force a "model" for approaching the preservation of other municipal structures -- a process that will redound to the citizens of Newton for years to come.

Newton's City Hall and War Memorial are a source of community pride. City Hall stands as the seat of government and the emblem of Newton as a city with a long and distinguished history. For the veterans and others who assemble in Memorial Hall, the War Memorial stands as a permanent tribute to those who died in World War I and reflects Newton's dedication to participation in the nation's military efforts. It was surely no accident that city leaders chose November 11, 1932, Armistice Day, for the dedication of City Hall and the War Memorial.

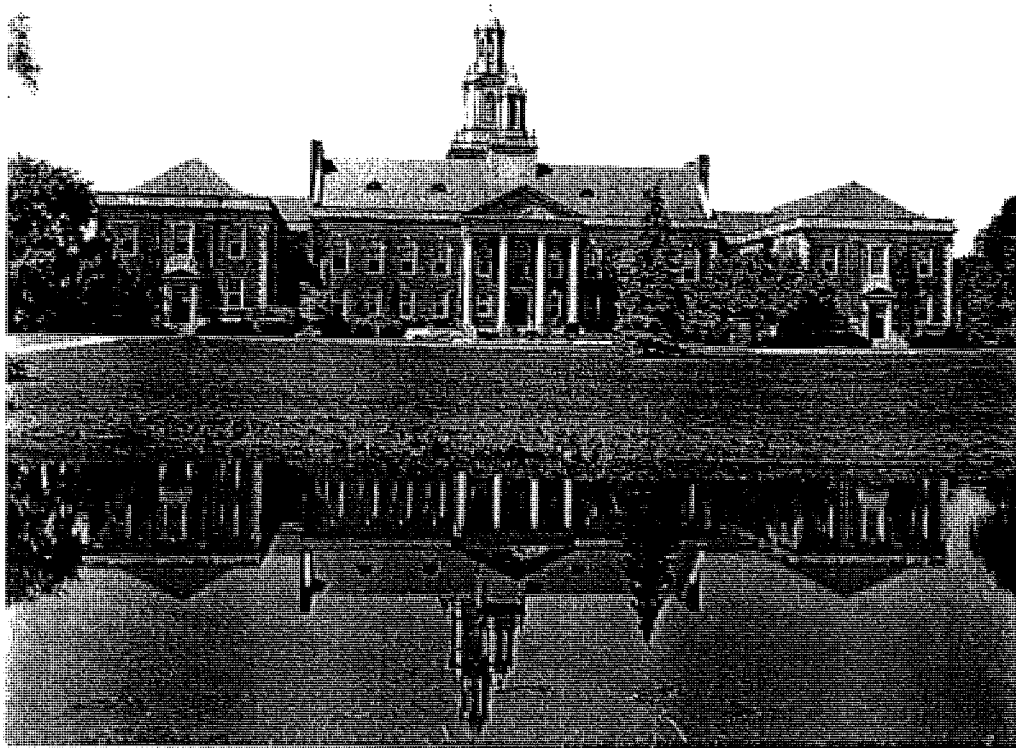
Preservation work on these buildings will benefit the entire community in ways large and small. The condition of these buildings reflects the city's vitality and its respect for its heritage. Those who conduct business at City Hall or work in its offices will enjoy the beauty of pendant fixtures befitting a beautifully-appointed public building and may be reminded, as they traverse the corridors, that today's work is part of a continuum of effort that has shaped this city over many decades. For those who serve the city on the

Board of Aldermen or attend meetings in the Aldermanic Chamber or Memorial Hall, the restoration of the monumental windows will enhance the grandeur and compliment the noble purposes of these spaces, while adding to the comfort of occupants through the seasons. For those who simply pass by City Hall or the War Memorial, the work on the balustrade and cupola will demonstrate the city's continuing commitment to the preservation of its historic buildings and its pride in a long history that is reflected in the structures that still serve its municipal purposes.

TABLE OF EXHIBITS

Exhibit 1	Newton City Hall and War Memorial in the 1950s
Exhibit 2	Unpainted, Lead-Coated Copper Balustrade on City Hall
Exhibit 3	Correctly-painted Cupola and Dormers
Exhibit 4	Aldermanic Chamber Window
Exhibit 5	Typical City Hall Corridor With Fluorescent Fixtures
Exhibit 6	Hallway Fixture Between Rotunda and War Memorial
Exhibit 7	City Hall Rotunda Alcove Fixture
Exhibit 8	Charge to the Task Force

Newton City Hall in the 1950's



City Hall & War Memorial Under Construction



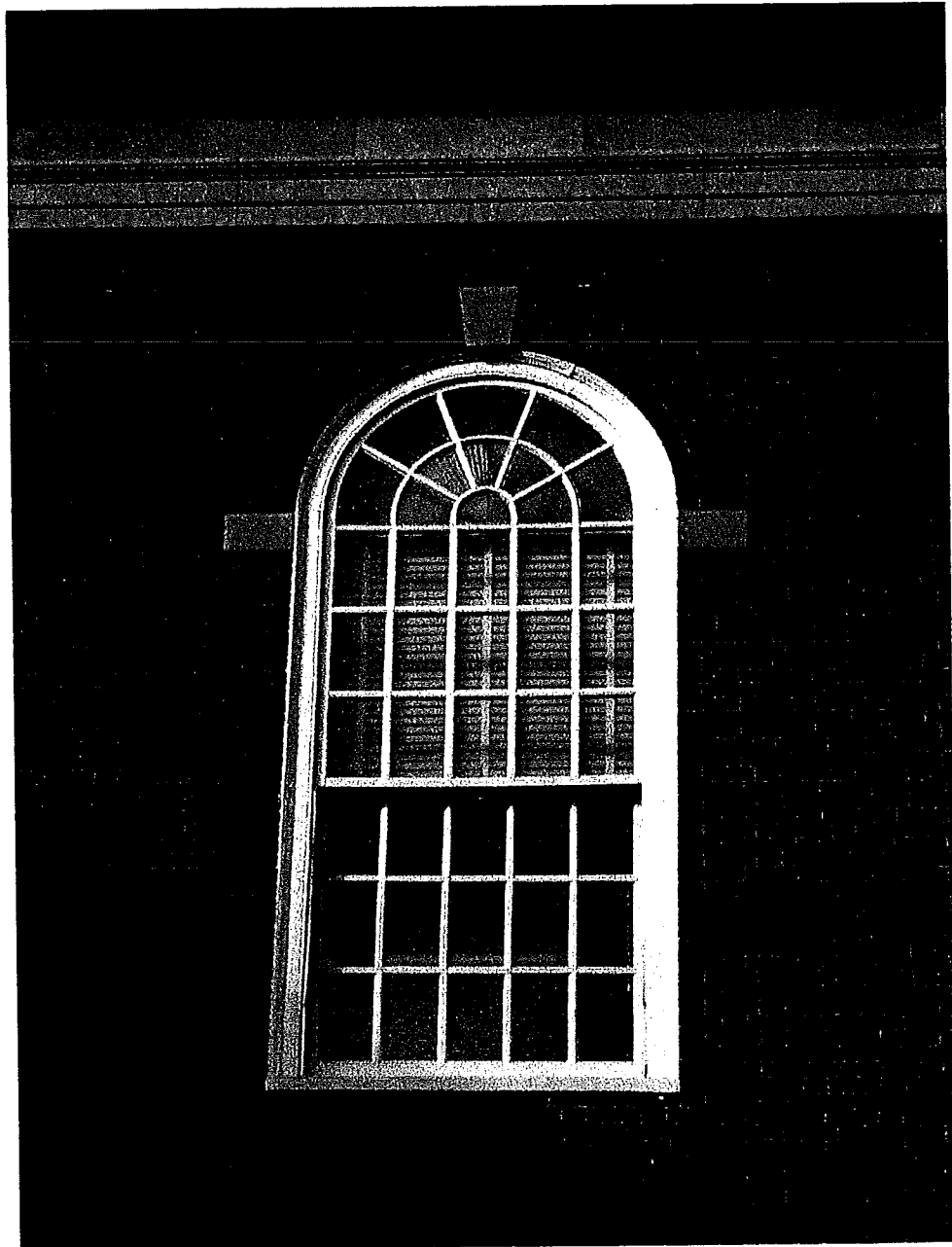
Unpainted, Lead-Coated Copper Balustrade



Historically Correctly Painted Cupola and Dormers



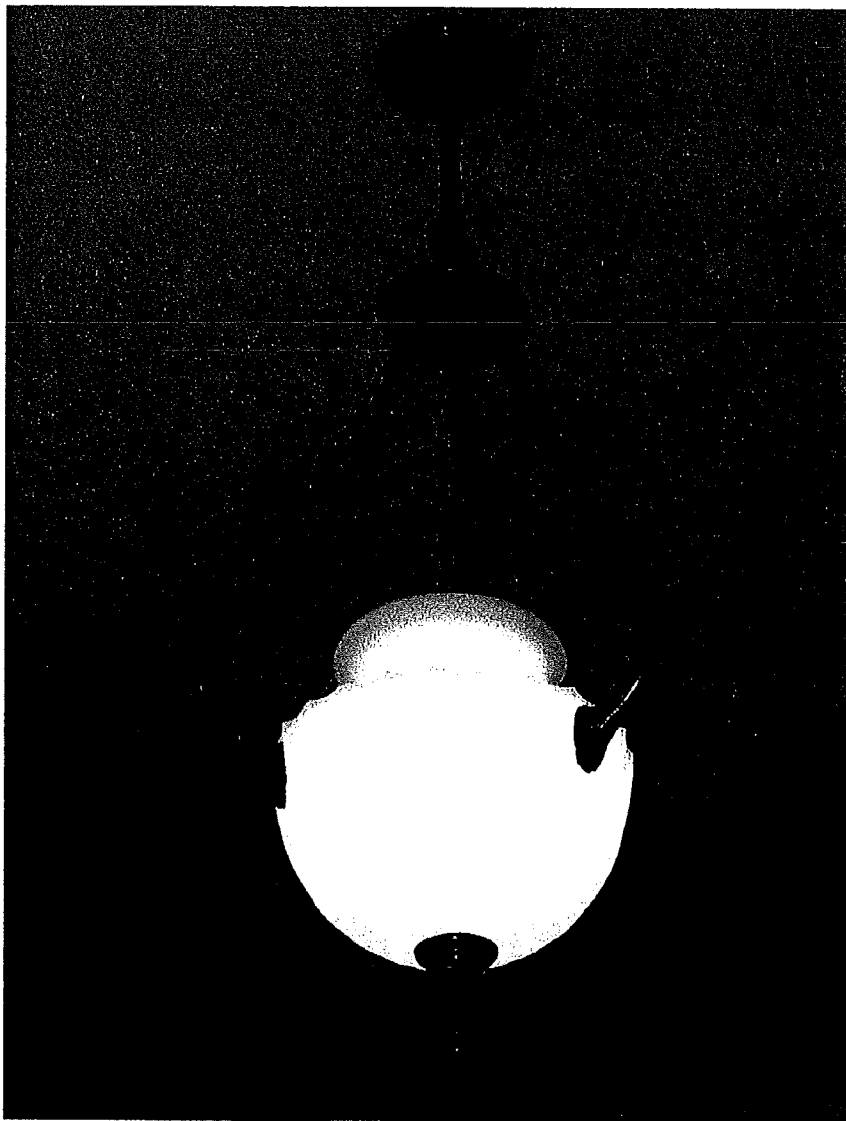
Aldermanic Chamber Window



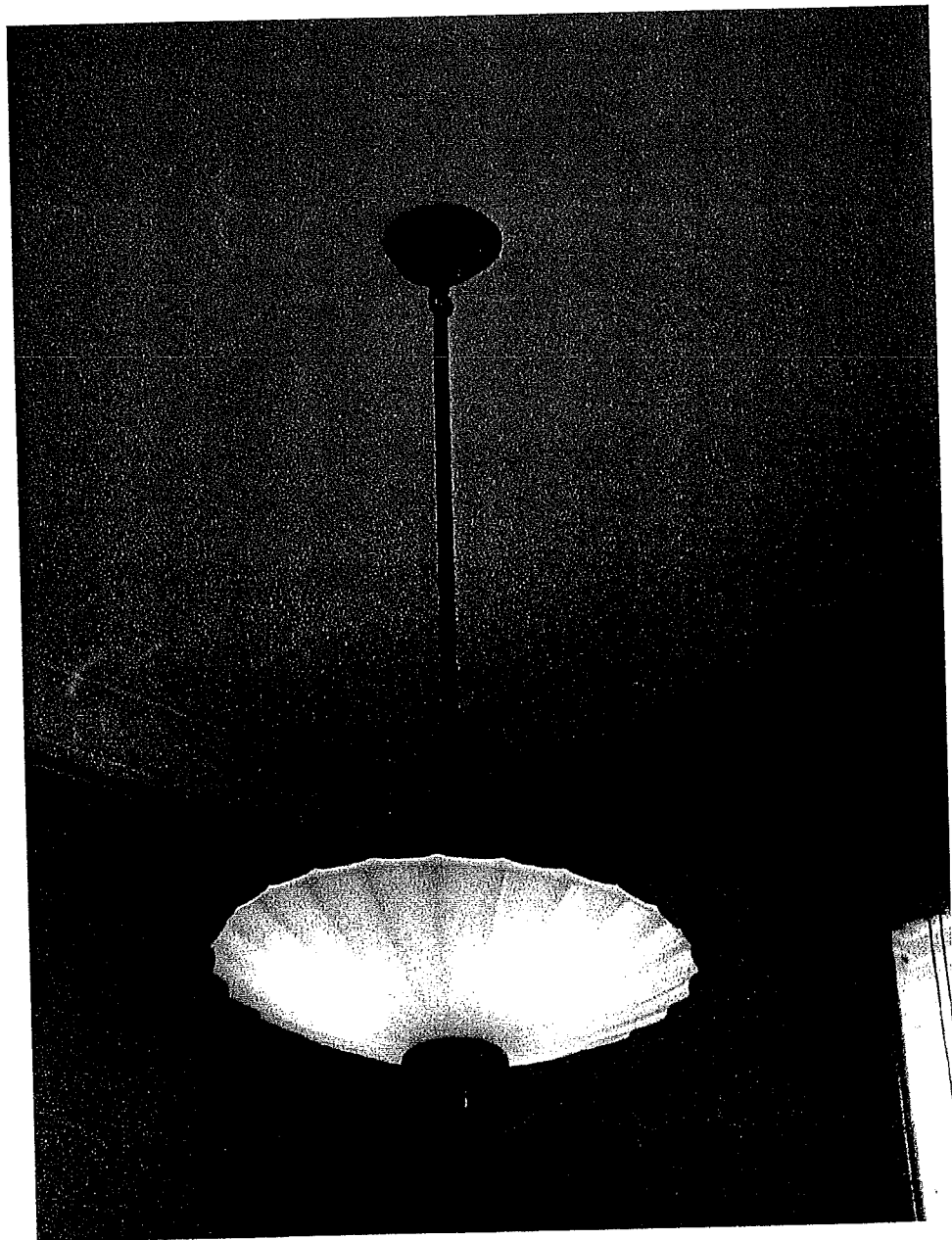
Typical City Hall Corridor With Fluorescent Fixtures



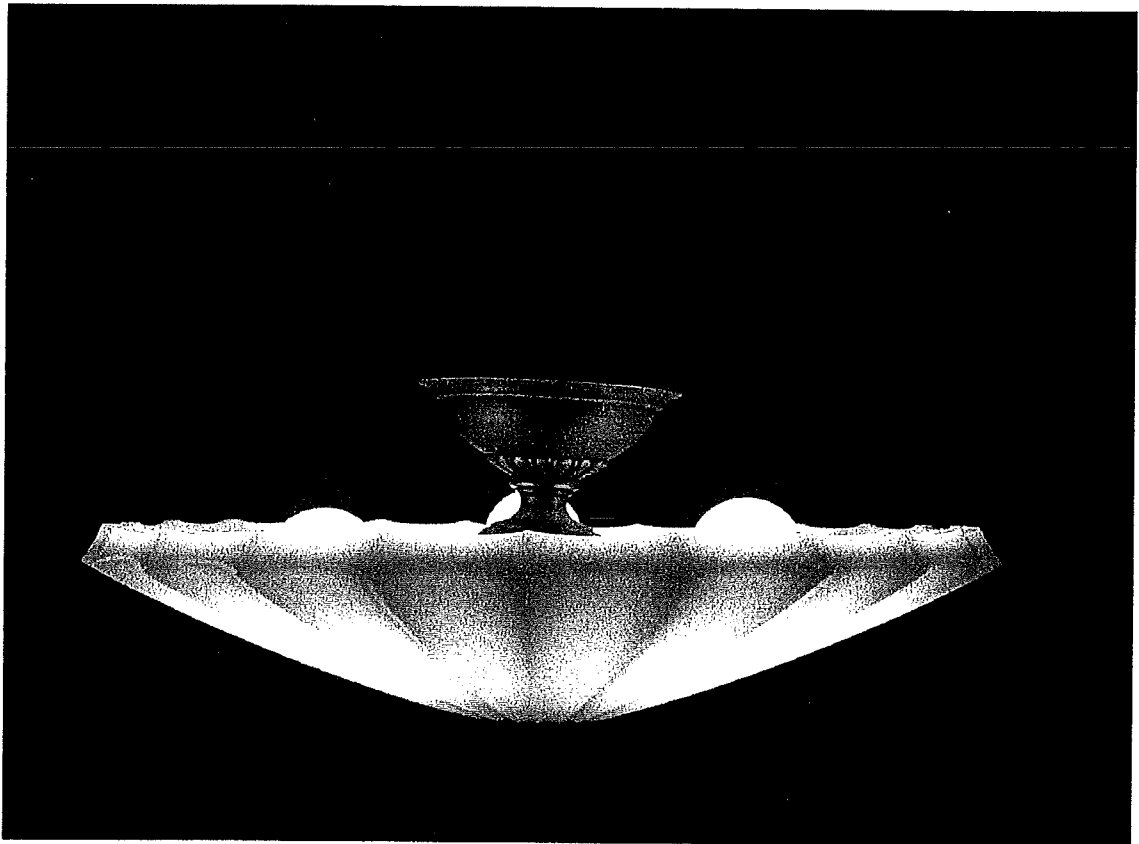
Hallway Fixture Between Rotunda & War Memorial



City Hall Rotunda Alcove Fixture



Detail of City Hall
Rotunda Alcove Fixture





David B. Cohen
Mayor

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Office of the Mayor

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February 7, 2002

Alderman Susan Basham
Board of Aldermen
City Hall
Newton, MA 02459

Dear Alderman Basham:

We are asking you to serve on a Committee to develop a plan for the preservation of these City-owned buildings and a procedure for implementing that plan, with particular focus on the following tasks:

For some time now, we have recognized the need to oversee, in a more consistent way, the plans and changes that may be made to public buildings as we attempt to address the ever-changing needs of City Departments and services. There is a desire to see Newton's public buildings preserved for their historical value and yet to make them as functional as possible for use by the City and its residents.

1. Assemble and review documentation concerning the architectural history of City Hall and the War Memorial. Consider, in particular, the original plans for City hall and the War Memorial, the remaining historical elements of the buildings, the current use of the buildings, and the viability of preserving and/or restoring historical elements.
2. Develop guidelines for changes to City Hall and the War memorial and, as may be appropriate, other public buildings. In particular, consider the relationship between preservation of historical elements and considerations of cost, energy efficiency and functionality.
3. Recommend a procedure for ongoing review of proposed changes to City Hall and the War Memorial, including the proposed composition of the oversight entity and any necessary legislation. Consider whether a hierarchy of architectural changes, ranging from purely cosmetic to major structural changes, should call for different levels of oversight or review.

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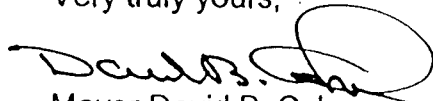
4. Serve as an interim review body for purposes of providing immediate guidance to City officials pending or proposed changes to City Hall and the War Memorial.
5. Provide a written report summarizing the Task Force's recommendations within ninety (90) days from the date the Task Force is constituted.

The first meeting of the Public Buildings Preservation Task Force will be held on Wednesday, February 13th at 4:00 p.m.

We want to thank you for serving on this Committee. We would ask that Alderman Susan Basham and Chief Administrative Officer Michael Rourke Co-chair this Committee in order to provide guidance and direction for this important function.

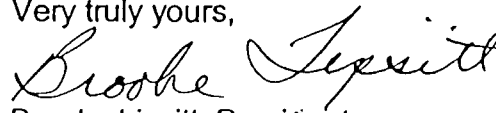
If, for any reason, you are unable to serve on this Committee, please notify Karen Griffey at 552-7100 at your earliest possible convenience.

Very truly yours,



Mayor David B. Cohen

Very truly yours,



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Board of Aldermen

PUBLIC BUILDINGS PRESERVATION TASK FORCE

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Alderman Brian Yates
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Michael Rourke
Chief Administrative Officer
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**Newton City Hall
Exterior Building Element Treatment Recommendations**

Window Type A

Building Element Description

Wood sash, in-swinging, hopper-type Basement Window in Limestone Base at Central Core and North and South Wings on East Elevation.

Historic Features to Be Preserved

Exterior casings, frame and sill
2 x 4 eight pane window sash
with true divided lites including
dimensions and detailing of sash
rails, stiles and muntins.



Appropriate Treatment

If deteriorated, rehabilitate if at all possible, replace in kind precisely matching existing if not salvageable.

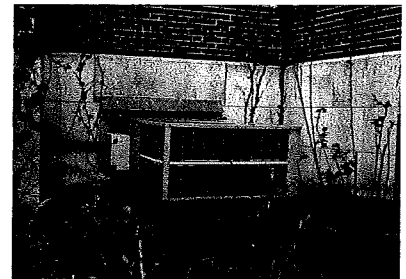
Do not fill with panels and/or window AC units. Avoid removing sash and/or frame and using as duct opening for exterior package units ducted to inside.

Avoid running pipes or conduits through portions of sash.

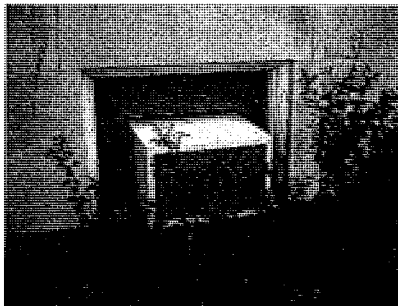
Avoid placing any exterior equipment in front of window openings.

If no other alternative for fresh air in basement exists, remove and store sash identified as to location of removal in “Building

Parts Warehouse” within City Hall. Fill opening with a wood or metal louver of appropriate scale fitting into frame without frame alteration and painted to match window frame. Use same louver design in all openings of the same type in the entire building. Appropriate paint color of sash, frame and casings is white to match existing.



Inappropriate



Inappropriate



Inappropriate



David B. Cohen

Mayor

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Energy Efficiency, Light Levels, and Light Quality of new Corridor Lighting Fixtures

Responding to reports from those who remember the original lighting in Newton City Hall, the Task Force proposes replicating the urn-shaped fixture that was originally located in the public corridors. The Task Force has determined that replication of the original design can be accomplished while still achieving both energy efficiency and adequate illumination.

Although St. Louis Antique Lighting Company, the most responsive of the custom lighting manufacturers with whom the Task Force has been working, originally suggested that the fixture bowl could be replicated in cast acrylic, it later decided that acrylic might not be strong enough for the attachment of the arms with only a bolt, nut and washer as is presently the case and has recommended that the cast glass bowl and top be used. The bowl is made in two parts, as can be clearly seen in the photograph included in the supplemental information brochure.

David Tanazini of the Newton Public Buildings Department and Larry Bauer of the Task Force inspected the lamping in the remaining fixtures in the corridor to the War Memorial on January 24th. In general, this corridor is perceived as very dim by persons entering the building through the front entrance. Although it seems better once eyes have a chance to adjust to the lower level of lighting in the building interior, it is still under-illuminated by modern standards. The most brightly-lamped fixture in the corridor is the center fixture, equipped with a 150W clear incandescent bulb. The fixture adjacent to the rotunda seems dimmer and probably has a frosted 150W bulb. The fixture adjacent to the War Memorial gives the least light of all and probably is lamped with a 100W or less incandescent lamp. Depending on exactly which lamp is being used, the 150W lamp is producing between 2100 and 2800 lumens. A 100W lamp produces between 1250 and 1750 lumens depending on voltage and choice of lamp.

The main north/south corridors of Newton City Hall are presently equipped with two four-foot-long single lamp wrap-around fluorescent fixtures per bay. Each fixture is lamped with a 25W T12 tube producing 2300 initial lumens (IL), giving each bay a total of 4600IL. Because the fixtures are linear, bays are reasonably evenly lighted. Color temperature is 4100K.

The proposed lamping for the new fixtures can be either two 32W or two 26W compact fluorescent lamps in each fixture. The 32W lamps have a lumen output of 2400IL/lamp or a total of 4800IL per fixture. The 26W lamps have a lumen output of 1800IL/lamp or 3600IL/fixture. The first is about 4% higher than the existing fixtures in the main corridors and 100% to 300% higher than the existing fixtures in the War Memorial corridor while the second is about 22% lower than the existing lamp output. Proposed lamp temperature is 2700K or about the same as an incandescent bulb. The Public Buildings Department has ordered new 13W 2700K fluorescent compact lamps and bases for all the existing sconce fixtures in the City Hall corridors and the color should be a good match for these fixtures. With the proposed replicated fixtures, the pattern of lighting in the corridors will change since the pendant urns are a point source rather than a linear source like the existing fluorescent strips. This should emphasize the bay structure of the corridors and help to break up their linear and rather cold feeling. To make the final selection of lamp, it is recommended that two of the fixtures in the War Memorial corridor be fitted with the new lamp types as a test. Although the energy impact of the project will be energy neutral or slightly less energy efficient than at present, the difference in the worst case is very small. The present hallway fixtures are extremely energy efficient and the new fixtures will be as well.

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