



CITY OF NEWTON, MASSACHUSETTS #151-09

Planning & Development Department
Michael J. Kruse, Director

David B. Cohen
Mayor

June 15, 2009

TO: Community Preservation Committee

FROM: Candace Havens, Chief Planner

SUBJECT: 192 Lexington Street request for information on construction materials

CC: Alice Ingerson, Community Preservation Program Manager
Al Gifford, Senior Building Inspector
John Lojek, Commissioner of Inspectional Services
Mike Kruse, Director of Planning and Development
Geoff and Bob Engler, Petitioners

At the May 26th CPC meeting, the question arose as to the quality of the materials proposed for the ten affordable housing units at 192 Lexington Street, which is currently under review. The petitioner has provided the building specifications for construction, which both I and Al Gifford, Senior Building Inspector have reviewed. We both agree that the proposed materials consist of standard selections generally used in new construction throughout the City. None of the specified construction materials are inferior to those most often seen locally and some are superior, such as Pella and Marvin windows, which typically are considered high-end in terms of cost and quality. It is also notable that the specifications reflect an eye towards sustainability, with the use of roofing with a 30-year warranty and 50-year option, if renewable energy systems are considered. The siding is HardiPlank, which is an environmentally sensitive, low-maintenance material. Doors also are of low-maintenance fiberglass. Overall, the materials that are proposed are standard choices of the trade and do not cut corners on quality. If you have further questions, please do not hesitate to contact me.

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CITY CLERK
NEWTON, MA. 02159



June 11, 2009

Re: CPA proposal for 192 Lexington St.

Committee on Community Preservation
Newton Board of Aldermen
1000 Commonwealth Ave.
Newton, MA

Dear Chairwoman Lappin:

The League of Women Voters of Newton is impressed by the durability and many energy-saving features of the proposed 10-unit housing project for 192 Lexington St.

After studying the Stockard Engler Brigham plans carefully, we are convinced that they can produce quality housing at remarkably low cost. If SEB commits to EnergyStar rating, quality control is built in to the project.

The developer has done a very thorough job. The project is suitable for the site, the density is right (under a for-profit 40B, there could be many more units built here), and it is 100 percent affordable, as well as being sustainable and durable.

The League strongly supports this project. Our original recommendation to the Community Preservation Committee is attached. Please note that since this recommendation was written, the developer has addressed our concerns, and perhaps exceeded expectations to date.

Yours,

Terry Yoffie
President

cc: Paul Coletti

May, 2008

WINSLOW ARCHITECTS was established in 1983 in Cambridge, MA as an architectural and site planning firm initially specializing in multifamily housing design and construction administration. The firm's focus expanded to include renovations and historic preservation of existing buildings, providing complete construction documents and construction administration services for its clients. Typical clients include public-sector entities such as Local Housing Authorities, Not-For-Profit organizations such as Community Development Corporations, private developers and single family homeowners.

WINSLOW ARCHITECTS has provided architectural design for over 500 units of affordable housing throughout Massachusetts in the past 5 years along with the renovation/modernization of existing buildings in inner city areas.

Within the past year, **WINSLOW ARCHITECTS** has completed two affordable housing developments on the Cape and Islands – 47 units in Chatham and 60 units of modular housing in Edgartown - and is renovating an historic former grammar school building into 15 units of affordable rental housing in Lowell.

For Public Sector work, **WINSLOW ARCHITECTS** has been working with the Foxborough and Duxbury Housing Authorities in conjunction with the Dept. of Housing and Community Development (DHCD) and the Dept. of Mental Retardation (DMR) to provide design and construction administration services for modular homes for persons with Special Needs.

WINSLOW ARCHITECTS has been selected to provide Architectural Peer Review services for 40B developments in Westford, MA as well as providing site planning consulting services. We also have an on-going practice of designing custom residential homes and additions for private clients.

WINSLOW ARCHITECTS specializes in the architectural design and construction administration of the following project types:

- **MULTIFAMILY HOUSING**
- **BUILDING RENOVATION/MODERNIZATION**
- **PUBLICLY-FUNDED CHPTER 149 PROJECTS**
- **CUSTOM SINGLE FAMILY HOUSING**

The following summary of recent projects illustrates our experience.



WINSLOW ARCHITECTS - 2008 RECENT & CURRENT PROJECTS

ST. JOSEPH APTS. Lowell, MA	15 Unit rental housing <i>Historic rehab, affordable</i>	Construction	\$ 3,000,000
DUXBURY + FOXBORO HOUSING AUTHORITY Duxbury and Foxboro, MA	4BR + 8 BR DMR Home <i>Transitional Housing</i>	Construction	\$600,000 - \$1,200,000
PRESIDENTIAL GARDENS Haverhill, MA	Community Center	Planning	\$ 350,000
MASHPEE VILLAGE Mashpee, MA	145 unit renovation	Construction	\$ 11,000,000
MERRIMACK APTS. Lowell, MA	12 unit modernization <i>Rental Housing</i>	Complete	\$ 750,000
LAKE STREET Chatham, MA	47 Unit rental housing <i>Affordable</i>	Complete	\$ 7,500,000
MORGAN WOODS Edgartown, MA	60 Unit rental housing <i>Mixed Income, modular</i>	Complete	\$ 11,000,000
STONYBROOK Westford, MA	15 Unit rental housing <i>Affordable</i>	Complete	\$ 2,000,000
WESTFORD Town of Westford, MA	Architectural Peer Review <i>Consulting</i>	On-going	\$ 3,500/review
CUSTOM HOMES Greater Boston	New/renovations/add's <i>private single family</i>	Construction	\$ 500,000 (per House average)
WELLESLEY HOUSING Wellesley, MA	12 Unit Modernization	Planning	\$1,500,000
ST. JOSEPH HIGH SCHOOL Lowell, MA	22 Unit Rental Housing Historic Rehab, Affordable	Planning	\$5,000,000



John A. Winslow, AIA

PROFESSIONAL EXPERIENCE

- 1983-
Present **WINSLOW ARCHITECTS, INCORPORATED**
Cambridge, MA
Founding owner and principal of architectural firm specializing in site planning and housing design – with a particular focus on affordable community based multi-family housing, building renovations and custom single family housing.
- 1980-82 **STEFFIAN-BRADLEY ASSOCIATES, ARCHITECTS**
Boston, MA
Job Captain with large multi-faceted architectural firm involved with residential, commercial and medical facility design.
- 1976-80 **FRIENDS COMMUNITY DEVELOPMENT CORP.**
Easton, MA
Project Director for non-profit development corporation developing a 160-unit solar-heated retirement community.

EDUCATION

- 1976-80 **MASSACHUSETTS INSTITUTE OF TECHNOLOGY**
Cambridge, MA
Master of Architecture - 1980
- 1965-69 **TUFTS UNIVERSITY**
Medford, MA
Bachelor of Arts - 1969, Cum Laude

REGISTRATION

- 1985 **MASSACHUSETTS #6023**

AFFILIATIONS

American Institute of Architects (AIA)
Boston Society of Architects
Former Chairman - Newton Design Review Committee
Trustee Emeritus - The Jackson Homestead Museum
President Emeritus – NewTV
Past President - Newton Historical Society



Alexander Bross, AIA, LEED AP

PROFESSIONAL EXPERIENCE	2004 - Present	WINSLOW ARCHITECTS, INCORPORATED Cambridge, MA Senior Associate and Project Architect with responsibility for architectural design, construction documents and administration for multi-family housing developments.
	2000/04	VAN DAM & RENNER ARCHITECTS. Portland, ME Architectural Designer with duties including design work, document coordination, construction documents and administration for high-end single family residences and institutional projects.
	1999/00	DREXEL UNIVERSITY – Philadelphia, PA. Office of Planning, Design and Construction, duties including CAD drafting, field measuring, code research and working with university standards.
	1997/98	DESIGN MANAGEMENT SOLUTIONS Philadelphia, PA CAD drafting for institutional renovations at local colleges, residential and commercial work.
EDUCATION	2000	Temple University – Philadelphia, PA Bachelor of Architecture
REGISTRATION	2006	MASSACHUSETTS #20455 VERMONT #3008, MAINE #3419 NCARB Certified US Green Building Council LEED Accredited



Anthony W. Macchi

PROFESSIONAL EXPERIENCE

2002 -
Present

WINSLOW ARCHITECTS, INCORPORATED

Cambridge, MA

Project Manager with responsibility for architectural design, construction documents and administration for single family residences. Design development and presentation drawings for multifamily developments.

1999/02

ARCHITECTURAL CONSULTANT Boston, Ma

Architectural Designer with duties including design work, document coordination, construction documents and administration for residential and commercial projects.

1998

SEAN STEWART ARCHITECTS Boston, MA

Architectural assistant including field measurements, CAD drafting, construction documents and preparation of architectural proposals.

1997

LUNA DESIGN GROUP – Lynnfield, MA

Architectural assistant including field measurements, contract documents for residential and library projects

EDUCATION

1999

Wentworth Institute of Technology – Boston, MA

Bachelor of Architecture

1996

Associates Architectural Engineering





Morgan Woods

Edgartown, MA

2007



Lake Street Terrace
Chatham, MA
2006



Residences at Stonybrook

Westford, MA
2005



Leland Farms

Sherborn, MA
1998



Aburndale Yard

**Newton, MA
1998**



Beacon Woods

Burlington, MA
1998



Beacon Woods

**Burlington, MA
1998**



Seameadow Village

Hyannis, MA

1987





**Private Residence
Cambridge, MA
2002**



Private Residence

**Newton, MA
2002**



Private Residence

**Lincoln, MA
1994**



Private Residence

**Newton, MA
1993**



Private Residence

**Antrim, NH
1980**