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City of Newton



David B. Cohen
Mayor

APPLICATION FOR COMMUNITY PRESERVATION FUNDING

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

Name of Applicant Newton Free Library

Sponsoring Organization, if applicable _____

Mailing Address 330 Homer Street City Newton State MA Zip 02459

Daytime Phone 617-796-1403 Email kglickweil@ci.newton.ma.us

Name of Proposal Newton Corner Branch Library Exterior Restoration
Kathy Glick-Weil, Director

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

CPA Funding Requested \$196,000 Total Cost of Proposed Project \$196,000

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?
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. (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 the applicant has control over the site, via Purchase and Sale Agreement or deed.
11. Evidence that the project does not violate any zoning ordinance of the City of Newton.
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 leveraged or replicated to achieve additional community benefits.

1. What are the goals of the proposed project?

The goal of the proposed project is to completely renovate and restore the exterior of the historically significant Newton Corner Branch Library building. As described in a 1988 letter from the Society for the Preservation of New England Antiquities the building, constructed in 1845, is one of the last intact Greek Revival houses in Newton Corner. It was purchased by the City from the Chaffin family in 1931, 2 of whose members were former Mayors of Newton. Further, the building is an integral part of the landscape of the Farlow-Kenrick Park Historic District, anchoring the passive open space that is an important component of the area.

Over the past 10 years, several projects have made an effort to restore and renovate the exterior of the building. These projects included one in 1994 in conjunction with the construction of the Heritage at Newton Corner, and in 2002, a CDBG funded project. More patch up than anything else, they at most addressed deferred maintenance and helped to stop the continuing decline of the building.

Deplorable is the only word that describes the current condition of the building, however, with nearly every exterior element requiring restoration. A restoration project that follows carefully developed preservation guidelines will allow the Newton Corner Branch Library building to remain the architectural keystone of the surrounding Historic District.

2. Why is this project needed?

For those not living in Newton Corner, it is sometimes hard to remember what it used to be like. First, before the Turnpike was constructed, second, when there was housing and community on both sides of the Turnpike, and third, before the Main Library moved from Newton Corner to Newton Centre.

To the residents of Newton Corner, the Main Library's move was a tremendous loss. Many of them felt that the Main Library was a wonderful amenity to have in their neighborhood, and that the educational and cultural values it represented were indicative of the values held by the community. The Newton Corner Branch continues to represent those values to the residents, symbolically as well as realistically.

With the loss of the housing and the construction of office space on the other side of the Turnpike, the Branch Library also serves as an important anchor to the passive open space of Farlow Park that is the edge of the Farlow-Kenrick Park Historic District. The protected environment of the Historic District provides an important refuge from the urbanization of the Turnpike and the many large buildings in Newton Corner. The neighborhood opposes anything that frays the perimeter of the Historic District, and prioritizes projects which strengthen it. A beautifully renovated and restored Newton Corner Branch Library would improve and strengthen the bulwark of the Historic District against further encroachment of Newton Corner urbanization.

3. What is the nature and level of support for this project? Include letters of support.

The Newton Corner Neighborhood Association has for many years vigorously promoted a project to renovate and restore the Newton Corner Branch Library. The Advisory Committee and the Aldermen from Newton Corner all strongly support the project, and have provided a great deal of assistance in the development of this grant application. Staff representatives from both the Library and the Public Buildings Department have held several meetings with members of the Advisory Committee and the three Aldermen who represent Newton Corner, and the project is truly a joint venture between all parties. Several letters of support are appended to this application.

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

The project should take approximately 9 months in total:

Develop the bid document	2 months
Bidding process	2 months
Award the contract	1 month
Complete the construction work	4 months

Attached is a timeline for the project.

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

The Newton Free Library has received many federal and state grants throughout the years, all completed successfully, and the Public Buildings Department has successfully completed numerous renovation projects. The principal participants are as follows:

Kathy Glick-Weil from the Newton Free Library. Kathy has successfully written and administered many federal and staff grants over her career. Renovation projects she has participated in include

- A. An addition and renovation to the Lincoln Public Library, a 100 year old Queen Anne Victorian jewel in the center of Lincoln's Historic District.
- B. 2 renovations of the Newton Free Library, including a complete renovation of the Children's Department, and a complete renovation of the Circulation Office and the Technical Services Department.

Nick Parnell, AIA, from the Public Buildings Department. Nick has worked on many renovation projects during his years as Public Buildings Commissioner; his most recent and most challenging project is the addition and renovation of Newton North and Newton South High School.


Dick Corbett from the Public Buildings Department. In his position as Building Maintenance Supervisor, Dick ably oversees the maintenance of 70 municipal buildings. His attention to this project will ensure its successful completion, as will his interest in on-going maintenance of the renovated building.

Russell Feldman, AIA, from the firm of TBA Architects Inc. TBA Architects has over 20 years of experience in historic restoration and preservation, with their projects spanning both the public and private sector. The firm was awarded the Massachusetts Historic Commission's Preservation Award for the restoration of Washington Mills in Lawrence, MA. Recently, TBA provided complete architectural services for the renovation and restoration of the Jackson Homestead in a project that was completed on time and within budget. Mr. Feldman serves on the Jackson Homestead Board of Trustees, and has worked on many historic restoration and preservation projects.

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

The Newton Corner Branch Library is located on the edge of the Farlow-Kenrick Park Historic District, an important area of protected land which serves as a bulwark between the Newton Corner residential neighborhood and the Massachusetts Turnpike and Newton Corner office buildings. Restoring this important building will provide the Newton Corner neighborhood with increased protection from further urbanization.

7. What is the total budget for the project and how will CPA funds be spent. All items of expenditure must be clearly identified.

The total cost of the project is \$195,929, and a detailed description of the work to be done is appended to this application. 

8. What additional funding sources are available, committed or under consideration.

No additional funding is available for this project.

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

The Public Buildings Department is committed to providing ongoing maintenance for the Branch Library building.

10. Documentation that the applicant has control over the site.

The City of Newton has owned the Branch Library building since 1931, when it purchased it from the Chaffin family.

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

The restoration project will be done in accordance with all zoning ordinances of the City of Newton.

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

Please see enclosed letter from TBA Architects.



View From Northeast



View From Southeast

BUILDING FACADES



South Facade



North Facade

BUILDING FACADES



West Facade



Bulkhead and Door to be Removed



Deterioration of Facade, Soffit and Column Capital, West Facade

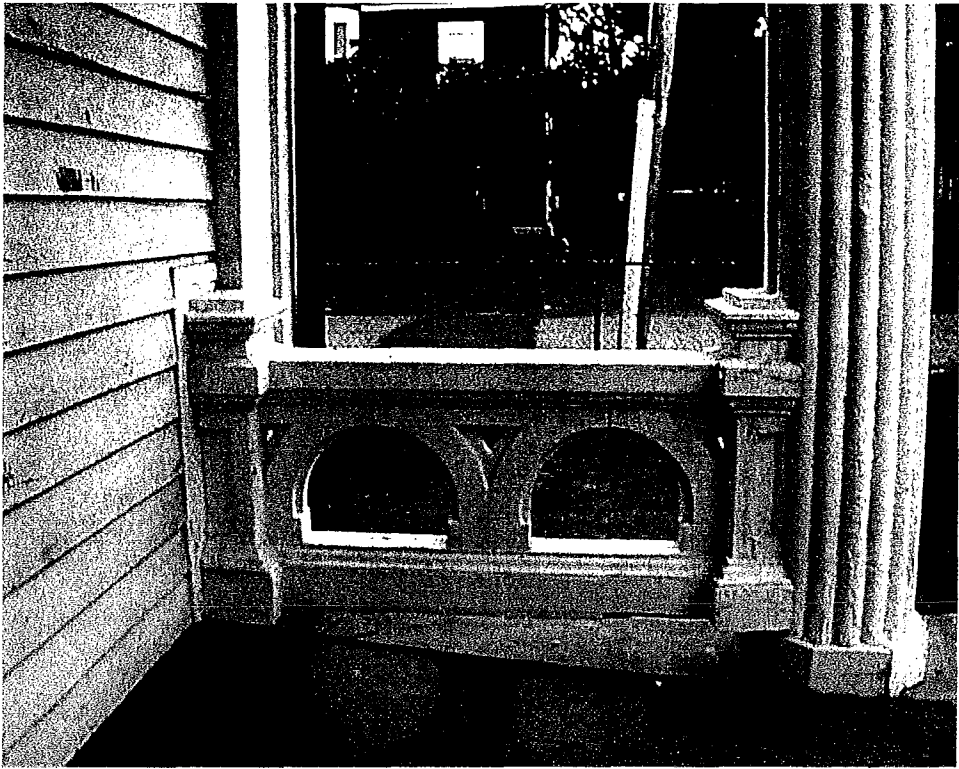


Fascia, Soffit and Bracket Deterioration

EAVE DETAILS



Wrought Iron Railings To Be Removed



Historic Rail

RAILING DETAILS

Newton Free Library
Rosedale-Chaffin House
Vernon Street, Newton

Narrative

General Condition

The building is presently in good structural condition, with load bearing walls and columns secure and recently stabilized. However, this recent work was not comprehensive and the building remains at risk due to various site, roof and eave conditions.

Site: areas of the eastern façade bay and entry are endangered due to concrete being placed directly against the wood siding and trim, promoting rot. Deterioration is already visible having weathered one year. Site regrading for accessibility improvements have placed soil directly against the wooden structure which will quickly result in sill and wall damage. Additionally, portions of the roof and site now drain directly against the structure rather than being channeled away.

Roof: metal, slate and membrane roofing, and associated flashing are all showing deterioration. The metal and membrane roofs are ready for replacement and the slate needs some repair.

Eaves: there is significant deterioration in gutters, eaves and soffits, causing active leaks.

Paint finishes are severely deteriorated throughout the exterior with particular evidence of damage in and around ornamental trim, brackets, original railings and column capitals. The column capitals are of particular interest and are at risk of loss.

Based on the above, we consider the structure to be at risk for deterioration. We also believe that significant architectural features will be lost if immediate action is not taken.

Scope of Proposed Work

Site

1. West side: remove and modify entrance walkway so as to pitch as a sidewalk (1:20 pitch) up to the porch, eliminating the existing concrete stairs. Regrade and replant as required.
2. East side: remove the concrete walkway where it is placed directly against the building. Regrade around building to guide rainwater away from the structure. Construct an underground leaching catch basin with associated piping to dispose of storm water from the building roof. Remove the concrete walk and stair to an unused door on the left side of the east façade.

Structure

1. Substructure: repoint areas of brick foundation wall.
2. Porches: Remove existing concrete porch decking. On the east side, support the existing ornamental porch columns on an ornamental base directly to the ground so as to avoid a conflict with the access path to the main entry. Install a new period-appropriate light at each public entry, both east and west side. On the west side, remove the concrete steps and deck, and existing wood deck and replace with new wood framed deck. Strip columns, trim and capitals and repaint. Portions of the columns will have to be repaired, probably with epoxy

Newton Free Library
Rosedale-Chaffin House
Vernon Street, Newton

consolidant. Sufficient detail remains for this work to be completely authenticated. A portion of original railing remains, which can be preserved and replicated around the west side porch.

3. Walls: strip all paint from clapboards and trim and repaint. We anticipate only limited replacement of material will be required. While we have not established a final paint treatment, we currently anticipate that we can appropriately apply several colors to walls and trim to provide a more animated exterior than presently exists.
4. Gutters, soffits and eaves: this system is one of the most troubled in the building. We will remove and replace all existing wood gutters with new copper lined wood (to minimize continuing maintenance required). Fascia will be repaired, ornamental brackets will be scraped, repaired or replaced as necessary, and repainted. Downspouts will be replaced with ornamental copper.
5. Windows: repair and reglaze existing double hung windows and provide custom triple track storm windows to minimize the effects of weathering and improve energy performance. Replace an existing, nonhistoric and unused glazed door with a window to match other existing windows. This involves some limited sill and finishes work.
6. Doors: the main doors are well finished and require no work. Other doors are to be stripped and repainted, and sealed from use to improve security and weather tightness. Replace the existing deteriorated metal bulkhead door, if it is still required for basement access. If not, we propose to remove it.
7. Stairs: replace deteriorated wooden treads to the basement. Scrape and paint the existing steel fire escape. Replace basement door and window. Replace guard pipe rail with Code compliant height and baluster spacing.
8. Roofs: patch the main slate roof with new or weathered slate, estimated to be 25% of roof area. Replace the existing membrane roof with EPDM. Porch roofs are to be replaced with standing seam copper.
9. Interior work is limited to removal of interior finishes on the third floor to accommodate new insulation and vapor barrier installation to improve energy performance and also prevent future deterioration due to moisture migration. Install and paint the new gypsum wall system. No other work is proposed for the building interior.

**Newton Free Library
Rosedale-Chaffin House
Vernon Street, Newton**

Uniformat Ref. No.	System/Component	Specifications	Unit	No. Units	Unit Cost	Sub Total	Total
A Substructure							
A10	Foundations						\$1,299
A1010	Standard Foundations Foundation Walls	Brick Foundation Wall Repointing	s.f.	247.5	\$5.25	\$1,299	
B Shell							
B10	Superstructure						\$7,268
B1010	Floor Construction Porch Floor Framing Porch Floor Superstructure Porch Flooring Porch Railing Column construction Column construction Areaway Stairs Window infill Areaway Guard Rail	2x8 wood joists @ 16 in. O.C., pressure treated, both entrances 4x8 wood girder from found. walls to piers, west façade East façade at entry, west façade along wall, 1x4 mahogany Custom design architectural grade hardwood, west façade New bases at deck, both façades New foundation blocking to grade, east façade New treads and risers to basement stairs New sill, trim and finishes (interior & exterior) New or modified metal guardrail	s.f. l.f. s.f. l.f. ea. ea. flight s.f. item	264 32 264 24 6 3 1 4.5 1	\$1.75 \$6.25 \$4.00 \$75.00 \$250.00 \$150.00 350 100 1000	\$462 \$200 \$1,056 \$1,800 \$1,500 \$450 \$350 \$450 \$1,000	
B1020	Roof Construction Porch, flat roofs	Miscellaneous deck replacement, 5%	s.f.	111	\$4.50	\$497	\$497
B20	Exterior Closure						\$36,460
B2010	Exterior Walls						
07210	Soffits Fascia Brackets Cornices Siding preparation Repair Siding Columns Columns Paint siding Paint Trim Insulation Fire Escape	Scrape soffits, cover with 1/8" plywood for painting 25% area Replace 50% fascia boards Scrape and repair brackets, replace 5% to match Reconstruct deteriorated corners, whole assembly Strip all siding, clapboards, trim New 18" #1 red cedar, 4" exposure, 5% of area Strip columns and capitals Epoxy consolidate and repair of capitals Oil Primer and two coats, two colors, exterior latex Oil Primer & 2 coats exterior latex Fibreglass batt infill all walls, eaves, ceilings, R19 average Scrape, paint 2 coats	s.f. s.f. item ea. s.f. s.f. item item ea. l.f. s.f. item	93 93 1 4 3,928 196 1 1 3,928 1,727 2,293 1	\$25.00 \$10.00 \$2,500.00 \$750.00 \$3.50 \$6.00 \$2,500.00 \$1,000.00 \$1.34 \$0.62 \$0.76 \$1,200	\$2,325 \$930 \$2,500 \$3,000 \$13,749 \$1,178 \$2,500 \$1,000 \$5,264 \$1,071 \$1,743 \$1,200	
2002 city est							
B2020	Exterior Windows						\$12,185
900-0440	Window preparation	Careful scraping and reglazing	s.f.	735	\$1.46	\$1,073	
08590	Window frames	Miscellaneous trim repair and patching, 50% units	ea.	25	\$75.00	\$1,875	
08510	Window replacements	Double hung, single pane to replicate existing 6 ft. x 3 ft.	ea.	1	\$1,250.00	\$1,250	
08580	Window-storm	custom combination aluminum triple track storm windows, painted finish	ea.	49	\$163.00	\$7,987	

**Newton Free Library
Rosedale-Chaffin House
Vernon Street, Newton**

Uniformat Ref. No.	System/Component	Specifications	Unit	No. Units	Unit Cost	Sub Total	Total
B2030	Exterior Doors						\$557
	Prep Doors	Scrape & sand, wood	s.f.	42	\$0.55	\$23	
	Paint Doors	Paint & 2 coats exterior latex, both sides	ea.	3	\$28	\$84	
2002 city est	Bulkhead	Replace existing	budget	1	\$450.00	\$450	
B30	Roofing						\$18,285
B3010	Roof Coverings						
	Flat roofs	EPDM fully adhered on new deck	s.f.	400	\$4.58	\$1,833	
	Slate roofs	Replace 25% area, limited reflashng with lead coated copper	sq	6	\$1,000.00	\$5,733	
	Porch roofs	Standing seam copper	s.f.	640	\$8.35	\$5,344	
2002 city est	Gutters	wood clear, hemlock or fir, 4"x5"	l.f.	215	\$12.00	\$2,580	
2002 city est	Gutter lining	copper, soldered	s.f.	140	\$6.00	\$840	
07710-1600	Downspouts	copper corrugated	l.f.	170	\$11.50	\$1,955	
C	Interiors						
C10	Interior Construction						\$0
C1010	Interior Partitions	Not Used					
C1020	Interior Doors	Not Used					
C1030	Interior Specialties	Not Used					
C30	Interior Finishes						\$4,059
C3010	Interior Finishes						
	Gypsum walls	1/2 in. Blueboard walls with skim coat plaster	s.f.	2,293	\$1.25	\$2,867	
09920	Painting	walls- roller, prime & 2 coats	s.f.	2,293	\$0.52	\$1,192	
C3020	Interior Floor Finishes	Not Used					
D	Services						
D20	Plumbing Systems	Not Used					\$0
D30	HVAC Systems	Not Used					\$0
D50	Electrical Systems						
D5020	Lighting & Branch Wiring						\$840
16500	Rehabilitated Light Fixtures	New light at main entry	ea.	1	\$150.00	\$150	
	New Light Fixtures	Providing new light fixtures under porch roofs	ea.	3	\$150.00	\$450	
	Install Lighting	New wiring to all lighting & fans	ea.	3	\$80.00	\$240	

**Newton Free Library
Rosedale-Chaffin House
Vernon Street, Newton**

Uniformat Ref. No.	System/Component	Specifications	Unit	No. Units	Unit Cost	Sub Total	Total
D5030	Communication & Security Systems	Not Used					\$0
D5040	Special Electrical Systems	Not Used					\$0
E Equipment & Furnishings							
E10	Equipment	Not Used					\$0
E20	Furnishings	Not Used					\$0
F Other Building Construction							
F10	Special Construction	Not used					\$0
F20	Selective Demolition						\$2,606
F2010	Building Elements Demolition						
	Windows & Doors	Remove windows and doors	item	3	\$75.00	\$225	
	Excavate foundation wall	Hand excavate at porch foundation, 1 laborer-day	item	2	\$400.00	\$800	
	Building elements	Remove deck and railings, west façade	item	1	\$50.00	\$50	
02200-1900	Flooring	Remove concrete slabs within building deck area	s.y.	25	\$10.55	\$264	
	Roofing	Remove all porch roofs, membrane roofs	s.f.	640	\$1.29	\$826	
	Gutters & Downspouts	Remove gutters, damaged soffits & fascia	l.f.	215	1	215	
	Wood flooring	Remove porch flooring	s.f.	128	\$0.99	\$127	
	Stairs	Remove basement access stair treads for replacement	item	1	\$50.00	\$50	
	Bulkhead	Remove bulkhead	item	1	\$50.00	\$50	
G Building Sitework							
G10	Site Preparation						\$849
	Mobilization	Small dozer or backhoe	ea.	1	\$173.00	\$173	
	Site Excavation	Excavate utility trenches for roof drains	l.f.	120	\$1.85	\$222	
440-0900	Site Excavation	Excavate for leaching catch basin, 12' deep heavy soil	ea.	1	\$104.00	\$104	
	Walkways	Remove concrete walkways	item	1	\$150.00	\$150	
	Stairs	Remove existing stair and rail, southeast façade, 1/2 laborer day	item	1	\$200.00	\$200	
G20	Site Improvements						\$3,222
	Catchbasin	New sidewalks, west entry	item	1		\$0	
		Leaching catch basin	ea.	1	\$965.00	\$965	

**Newton Free Library
Rosedale-Chaffin House
Vernon Street, Newton**

Uniformat Ref. No.	System/Component	Specifications	Unit	No. Units	Unit Cost	Sub Total	Total
	Utilities	Piping to catch basin, pvc	l.f.	120	\$15.00	\$1,800	
	Fill & Grading	New fill and grading at west sidewalk	s.y.	60	\$2.44	\$146	
	Fill & Grading	New fill and regrading, east side entry	s.y.	25	\$2.44	\$61	
	Fill & Grading	Landscape: topsoil and seeding	item	1	\$250.00	\$250	
Subtotal Construction Subcontracts, Unadjusted						\$88,129	\$88,129
	Location factor		15.0%				\$13,219
	General Conditions (Overhead and Profit) per Means		25.0%				\$25,337
	Filed Sub-bid Premium		15.0%				\$15,202
	Inflation to bid premium (summer 2003)	2002 Means cost system is published in autumn 2001	2.5%				\$3,547
TOTAL ESTIMATED CONSTRUCTION COST							\$145,434
	Architect/Engineering Fee	design, coordination, construction documents & construction monitoring	12.8%	of construction cost			\$18,616
	Reimbursable Expenses	project related reimbursable costs (% of fees), quality assurance testing	15.0%				\$2,792
	Design Contingency		10.0%				\$14,543
	Change Order Contingency		10.0%				\$14,543
TOTAL ESTIMATED PROJECT BUDGET							\$195,929

Project Cost Summary

Construction Cost	\$145,434
Architect/Engineering Fee	\$18,616
Contingencies and Reimbursables	\$31,879
TOTAL ESTIMATED PROJECT BUDGET	\$195,929



October 25, 2002

Kathy Glick-Weil, Library Director
330 Homer Street
Newton Centre, MA 02459

PROJECT: Restoration of Newton Corner Free Library Facility
Rosedale-Chaffin House

Dear Ms. Glick-Weil:

You have requested that TBA Architects address two items required as part of your application for Community Preservation Funding for the abovementioned project.

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

The Newton Free Library is located in a Public Use district as established under Sec. 30-6 of the zoning ordinance. Allowable uses include parks and playgrounds, parking lots and public purposes. As such, the function of the building and site are both consistent with the ordinance.

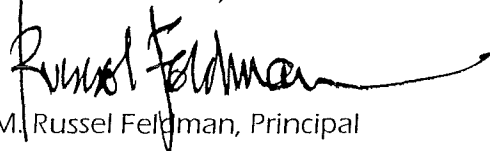
Item 12. Evidence that the proposed site is free of hazardous materials or that there is a plan for remediation in place.

TBA Architects has inspected the building specifically in light of the work proposed. While we have visited the interior to ascertain whether there are any active leaks or structural concerns, we have not commissioned any tests or inspection of the building or site for the presence of hazardous materials.

The work proposed for this project addresses exterior stabilization, repair and preservation only and does not involve any interior demolition except as is incidental to the exterior work. We also anticipate only modest changes to site grading. As such, the only hazardous material that we anticipate is the removal of lead paint. We plan to specify proper remediation and disposal of this material.

Sincerely,

TBA ARCHITECTS, INC.



M. Russel Feldman, Principal

c: Nick Parnell, Commissioner of Public Buildings

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www.tbaarchitects.com

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Brooke K. Lipsitt
President

George E. Mansfield
Vice President

Aldermen at Large
Ward

- 1 Robert E. Gerst
- 1 Carleton P. Merrill
- 2 Allan L. Ciccone
- 2 Marcia T. Johnson
- 3 Richard J. Bullwinkle
- 3 Leonard J. Gentile
- 4 Amy Mah Sangiolo
- 4 John F. Stewart
- 5 Paul E. Coletti
- 5 Brian E. Yates
- 6 Susan M. Basham
- 6 Kenneth R. L. Parker
- 7 Brooke K. Lipsitt
- 7 Sydra Schnipper
- 8 Richard A. Lipof
- 8 Mitchell L. Fischman

Ward Aldermen
Ward

- 1 Scott Lennon
- 2 Stephen M. Linsky
- 3 Anthony J. Salvucci
- 4 D. Pauline Bryson
- 5 Christine S. Samuelson
- 6 George E. Mansfield
- 7 R. Lisle Baker
- 8 Cheryl Lappin

City Clerk/Clerk of the Board
Edward English

Newton CPA Committee
City Hall
Newton, MA 02458

10/30/02



Re: CPA funding for Newton Corner Branch Library renovation

Ladies and Gentlemen:

I urge you to allocate CPA funds to help defray renovation costs at the Newton Corner Branch Library. I can not overstate the critical importance of the Newton Corner Branch Library to Newton Corner residents and other residents of city. It is a unique municipal treasure sorely in need of restoration and uniquely appropriate for CPA funding.

The library, formerly the Boys and Girls Library, survives as the last element of what was once the city's major cultural amenity--the municipal library complex in Newton Corner. It represents to residents of this area their connection to Newton's past; it symbolizes for many our shared cultural heritage; it anchors the municipal park which surrounds it and buffers Newton Corner residential areas from the urban, high traffic, anxiety-provoking thoroughfare which is post-Mass Turnpike Newton Corner. Funding renovations here therefore constitutes a double benefit to the community: it preserves an unique historic resource, and it preserves and enhances the open spaces of Farlow and Chaffin Parks.

In the view of hundreds of Newton residents, renovating the Newton Corner Branch Library constitutes an ideal CPA project. Finding this project, you will help make this widely shared aspiration a reality.

Sincerely yours,

Robert Gerst
Alderman at Large, Ward One

1000 Commonwealth Avenue
Newton, MA 02459



October 16, 2002

Kathy Glick-Weil, Director
Newton Free Library
330 Homer Street
Newton, MA 02459

Dear Ms. Glick-Weil,

As the Ward Alderman representing the Newton Corner area, I am writing to you in support of the application submitted for the restoration of the Newton Corner Branch Library. If there was one initiative in the city that was deserving of community preservation funds, this would be the project. The Newton Corner community for years has done their best in trying to preserve the library and its landscape but help is desperately needed.

The library serves as an important gathering place for members of the community of all ages. I feel one of the most important features about the library is its accessibility for people in the neighborhood. The Vernon Court senior complex, Underwood Elementary and Bigelow Middle Schools are all within a short walking distance. It makes it very easy for many residents, especially parents, to have this type of access literally "in their backyard."

The Newton Corner branch also does not "feel" like your typical library. Walking on its grounds and through its historic halls gives you the feeling of being at home. Newton Corner is well known throughout the city for its harrowing traffic. Amongst the noise and everyday hustle of commuter life on Centre Street, there lies a precious, serene place to read a book, sit and write a poem or simply reflect. No other place in Newton Corner is quite like this. Without the needed community preservation funds to help in its restoration, there will be no other place. This is the perfect opportunity to protect that.

Sincerely,

SCOTT F. LENNON
Ward Alderman, Ward One

Board of Aldermen

2000-2001

City of Newton

1000 Commonwealth Avenue
Newton, MA 02459



15 Newtonville Ave.
Newton, Mass. 02458-1938

October 25, 2002

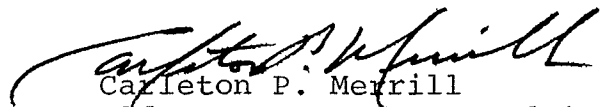
Newton Community Preservation Committee
Attention: Jeffrey W. Sacks, Chm. and Members

May I convey to the Newton Community Preservation Committee my complete support for funding being requested for the preservation, rehabilitation and restoration of the Childrens Library located on Vernon St. in Newton Corner.

For many years this location has serviced the needs of the citizens of the greater Newton Corner area and especially the children who have had many programs offered for their enjoyment.

The building is historic and is presently in need of repairs that will preserve its use for our children as well as for adults in the years to come.

It is my hope, that is shared by many others, that the funds that have been made available for "Historic Resources", due to the acceptance of the Community Preservation Act by the citizens of Newton, will be invested for the purpose of preserving this historic building.


Carleton P. Merrill
Alderman-At-Large, Ward 1
City of Newton, Mass.

10/16/02

Kathy Glick-Weil, Library Director
Newton Public Library
Newton Centre, MA.

RE: Vernon St. Branch Library - CPA Funding

Dear Kathy,

The Vernon St. Branch Library will be under consideration for funding from the Community Preservation Act.

This branch library has been the focus of the neighborhood for many years. Many neighbors past and present worked to preserve the presence of a library in Newton Corner.

The Vernon Branch is the cornerstone of the village - a resource and refuge - for many neighbors who can find a comfortable home atmosphere to read, research or study.

This building is a significant historical structure located in a historical park setting, deserving of a better fate than the current deterioration that is now occurring.

I would hope that everyone agrees that the Vernon St. Library deserves funding to preserve and insure its integrity for many years to come.

Thank you, 

Gary Sparrow - Moderator - Newton corner Neighborhood Association
247 Tremont St.
Newton Corner, MA.
617-964-8216

LESLIE L. FOX
27 SCHOOL STREET
NEWTON, MA 02458

October 12, 2002

Kathy Glick-Weil
Newton Free Library
330 Homer Street
Newton, MA 02459

Dear Ms. Glick-Weil:

I am writing in support of funding from the Community Preservation Act to repair and preserve the exterior the Newton Corner branch library building.

As a member of the Newton Corner Advisory Committee and a 20-year resident of Newton Corner, I have long been concerned about keeping this historic building, situated within a National Register Historic district, well-maintained and weather-tight in order to assure its longevity as a community landmark.

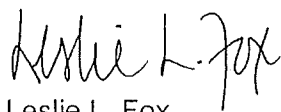
In 1988, the branch library building was saved from potential demolition by a group of community residents, architects, and city employees who recognized its architectural and historical significance. Their conviction remains strong to this day: the branch library building is a critical anchor in a neighborhood that has seen much destruction and change. Its importance lies in its architectural features, which remain largely unchanged from the 19th century, its physical position within the historic district, and its use for the past 30 years as a public library building.

The building has not received routine maintenance for a number of years and has fallen into disrepair. Squirrel holes have opened the building to the weather, and the entire exterior needs to be scraped, repaired, and repainted, among other work items. The building is in danger of losing its architectural integrity as time and weather take their toll.

The Newton Corner branch library building is an ideal candidate for funding from the Community Preservation Act. The city-owned building is a visible and cherished landmark in the neighborhood, is of historical and architectural significance, is accessible to the public as a library, and is in great need of preservation.

I hope, as do many residents of Newton Corner, that this historic structure will be deemed worthy of funding to maintain it for future generations.

Sincerely,



Leslie L. Fox



David A. Olson
Director

THE JACKSON HOMESTEAD

The Newton Historical Society

Community Preservation Committee
Newton City Hall
1000 Commonwealth Avenue
Newton, MA 02459

October 15, 2002

Dear Committee Members,

The Jackson Homestead Museum and the Newton Historical Society support the Newton Free Library's application to the Community Preservation Committee for funds to restore the John Chaffin House at 124 Vernon Street in Newton's Farlow-Kenrick Historic District. This wonderful Greek Revival house was built in 1848. Known as Rosedale, it was one of the first houses to appear on Vernon Street. In the 1850s Mr. Chaffin updated the house with Italianate details. John Chaffin was one of the original trustees and contributors to the development of the Newton Public Library. The building currently serves as the Newton Corner Branch of the Newton Free Library.

The property was purchased by the City of Newton in 1930 and is now in need of major repair and restoration work. This property is worthy of preservation for its architectural details, historic importance, and current use as a library for the City of Newton.

The Jackson Homestead Museum and The Newton Historical Society encourage the Community Preservation Committee to fund this worthwhile project.

For the Trustees of the Jackson Homestead and the Board of Directors of the Newton Historical Society,

David A. Olson
Director