



City of Newton, Massachusetts

Community Preservation Committee



MEMORANDUM

David B. Cohen
Mayor

TO: Stephen Linsky, Chair, Committee on Community Preservation
FROM: Robert Ricchi, Community Preservation Planner *RR*
DATE: December 22, 2005
RE: **CPA Projects: Linden Green and Millhouse Commons**

At the most recent meeting of the Committee on Community Preservation, Alderman Yates expressed concern about the site conditions of two CPA-funded community housing projects, Linden Green, located at 248 Elliot Street, and Millhouse Commons, located at 1093 Chestnut Street.

Linden Green

Alderman Yates observed that several of the windows of the 1840s Greek Revival house were missing, allowing wind and weather to enter the building. I brought this concern to the attention of the project's architect, project manager and construction manager. In early December, I visited the site. In my meeting with the construction manager, he explained that the windows needed to be removed so they could be replicated and restored. Heavy vinyl sheeting, 6mm thick, was installed to cover all of the open windows of the house within one day of my visit. In checking with John Lojek of the Inspectional Services Department, I learned that this period of exposure is not atypical or negligent, particularly since the interior will be gutted. The reconstruction and restoration of Linden Green is proceeding and the entire project will not be complete in late summer 2006.

Millhouse Commons

Alderman Yates expressed concern over the site, which is currently undergoing major construction and foundation work, looked untidy to Alderman Yates. I spoke to the Commissioner of Inspectional Services and he dispatched an inspector to the site. Inspector Bill Case reported to me the condition of the Millhouse Commons construction site is typical for that type of construction. One structure was torn down, another was moved and a new foundation must be poured. Large amounts of dirt and loam were removed. The loam was stored on the site so that it may be remade into a lawn in the spring. Mr. Case assured me this is routine for projects like this one. The budget for Millhouse Commons is limited and it is more economical to reuse materials, such as the loam, when possible. The construction project is currently on schedule and should be complete sometime next summer.

If you need any further information, please contact me at 617-796-1144 or rricchi@newtonma.gov.

cc: Board of Aldermen
Community Preservation Committee
Jennifer Goldson, CPA Program Manager