

City of Newton



David B. Cohen
Mayor

APPLICATION FOR COMMUNITY PRESERVATION FUNDING

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

Name of Applicant³ Department of Public Buildings

Name of Co-Applicant, if applicable Department of Public Works

Contact Name A. Nicholas Parnell, A.I.A., Commissioner of Public Buildings
City of Newton, Public Buildings Department

Mailing Address 52 Elliot Street City Newton State MA Zip 02461

Daytime Phone 617-796-1600 Email nparnell@newtonma.gov

Name of Proposal Crafts Street Stable Exterior Building Historic
Preservation Study

Address of Proposal (or assessor's parcel id) 92 Crafts Street, Newtonville, MA 02460

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

CPA Funding Requested \$60,000.00 Total Cost of Proposed Project TBD

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 and any petitions.
4. **Timeline:** What is the schedule for project implementation, including a timeline for all critical milestones?
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 and contingencies. (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.

³ If the proposal is on City-owned land, either the applicant or the co-applicant must be the City Board, Commission, or Department in control of the land.

11. For projects that include construction or rehabilitation, include the existing and proposed site plan, floor plans, elevations, and any other drawings as necessary to visually describe the proposal.
12. Evidence that the project is in compliance with the zoning ordinance, Architectural Access Board Regulations, or any other laws or regulations. Or, if zoning relief is required, specify what relief is needed and when an application will be made to the City for zoning review.
13. Evidence that the appropriate City Boards and Commissions have approved the project (for example, proposed new uses on Parks & Recreation land requires approval from the Parks and Recreation Commission)
14. Evidence that the proposed site is free of hazardous materials or that there is a plan for remediation in place.
15. Evidence that appropriate professional standards will be followed if construction, restoration or rehabilitation is proposed.
16. Information indicating how this project can be used to achieve additional community benefits.

NOTE: If the requested funds are for a real estate acquisition, an independent appraisal will be required which the applicant will be required to fund. No funding decisions will be made without an independent appraisal. Contact Jennifer Goldson, Community Preservation Planner, at 617-796-1131 or jgoldson@ci.newton.ma.us to arrange for an independent appraisal.

Refer to the City web site (ci.newton.ma.us/Planning/CPA) for further information.
Form CPA-1 (Revised 9/11/03)

PROJECT DESCRIPTION:

The Public Buildings Department in conjunction with the Public Buildings Preservation Task Force respectfully submits the following Crafts Street Stable Improvements for consideration of Community Preservation Funding.

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

The goals of the project are to preserve this historic building for continued service to the City. The proposed project is to renovate, replace and restore key exterior elements of the Crafts Street Stable. The focus is on the renovation, restoration and/or replacement of various exterior building elements including the masonry, exterior doors and windows.

1.a.

To restore the stable to its original status as a demonstration of the high value Newton places on its public buildings. To save the building from further deterioration leading to either much more expensive repairs or demolition, and to improve the working conditions within the building for its occupants.

2. Community Need: Why is this project needed?

The Crafts Street Stable has been a municipal facility since 1894 and, as the attached history shows, the exterior of the building has been exposed to rain, wind, and snow for over one-hundred years. The cumulative impact of this stress is serious damage. Designs are needed for a restoration of the building to protect it by keeping water and other destructive elements from damaged or vulnerable portions of the building. The building envelope may be unusable within a few years if the existing damage is not repaired and the building envelope's integrity restored.

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

The project was proposed by the Commissioner of Public Works, who oversees use of the building, and the Public Buildings Commissioner, who oversees the structural soundness of all city buildings. It has been supported by the Public Buildings Preservation Task Force, co-chaired by the Chief Administrative Officer and an Alderman. The Task Force is a group of Department Heads, Aldermen, Chair of the Historical Commission, a Preservation Planner, and an architect with experience in the historic preservation of public buildings.

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

Assuming that final approval of CPA funding is received by April 1, 2006, the following timeline will be followed:

<u>Activity</u> <u>Date</u>	<u>Completion</u>
Preparation of RFP	May 15, 2006
Advertising for Proposals	June 15, 2006
Receipt of Proposals	July 1, 2006
Selection of Consultant Team & Preparation & Execution of contract	August 1, 2006
Design of project work, Preparation of Construction Documents & Preparation of Cost Estimate for Construction	October 1, 2006

Those areas affected by public bidding will proceed through the normal process that is required by law.

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

The current staff of the Public Buildings Department is fully capable of administering these projects.

The expertise of the individuals who have performed daily maintenance on our eighty-five city-owned buildings, and who are in the process of administering over one million dollars worth of projects is given below:

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

Arthur Cabral, Budget & Project Specialist. Arthur has over 29 years in facilities maintenance, budget and planning. His projects range from daily maintenance scheduling and monitoring, to Project Manager of multi-million dollar projects.

Dick Corbett, Building Maintenance Supervisor. Dick oversees the maintenance of more than eighty municipal buildings. His attention to this project will ensure its successful completion, as will his interest in on-going maintenance of the renovated building.

Carolyn Sarno, Facilities Manager. Carolyn has been a facilities manager for over 10 years in both the public and private sectors.

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

The stables will cease to deteriorate, the workers in the building and interior building features will be protected from weather damage including rain, snow and extreme temperatures. In addition, the successful completion of this project will enhance Crafts Street Stable’s appearance and its ability to become again, a shining example of public pride for the taxpaying citizens of Newton.

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.)

The budget shown below is for the preparation of the design of the project as well as the preparation of a construction cost estimate, including a small contingency.

Structural Engineer	\$ 6,000.00
Preservation/Conservation Consultant	\$ 32,720.00
Coordinating Architect	\$ 12,550.00
Cost Consultant	\$ <u>3,275.00</u>
Total Fees	\$ 54,545.00
Contingency @10%	<u>5,455.00</u>
Total Design Cost	\$ 60,000.00

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.

No additional funding sources are currently available for the historic preservation of this municipal building, though they will be pursued vigorously.

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

The Public Buildings Department is committed to maintaining all city buildings, especially all historically significant buildings. We will maintain to the best of our ability those improvements made to preserve the historical significance of the building.

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

By City Ordinance - Article 1, Section 5-1, the Public Buildings Department. The Public Buildings Commissioner shall have 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.

The building is a public use owned by the City. It is located within the Public Use Zone District that allows such uses by right. All proposed work falls within the guidelines of the City's Building Codes and will be monitored by both the Public Buildings Preservation Task Force and the Historical Commission. (See attached page from the Newton Zoning Ordinance)

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

We do not know of any hazardous waste materials on the site. However, all parts of the building in which work is to be 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 standards will be followed if construction restoration or rehabilitation is proposed.

The services of appropriate design professionals are sought to prepare plans for the preservation of this building in a manner that follows appropriate professional standard. 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 the Board of Aldermen, Public Facilities Committee, Department of Inspectional Services, the Historical Commission and the Public Buildings Preservation Task Force.

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

Many public buildings have been disposed of, so the remaining buildings must be used as intensively as possible. The upper story of the building is used for storage of excess traffic lights and signs. If the building is preserved from further deterioration, this space could be used as additional meeting space or storage space for materials from the Newton History Museum, whose storage space is limited. This space might, with proper guidelines, be a supplementary exhibit space for larger museum objects.

CRAFTS STREET DPW OPERATIONS CENTER

To Study Facilities

Existing Facilities Report: A physical plant analysis will be undertaken for the existing building. Pertinent recommendations will be made for: building structure, including foundation, framing, and roof structure; building envelope, including all exterior materials, doors, windows roofs and other exterior components making up the building's envelope.

Recommendations: The study will include viable options for consideration. Each option's fiscal impact, strengths and weaknesses and proposed implementation time-line will be presented. A series of Cost Estimates will be generated from the viable options that are presented. Careful consideration must be given to the building's historical significance.

City of Newton



DEPARTMENT OF PUBLIC WORKS

OFFICE OF THE COMMISSIONER
1000 Commonwealth Avenue
Newton Centre, MA 02459-1449

David B. Cohen
Mayor

July 10, 2005

To: Community Preservation Committee
City of Newton

RE: Description of Use for the Crafts Street Stables

The Stables located at 90 Crafts Street, have been used for Public Works personnel and equipment since its construction before the turn of the 20th century. As "Stables", they did indeed provide support and shelter for the many horses public works used in maintaining streets and sidewalks throughout the City.

Today, the Stables still provide a home to public works, but mostly in terms of offices and meeting space. Three Highway Superintendents have their offices at this Crafts Street building, plus the timekeeper who provides detail to the payroll at City Hall. Additionally, there is sufficient area for the 50+ workforce who begin and end their day in this operational hub. These men and women rely on the space provided to coordinate daily operations, store personal equipment to include a change of clothes, as well as the ability to clean up in the shower facilities on the occasion that the nature of their job demanded it. Skilled tradesmen and unskilled laborers are found here dedicated to functions ranging from sidewalk masonry, curb setting, temporary street and pothole repairs, public property maintenance, traffic control, and the operation of heavy excavation and hauling equipment.

Additionally, the building provides storage of assigned departmental equipment ranging from traffic management parts and equipment, snow fighting equipment, and an area dedicated for the daily safeguarding and issuance of hand tools and personnel safety equipment.

The Stables building, in addition to the nearby maintenance facility, are the primary real property assets which provide an essential logistical base from which Public Works is able to carry out its assigned mission. Throughout the years it has, and continues to be, a vital resource to the City due to its moderate size and key location in the northern half of the City; a facility which the Highway Division operates from in times of routine work as well as full-scale emergencies.

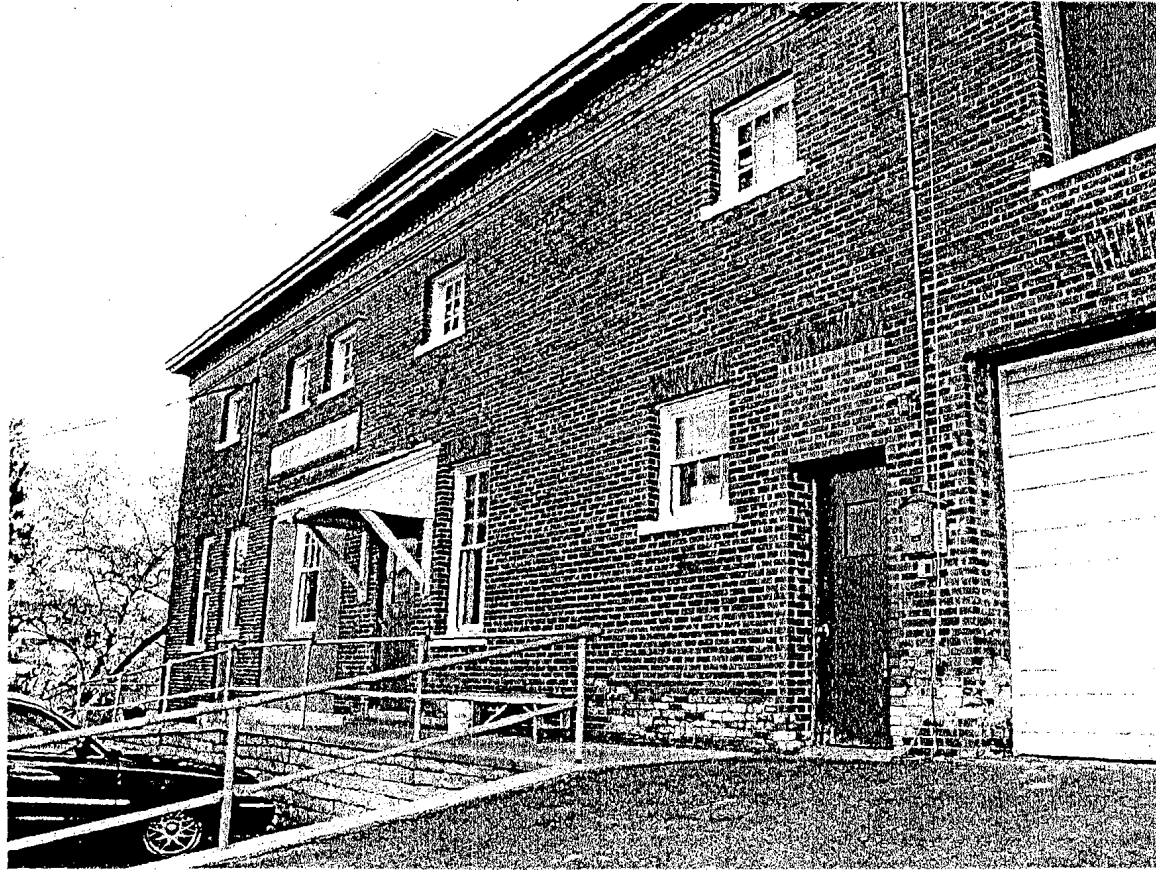
Sincerely,

Robert R. Rooney
Commissioner

cc: A. Nicholas Parnell, Commissioner for Public Buildings
Stephen Tocci, Director of Highway Operations

Telephone: 617-796-1011 • Fax: 617-796-1050 • rrooney@newtonma.gov

History



Opened in 1894 as the City's horse stable. Currently occupied by DPW operations center.

**Community Preservation Act
October 2004 Funding Cycle**

**Newton Crafts Street DPW Operations Facility Restoration
Design Funding**

Setting

Located at 92 Crafts Street in the DPW yard, in the village of Newtonville.



**Community Preservation Act
October 2004 Funding Cycle**

**Newton Crafts Street DPW Operations Facility Restoration
Design Funding**

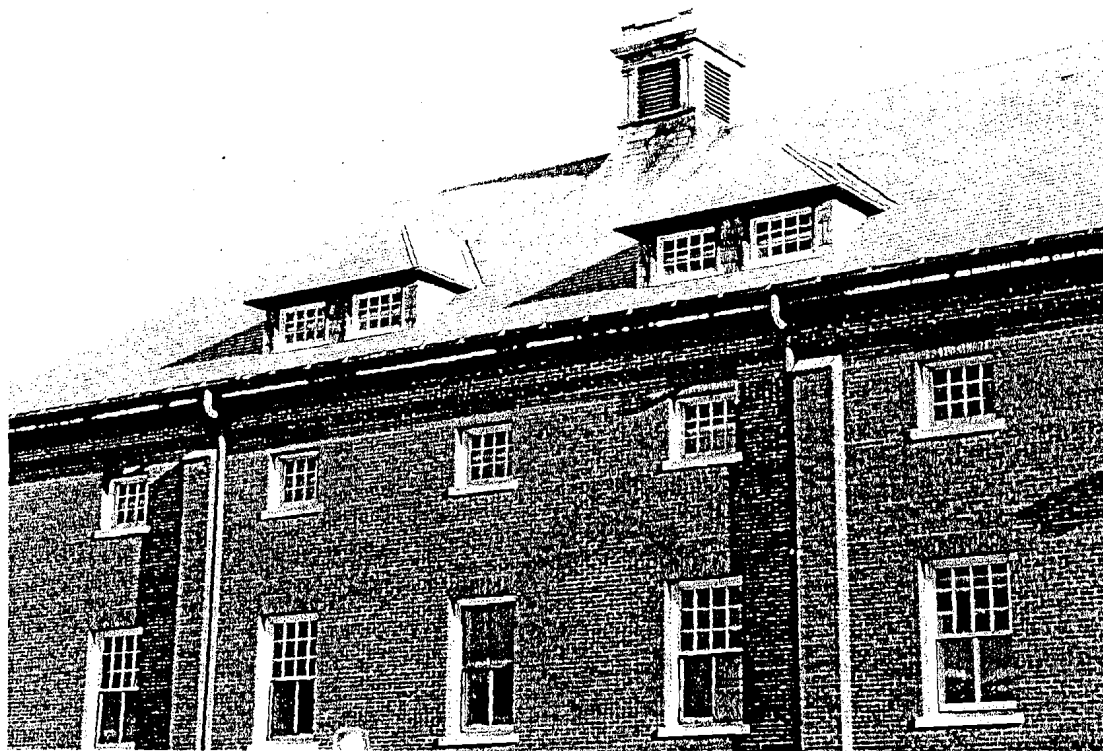


Condition

The stable has gone through many repairs and alterations. Unfortunately due to insufficient funding some of the work done was not in keeping with the buildings historic significance. In addition, more than 110 years of rain, wind, snow and poor drainage have rotted the windows and damaged much of the masonry.

**Community Preservation Act
October 2004 Funding Cycle**

**Newton Crafts Street DPW Operations Facility Restoration
Design Funding**



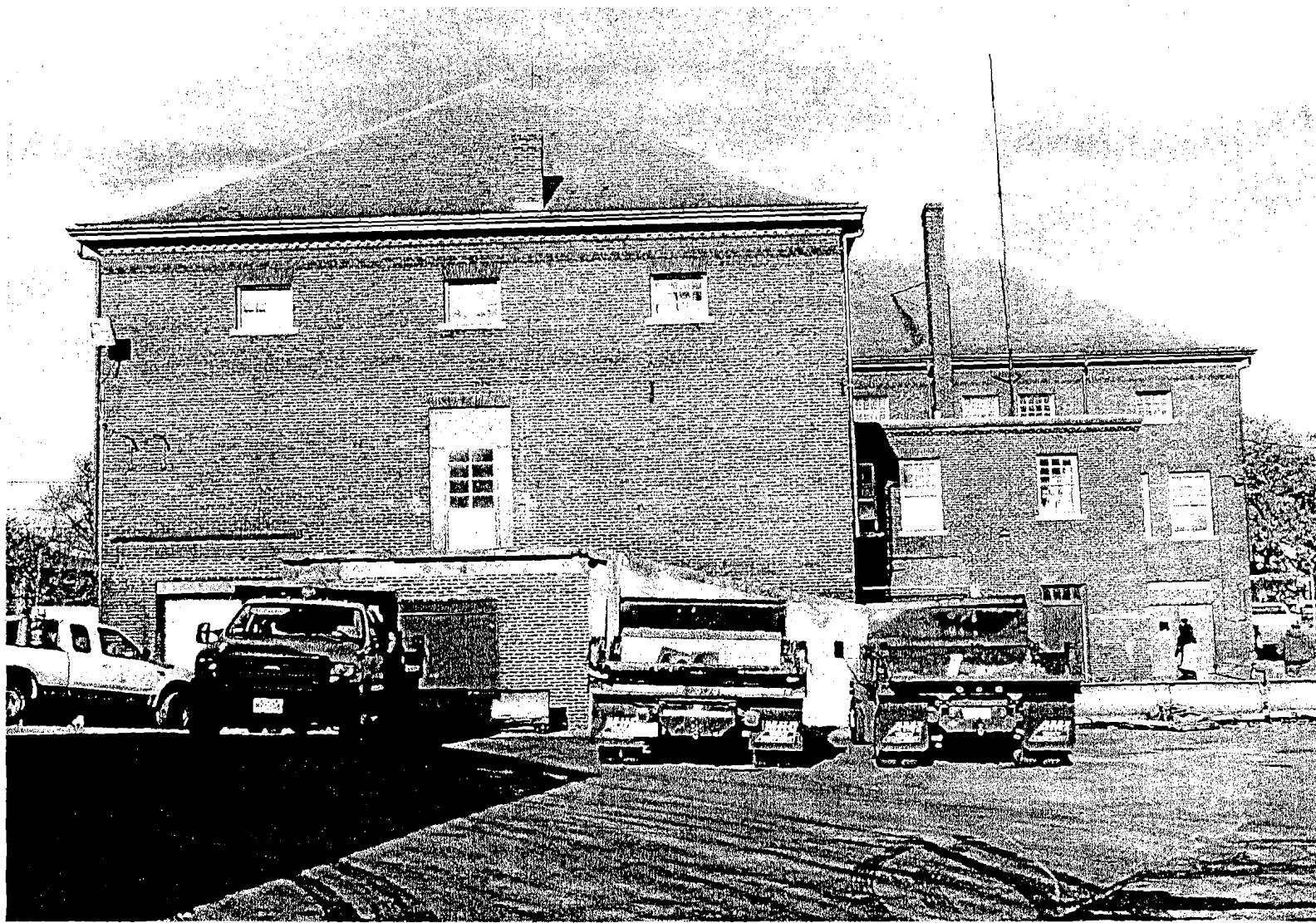
**Community Preservation Act
October 2004 Funding Cycle**

Newton Crafts Street DPW Operations Facility Restoration Design Funding

Scope of Project

Publicly advertise for, select and engage a design team to:

- Inspect and evaluate buildings exterior and envelope
- Identify & record causes of deterioration.
- Prepare drawings and specifications for reconstruction and repair of building.
- Prepare bid documents for public bid of repair work
- Prepare an estimate of construction cost
- Assist City in obtaining and evaluating bids.
- Provide construction administration services during repair and reconstruction of building.



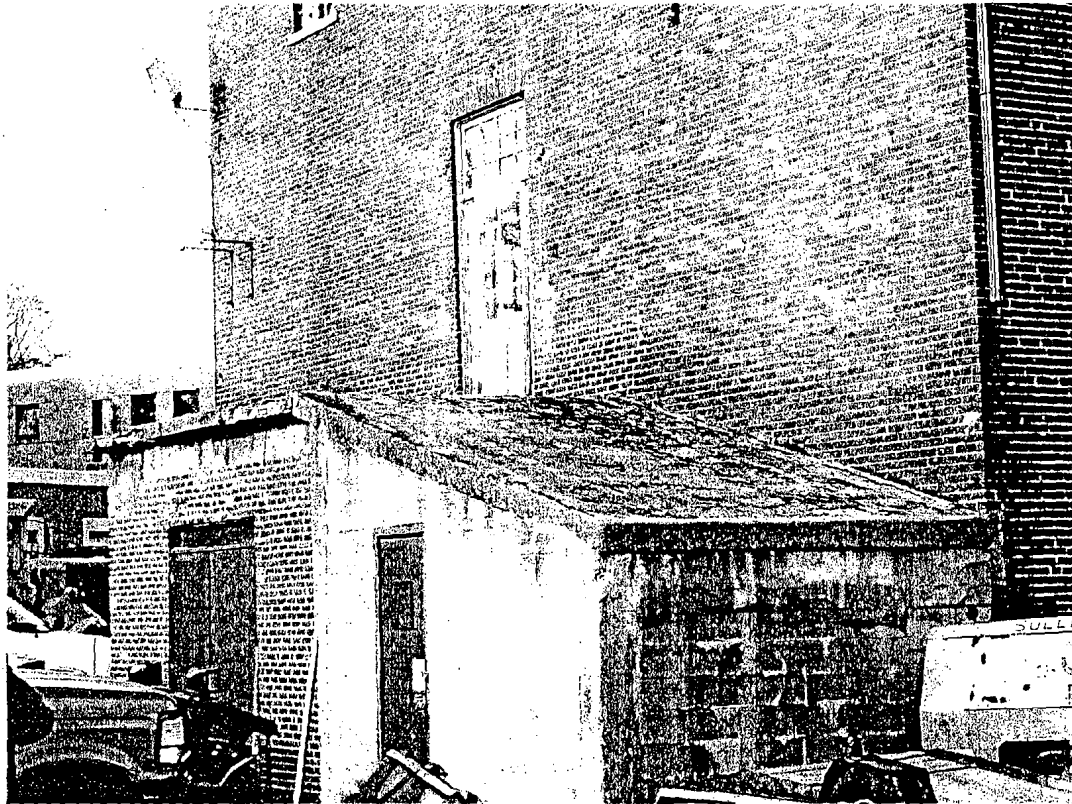
**Newton Crafts Street DPW Operations Facility Restoration
Design Funding**



**Newton Crafts Street DPW Operations Facility Restoration
Design Funding**



**Newton Crafts Street DPW Operations Facility Restoration
Design Funding**



**Community Preservation Act
October 2004 Funding Cycle**

**Newton Crafts Street DPW Operations Facility Restoration
Design Funding**

Budget

Design team to consist of
Structural Engineer,
Conservation/Preservation
Consultant, Architect/Project
Leader, Cost Consultant

Structural Engineer	\$6,000.00
Preservation / Conservation Consultant	32,720.00
Coordinating Arch	12,550.00
Cost Consultant	<u>3,275.00</u>
Subtotal	\$ 54,545.00
Contingency	<u>5,455.00</u>
Total	\$ 60,000.00

Crafts Street Stable Additional Information Provided by the Newton History Museum at the Jackson Homestead

The 110-year old Crafts Street Stable opened in 1895 and is today one of the last surviving municipal buildings from the late nineteenth century that is still in use today. The Crafts Street Stable is listed on the State and National Register of Historic Places, and Newton's Public Buildings Preservation Task Force has identified the Stable as a building of major significance in the development of the City of Newton. This example of late nineteenth-century Colonial Revival architecture should be preserved for future generations as a testament to the history of City Services. The Crafts Street Stable is one of the few surviving city stables in the region and its exterior features are well intact.

Talk of building the Crafts Street Stable surfaced in the Annual Report of the City of Newton in 1892. At that time the Highway Department had 36 horses, most of which were housed in its dedicated stable in Newton Centre. The remaining Highway Department Horses were housed in Fire Department Stables that were connected with the firehouses scattered around the city. The Department was facing the need to find dedicated space for the housing of its horses and the Superintendent of Streets provided some comment on the conditions that were in place in these facilities, a far cry from the conditions that can be found today in 21st-century Newton.

“In most of the stables the custom of storing the manure in the basement until there is room for no more, is not only very disagreeable for the attendants, and those obliged to live in the buildings, but has also very pernicious effect on the condition of the horses. It has been the custom for many years to farm out the cleaning away of the manure to one party, who pays a fixed price per horse per annum, and comes around four or five times a year, when work on his farm is slack, and removes the stock of manure accumulated in each basement, since his last visit. This cleaning out is consequently very irregular, and in many cases during the warm weather, there is very offensive effluvia from the amount of fermenting liquids in the cellars. The income, namely, four dollars per horse is not large and it would seem that this material might be of more value to the city for use on the parks and public grounds. It might be collected from the various stables frequently, before it could cause any nuisance, and be stored on city land, at various gravel lots situated away from any residences, where it could annoy no one. From there it could be distributed as might be required on the grass plots in different parts of the city.”

The Superintendent went on to call readers attention to “the advisability of the city purchasing the vacant lot on the south and west sides of the present lot used by the Sewer Department, on Crafts street. The buildings now occupied by the department at Newton and Newtonville will soon have to be vacated to make room for improvements in the districts, and this location is remarkably well situated for centralizing the forces and tools and materials used in Wards 1, 2 and 7. The present lot owned by the city on Crafts street is not as large as should be had for the purpose, but with the addition referred to would give plenty of storage room for stock and machinery.”

By 1894 money had been appropriated for the building of the Crafts Street Stable and in the 1895 City Report the Superintendent of Public Buildings reports that “the new highway stable and sheds on Crafts Street are now occupied, giving accommodations for thirty horses, with ample wagon room, machine shop, blacksmith shop, and storage for two steam rollers. Built and completed inside of the appropriation.”

The Superintendent of Streets provides a more detailed description. "In 1895 the question of changing the location of the railroad track and the widening of Washington street necessitated the abandonment of the old stables in Wards Two and Seven, which were connected with the engine houses in those wards. For a long time these stables have been considered unsatisfactory, being very poorly ventilated for the number of horses kept in them. A lot on Crafts street was purchased, and an appropriation of \$25,000 was made for the erection of a new stable. This was completed about the first of December. The new stable provides stall room for thirty- two horses, and in addition to this there can be added at any future time as many more stalls in the basement, which is now used for storage purposes. This is one of the finest stables in this section of the country, and is equal to any I know of for the purpose it is designed for. There is also a machine shop and blacksmith and wheelwright shop connected with the sheds, which can be used for repairing all kinds of highway utensils. The construction of this stable makes it very much easier for the Department than it has been in former years. All the teams and tools being concentrated, they can be cared for with much less loss of time and material than has been possible before this time."

The National Register Nomination completed for the Stables notes that as the Stable "is one of the last surviving examples of a city stable, 90 Crafts Street retains many of its late nineteenth century Colonial Revival features. This stately building is also reflective of late nineteenth and early twentieth century development in the City of Newton, which was a period concerned not only with the utility of structures, but with an artistic sense of responsibility and civic pride in the its municipal buildings. The building retains integrity of location, design, materials, workmanship, and association."

The City Stable on Crafts Street was modeled after the one located at 91 Auburndale Avenue which was built in 1894, and later demolished in 1985. Both buildings were elaborate for this type, and reflected the sense of pride Newton's citizens placed in its municipal buildings during this era.

An 1896 article from the *Newton Journal*, proclaimed that the Crafts Street Stable "testifies to the ability, knowledge of what is required, and any liberal views of the members of the city government of 1895 who had any part in providing for this fine structure."

In 1934 the City Stable was extended to the north, which continued the same lines, proportions, and materials as the 1895 structure. This site would evolve into a storage yard and complex of seven buildings used by the Department of Public Works. Although no longer used as a stable, the building retains its municipal use, and continues to serve the city agency for which it was built. The building's interior has retained much of its original material. In the second story, the vertical beaded paneling remains, as does the office cashier's window. Two hay lifts remain in the ceiling with their mechanisms still in place. The attic story is undivided and used for storage, while the ground level exhibits its original cast iron support columns and brick archways.

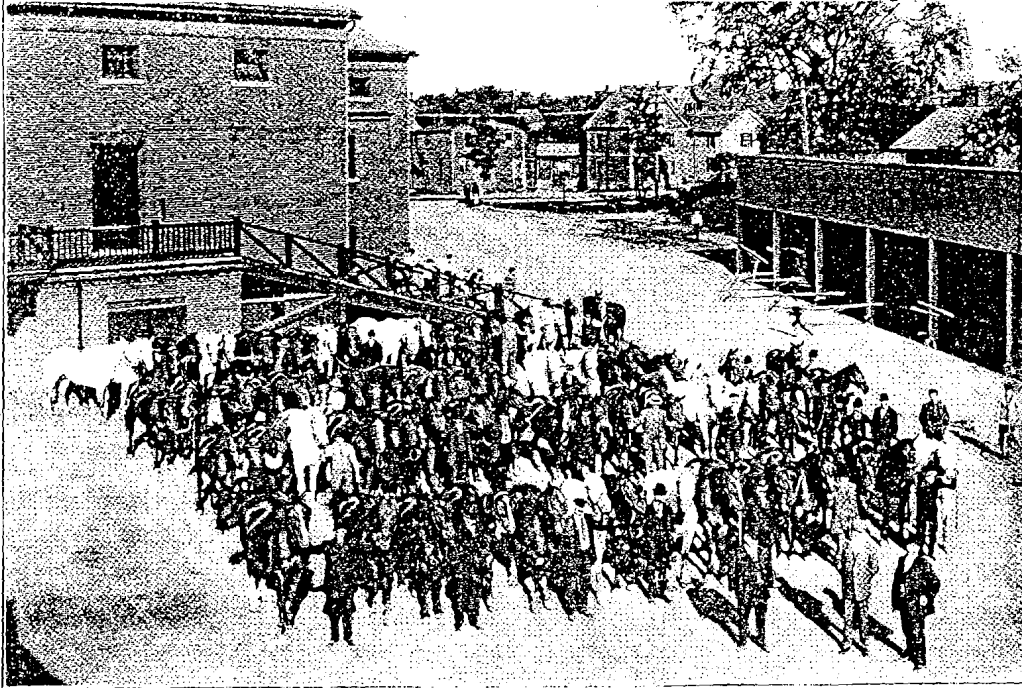
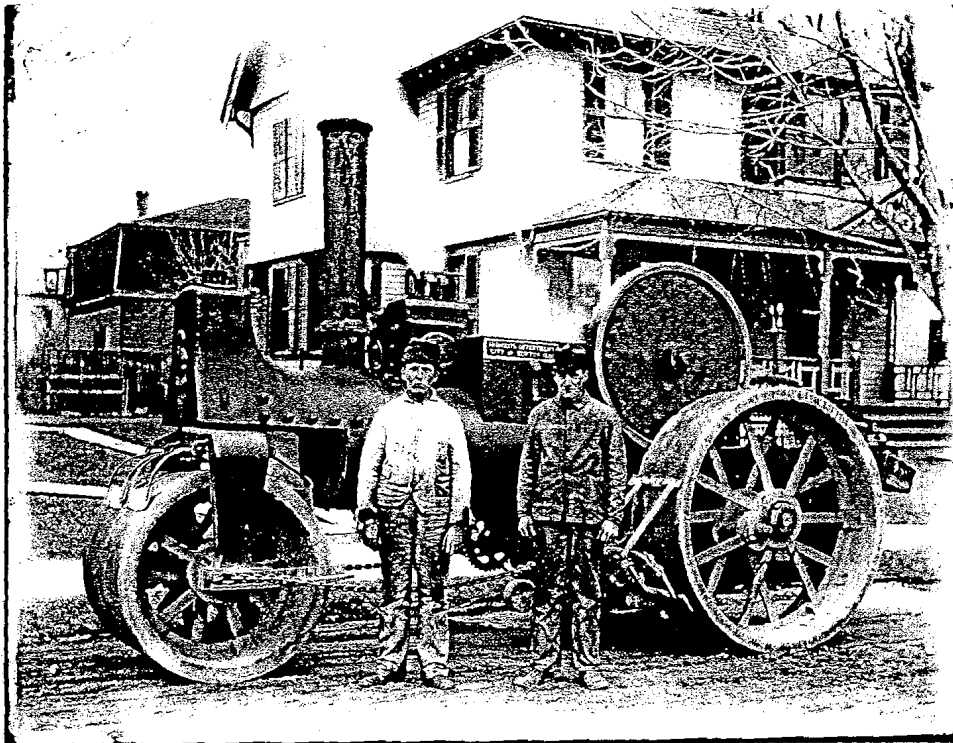


Image from the 1910 City Annual Report shows the Street Departments 70 horses at the Crafts Street Stables.



A Highway Department Steamroller in 1891. The Crafts Street Stable was built to house not only horses but also two of these machines.



Horses were still be used to plow sidewalks in 1944. This plow is in front of 175 Pine Ridge Road in Waban.