

City of Newton



David B. Cohen
Mayor

PUBLIC BUILDINGS DEPARTMENT

A. NICHOLAS PARNELL, AIA, COMMISSIONER

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52 ELLIOT STREET

NEWTON HIGHLANDS, MA 02461-1605

To: Alderman Paul Colletti, Chairman, Finance Committee
Alderman Stephen M. Linsky Chairman, Community Preservation Committee

From: A. Nicholas Parnell, AIA, Building Commissioner *map*

Re: Crafts Street Stable -- Future Use

Date: September 5, 2006

The Crafts Street Stable is an historically significant piece of property, formerly used to house the very horses and equipment used to development the City of Newton in the past century. In addition to providing an important link to our City's past, the Crafts Street stable serves a vitally important function to the Department of Public Works (see attached memo from Commissioner Rooney to Alderman Yates).

Given the importance of this facility to DPW operations, and its potential for future use, a renovation appears to be well justified. If renovated, the Crafts Street Stable would be an ideal space for a number of different City functions such as storage for the Jackson Homestead or the Recreation Department, or other more imaginative uses. Naturally future uses will require additional study. However, it is important to note that this facility cannot be replaced at the current cost of construction with any similar facility or even a low cost pre-fabricated building.

However, the Community Preservation Act was established to restore and preserve a building such as this one. Specifically, the stabilization of the building's exterior is of primary importance.

Since the Board of Aldermen doesn't support studies that produce real capital improvements, the Public Buildings Department is proposing that, in this case, we proceed with an in-house design/build scenario. Community Preservation Act money would go directly to the project to stabilize the envelope, and then towards other projects that are within the realm of CPA funding scope. Future funding requests will allow for the upgrade of the facility's infrastructure e.g. its heating, electrical and plumbing systems.

I suggest that we take it one step at a time in implementing the tasks above. While the exterior work is taking place, the Building Department will work with the Executive office to address a City wide reorganization space plan for the building.

I hope you find this information to be helpful, and do not hesitate to contact me if I can provide you with anything further.

Attachment

cc: Hon. David B. Cohen, Mayor
Community Preservation Committee

City of Newton




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

August 16, 2006

To: Ward 5 Alderman, Brian E. Yates

Cc: Nick Parnell, Commissioner of Public Buildings

From: Robert Rooney, Commissioner of Public Works 

Re: Current Utilization of Crafts Street Stables Building

The purpose of this memorandum is to describe the various activities and equipment stored in the Crafts Street Stables building, while underscoring its importance in the operations of core functions of the City. While the primary occupant of the building is the Highway Division of Public Works Department, sections of the building provide operational space to the Traffic Section, Parks and Recreation, and a community self-help carpentry facility.

Operationally, the major use for the building involves the more than 50 men and women who maintain the City streets and sidewalks throughout the year. In the summer months, construction work-orders are processed in offices for work scheduling, while other areas provide for crew assignment, equipment issue, as well as a break area outfitted with lockers for securing the various types of clothing needed on the job. In the winter, the building serves as the Highway Emergency Operations center to coordinate snow plowing efforts on a 24/7 basis to include both City employees as well as contracted resources.

Extensive equipment is stored under cover within the building's footprint, to include items such as all construction hand-tools, sidewalk snow-plowing machines, fencing repair materials, and traffic management materials (cones, barricades, lights, paint, etc), as well as the paint truck. It is critically important to have these items located in the stables to protect the items from deterioration, secure them from unauthorized removal, and allow for easy accessibility since they are used on a daily basis.

The importance of the Crafts Street Stables to support the maintenance activities of the City infrastructure, cannot be overemphasized. Building space which provides the capacity that the stables offer is extremely limited in the City. Without this operations center located strategically in the northern-central part of the City, efficiency and productivity would be severely impacted. The close proximity to the City's fleet maintenance facility and wash-bay are added benefits to locating an equipment-intensive division in the stables. Unequivocally, preservation of this facility is of paramount importance to supporting several core functions within municipal government operations.

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PUBLIC BUILDINGS DEPARTMENT

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52 ELLIOT STREET

NEWTON HIGHLANDS, MA 02461-1605

Maintenance Division 552-7188
Design Division 552-7009/7010
Energy Division 552-7008

June 14, 2006

Alderman Paul Coletti, Chair
Finance Committee
Newton City Hall
1000 Commonwealth Avenue
Newton, MA 02459

RE: Crafts Street Stable Restoration

Dear Alderman Coletti:

At your meeting held on June 12, 2006, it was requested that a cost be prepared for the design work needed for the repairs of the Crafts Street Stable. Below is the revised request for funding in the amount of \$ 30,000 for an exterior building condition assessment report and design documents needed to restore the exterior of the building.

The fee is broken down as follows:

Architectural/Preservation	\$ 25,000
Cost Estimate	\$ 3,575
5% Contingency	<u>\$ 1,425</u>
	\$ 30,000

This design work will lead to the preparation of documents and specifications for the repair and restoration of the stable building.

By copy of this memo to David Olson, Clerk of the Board of Aldermen, a copy will be distributed to all members of the Board of Aldermen. Should you have any questions or require additional information, please contact my office.

Sincerely,

A. Nicholas Parnell, AIA
Public Buildings Commissioner

ANP:dla

CC: David Olson, Clerk of the Board
Sandy Pooler, Chief Administrative Officer
Andy Stern, Chairman, Community Preservation Committee

Chartered
7/10/06 met by

To: Board of Aldermen

From: Brian Yates, Co-Chair, Public Buildings Preservation Task Force

Date: June 23, 2006

Subject: Crafts Street Stable

The Public Buildings Preservation Task Force visited the Stable several months ago. We were impressed by several things: the heroic efforts DPW employees had made to improve part of the interior of the building, the dismal conditions of much of the interior of the building for workers, equipment and supplies, the poor condition of the building envelope due to drainage and window problems not dealt with for decades, the underutilized space within the building with the potential to accommodate DPW offices if they ever needed to be moved from City Hall, to store large and bulky items from the Newton History Museum, to serve as an architectural salvage center for the re-cycling of building materials, the sturdiness of the building despite the decades of assault by the elements.

To let the building deteriorate further is unfair to those more than fifty workers whose duties make them pass through it each day. The cost of demolishing this building and replacing it with a smaller strictly functional one would be substantial and unpayable from CPA dollars but a necessity to provide the services that are provided from this yard.

In the late nineteenth and early twentieth centuries, our predecessors made sure that the city had enough land and buildings to properly provide public services. Near the end of the 20th century, some of them were recklessly disposed of, leaving us to find the building space lost through lack of foresight. The worst example was that we had to build a new Middle School miles from the children who needed it and next to another Middle School because there were no other options. We should not make another similar mistake now. Please approve the minimal funding that will begin the process of preserving the historic Stable as an efficient and comfortable space for those functions currently housed there and for whatever future functions would be best serve the needs of the people of Newton at this location.

The Building's application for National Register of Historic Sites status, letters of support from the Departments of Public Works and Public Buildings, and other documents are enclosed.

Thank you for your consideration of this matter. Please contact me if you have any questions.