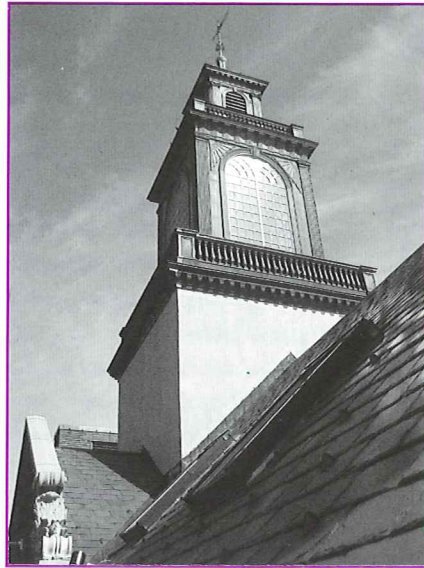
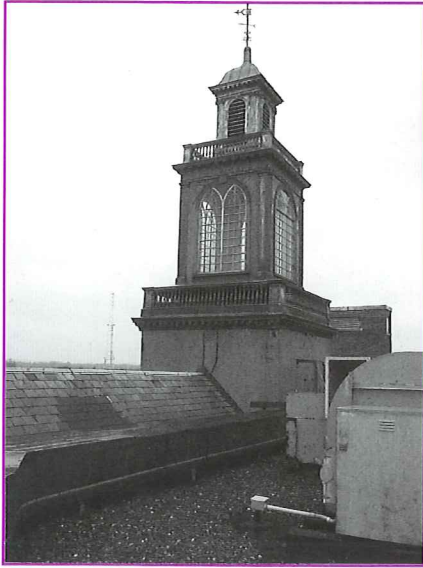


# Newton CommunityNEWS Development Foundation

Spring/Summer 2010

## Community Preservation Funds Jump-start Warren House Rehab



**Before...**

**After**

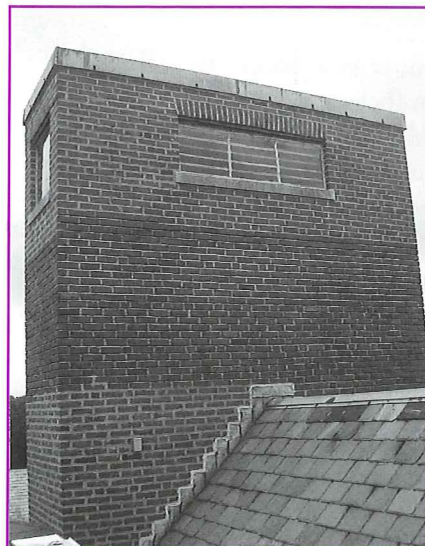
*The weathervane has been rebuilt, and new up-lighting on the slate roofs on either side of, and inside, the cupola now highlights one of the building's key architectural features. The restoration of the cupola is "absolutely stunning," according to NCDF Executive Director Jeanne Strickland.*

Phase I of the preservation and rehabilitation of Warren House was completed this Spring through the generous support of the City of Newton, including over \$1 million in Community Preservation Act (CPA) funds, and over \$60,000 in Inclusionary Zoning funds. NCDF operating reserves covered all of the project's soft costs, such as the exterior façade evaluation and engineering by Gale Associates Inc. A full-service roofing contractor and sheet metal company, W.S. Aiken, carried out the restoration, and according to Jeanne Strickland, "Their work was outstanding. They gave 110%, completing the work with such precision and attention to detail."

In an effort to move forward with Phase II of the project, NCDF has made application to refinance the current MassHousing first mortgage, which is now under review. As the building is listed on the National Register of Historic Places, the Board also hopes to secure state and federal historic tax credits to help finance the completion of recommended roof, masonry and cast stone restorations.

Built in 1926, the former Warren Junior High School was converted in 1992 by NCDF and Keen Development into 59 mixed-income apartments, 21 of which are categorized as affordable units—to qualify the individuals/families must be at or below 50% of the area median income (AMI). The rehabilitation will preserve the building's facade and its turn-of-the-century architectural features, as well as maintain the quality and integrity of the interior of the units, improving operational costs by minimizing air and moisture infiltration and maintaining safe access.

The Community Preservation Act is statewide legislation enacted in 2000 to allow cities and towns control over local planning decisions. The act also created a significant matching fund by the state as an incentive to communities to pass the CPA. Property taxes traditionally fund day-to-day operating needs such as safety, health, schools, roads and maintenance, but until the CPA, there was no steady funding source for preserving and improving a community's quality of life and character. The City of Newton was among the first municipalities to adopt the Act and qualify for state matching funds, through a November 2001 referendum creating a 1% surcharge on local property taxes. Newton's Community Preservation Fund can be used only for affordable housing, historic resources, open space or recreation land.



**Before...**

**After**

*The project included replacement of the entire rubber membrane roof to address water infiltration issues, replacement of the slate roof and restoration of above-roof-line masonry and cast stone renovations to preserve the historical character of the building.*