



City of Newton, Massachusetts
Community Preservation Committee



David B. Cohen
 Mayor

MEMORANDUM

TO: Honorable Board of Aldermen
 FROM: Community Preservation Committee
 DATE: 29 September 2004
 RE: **CPC Recommendation for CPA Funding**

PROJECT TITLE: WEST SUBURBAN YMCA
CPA PROJECT ID: CPA-FY05-1
CPA CATEGORY: Historic Preservation

PROJECT DESCRIPTION

The applicant, the West Suburban YMCA, requests a total of \$160,273 to restore 66 original windows on the first and second floor of the original portion of the building that was constructed for the YMCA in 1911. More specifically the project will restore the original sashes, frames, and sills, repair weather stripping, and install insulated glass and screens. The YMCA would hire two contractors to complete the project: Northern Lights Painting Company and Window Master. According to the literature submitted with the application supplement (dated 7 November 2003), both companies specialize in restoring existing windows.

FINDINGS

Community Preservation Act (MGL c.44B)

1. MGL c.44B defines an historic resource as “a building...that...has been determined by the local historic preservation commission to be significant in the history, archeology, architecture, or culture of a city...” The Newton Historic Commission determined, through a unanimous vote on 22 January 2004, that the 1911 portion of the West Suburban YMCA is significant to the history and culture of the City of Newton and, therefore, complies with the definition of historic resource under MGL c.44B (See the letter from Lara Kritzer, Preservation Planner, dated 1/23/04).
2. The project complies with §5(b)(2), which allows the CPA to fund the preservation and restoration of historic resources. This project would serve to restore 66 of the original 1911 wooden double-hung and single-hung sash windows.

Newton Community Preservation Plan

Overarching Goals

1. Contribute to the preservation of Newton’s unique character, boost the vitality of the community and enhance the quality of life for its residents.	Yes
2. Serve more than one CPA category.	No
3. Demonstrate the highest cost/benefit value relative to other proposals.	See below
4. Leverage other public and/or private funds.	No
5. Preserve a resource or opportunity that would otherwise be lost.	Yes, See below
6. Create incentives for other private projects to occur.	Yes
7. Show that a project is the most reasonable available option to achieve the objective.	Yes
8. Demonstrate strong community support.	See below
9. Serve to equitably distribute CPA funds throughout the City.	See below

Additional comments on selected goals:

Goal #3: Projects received during the November 2003 funding round included a high CPA cost of \$500,000 and a low CPA cost of \$2,000. The CPA cost for this project is \$160,273. The relative benefit for this project is to restore

architecturally defining features (66 exterior windows) of a building determined to be significant to the history and culture of Newton, and which abuts a National Register Historic District.

Goal #5: In consideration of long-term energy efficiency issues, the YMCA must upgrade the exterior windows. Without CPA funding, the institution would be forced to replace the historic windows with cheaper, historically inappropriate substitutes. Restoration, rather than replacement, of these windows would meet efficiency standards while also preserving an exterior character-defining feature of the building.

Goal #8: Community support for this project is documented through a petition included in the application.

Goal #9: The FY04 applications include funding requests for projects in Nonantum, Newton Corner, West Newton, Newtonville, Newton Upper Falls, Newton Center, Chestnut Hill, Newton Highlands, as well as city-wide projects; this project is located in Newton Corner.

Historic Preservation Goals

1. Support the preservation and restoration of privately-owned properties that are on the National or State Historic Registers, or that have been landmarked or found to be “preferably preserved” by the Newton Historical Commission.	See below
2. Support the preservation and/or restoration of municipally-owned resources that are on the National or State Historic Registers, or that have been landmarked or found to be “preferably preserved” by the Newton Historical Commission.	No
3. Encourage protection of resources that retain their historic integrity, in terms of location, context, design, style, workmanship, and materials.	Yes
4. Enable access to the resource by the public.	No
5. Support the objectives and priorities of local historic preservation organizations, such as the Newton Historical Society, the Jackson Homestead, local historic districts, and other such organizations within the City of Newton.	Yes

Additional comments on selected goals:

Goal #1: Although the building does not meet any of the criteria as defined in Goal #1, the Newton Historical Commission has determined the YMCA to be “an historic resource which is significant to the history and culture of the City of Newton...”

CPC RECOMMENDATION

The proposal is consistent with the CPA criteria and many of the Plan’s goals, as described above. Therefore, the Community Preservation Committee voted 6-0-1 to recommend funding this application to preserve architecturally significant features of the YMCA by appropriating and transferring the requested \$160,273 to be expended under the direction and control of the Director of Planning and Development for purposes of restoring 66 exterior windows on the first and second floor of the building, subject to the following conditions:

1. Prior to release of funds, a permanent historic preservation restriction, in accordance with MGL c.184, shall be placed on the historic building which will be enforced by the Newton Historical Commission.
2. Work shall commence no later than 31 December 2005 and shall be completed no later than 31 December 2006 or such other date(s) as may be approved in writing by the Director of Planning and Development. In the event of failure to meet the project start or completion dates as stated herein or as approved by the Director of Planning and Development, any remaining funds in the project account shall be returned to the Newton Community Preservation Fund.
3. Upon substantial project completion, the applicant shall submit to the Community Preservation Committee a final project development cost statement. If such final development costs are less than the development budget on which the CPC based its funding recommendation, then the CPC reserves the right to require the applicant to remit to the Newton Community Preservation Fund a share of such surplus.
4. Any portion of the grant not used for the purposes stated herein shall be returned to the Newton Community Preservation Fund.