



Ruthanne Fuller
Mayor

Newton, Massachusetts Community Preservation Program FUNDING REQUEST

PRE-PROPOSAL

PROPOSAL

*(For staff use)
date rec'd:*

Last updated February 2020.

Please submit this completed file directly – do not convert to PDF or other formats.

For full instructions, see www.newtonma.gov/cpa or contact:

Lara Kritzer, Community Preservation Program Manager

City of Newton Planning & Development Department, 1000 Commonwealth Ave., Newton, MA 02459

lkritzer@newtonma.gov 617.796.1144

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

Project TITLE	Historic Newton Durant-Kenrick Gutter and Window Repairs		
Project LOCATION	Full street address (with zip code), or other precise location. 286 Waverley Ave, Newton, MA 02458		
Project CONTACTS	Name & title or organization	Email	Phone
Project Manager	Cynthia Cowan, Manager of the Durant-Kenrick House & Grounds	ccowan@historicnewton.org	617.641.9142 x12
Other Contacts	Lisa Dady, Executive Director of Historic Newton	ldady@newtonma.gov	617.796.1451
Project FUNDING	A. CPA funds requested: \$16,884	B. Other funds to be used: \$10,000	C. Total project cost (A+B): \$26,884
Project SUMMARY	Explain how the project will use the requested CPA funds. You may provide more detail in attachments, but your PROJECT SUMMARY MUST FIT IN THE SPACE BELOW. Use a cover letter for general information about the sponsoring organization's accomplishments.		
<p>Funding from the CPC would support the replacement of a gutter system and the repair of original windows on the eastern face of the 1732 Durant-Kenrick House. Historic Newton would like to address the water infiltration damage caused by the gutter (copper-lined cedar installed in the 2010-12 restoration). This gutter is ineffective in drawing water away from the building, causing damage to six windows and exterior paint. The gutter can't handle the volume of water because of its size and because a stretch of the gutter has a gap between the gutter and the wall allowing rain to fall behind and onto the cladding and windows. The windows were also damaged by a leak in the fire suppression system inside that area. Much of the windows, and even considerable exterior cladding, are 18th-century.</p> <p>We would like to replace the existing 30 feet of gutter with a wood or an historically-appropriate fiberglass gutter - as allowable by Newton's Historic Commission. (Fiberglass gutters of the same apparent size and shape have a higher carrying capacity than a comparable wood gutter. The modification would therefore improve performance as well as reduce maintenance.) The gutter change will prevent continued damage to the structure and will ensure that the repairs made to the windows are lasting. The gutter outlet, also insufficient for handling the water volume, will be replaced with a larger one.</p> <p>We will repair the six compromised windows by reglazing windowpanes, restoring sashes and casings as necessary (assuming 5-10%), and repainting. These repairs will prevent water infiltration from harming the collections housed in the museum in addition to helping to ensure the structure's longevity.</p> <p>The total project cost is estimated at \$26,884. Historic Newton has received \$10,000 in grant funding from the 1772 Foundation for this project, which will be a match for the CPA funding request of \$16,884.</p>			

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Project TITLE	Historic Newton Durant-Kenrick Gutter and Window Repairs			
USE of CPA FUNDS	HISTORIC RESOURCES	preserve	rehabilitate/ restore	✓
COMMUNITY NEEDS	From each of at least 2 plans linked to the Guidelines & Forms page of www.newtonma.gov/cpa , provide a brief quote with plan title, year, and page number, showing how this project meets previously recognized community needs. You may also list other community benefits not mentioned in any plan.			
<p>This project embraces several of the Charleston Principles outlined on p. 1-2 of the <i>Comprehensive Plan</i>. It seeks to preserve the architecture of a historic place that contributes to the community’s special character (I), embracing organizational mechanisms that facilitate historic preservation and setting a leadership example for how to pursue those ends (III). We are committed to demanding excellence in this preservation work (VI) and are selecting contractors accordingly, with an eye toward our long-standing emphasis on “green” approaches – as outlined below - to preservation (VIII), because all of this allows us to protect and preserve Durant-Kenrick as an asset for educating citizens of all ages and building civic pride (VII).</p> <p>We will further ensure that our preservation work is completed within the Historic Preservation Design Guidelines for Exterior Woodwork, Architectural Styles, Windows & Doors, Exterior Maintenance, and Roofing by working only with contractors with a demonstrated understanding and track record of fulfilling these requirements.</p> <p>Given the delicate balance between historical restoration and the use of long-lasting/modern products, the organization prioritizes working with vendors who use renewable and sustainable resources to deliver environmentally friendly preservation solutions. This specific project is necessary in part because climate change has made extremely wet (and extremely dry) seasons a regular occurrence. Restoring these windows and sashes means we can improve their capacity to withstand the elements along with our ability to seal moisture out, and replacing the inadequate gutters with ones better suited to moving rainwater away from these areas will preserve the facade against increasingly damaging conditions. The sash work will improve the weatherization seal, helping to reduce energy waste. Finally, restoring (rather than replacing) existing old-growth wood, and the embodied energy therein, is a “green” action.</p>				
COMMUNITY CONTACTS	List at least 3 Newton residents or organizations willing and able to comment on the project and its manager’s qualifications. No more than 1 should be a supervisor, employee or current work colleague of the project manager or sponsor. Consult staff on the community contacts required for your specific proposal.			
Name & title or organization	Email	Phone	Mailing address	
Russel Feldman, AIA	rfeldman@tbaarchitects.com	617/964-3915	85 Langley Road Newton Centre, MA 02459	
Lawrence Bauer, AIA	lbauer@schwartzsilver.com	617/527-6650	42 Eliot Memorial Road Newton, MA 02458	
Katy Hax-Holmes, Chief Preservation Planner	KHOLMES@newtonma.gov	617/796-1143	Planning Department City of Newton 1000 Commonwealth Avenue Newton, MA 02459	

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.
Full proposals must include separate, detailed budgets in addition to this page.

Project TITLE	Historic Newton Durant-Kenrick Gutter and Window Repairs	
SUMMARY CAPITAL/DEVELOPMENT BUDGET		
Uses of Funds		
Durant-Kenrick Homestead Gutter Replacement		\$ 9,461
Durant-Kenrick Homestead Gutter Window Repairs		\$ 17,423
		\${amount}
		\${amount}
		\${amount}
D. TOTAL USES (should equal C. on page 1 and E. below)		\${amount}
Sources of Funds	Status (requested, expected, confirmed)	
CPA funding	Requested	\$ 16,884
1772 Foundation Grant	Confirmed	\$ 10,000
		\${amount}
		\${amount}
E. TOTAL SOURCES (should equal C. on page 1 and D. above)		\$26,884
SUMMARY ANNUAL OPERATIONS & MAINTENANCE BUDGET (cannot use CPA funds)		
Uses of Funds		
Oversight of repairs by Historic Newton staff		\$ 1,300
		\${amount}
		\${amount}
		\${amount}
F. TOTAL ANNUAL COST (should equal G. below)		\$1,300
Sources of Funds		
Historic Newton Operating budget		\$ 1,300
		\${amount}
G. TOTAL ANNUAL FUNDING (should equal F. above)		\$ 1,300
Project TIMELINE	Phase or Task	Season & Year
	Seek three quotes for the work and select best vendor	Spring/Summer/Fall 2020
	Engage contractor	Upon approval of CPA funds
	Work conducted and completed	Allowing four months

Attachments ~~struck out below~~ will be required only for a full proposal, if the CPC agrees to consider one.

Project TITLE		Historic Newton Durant-Kenrick Gutter and Window Repairs	
↓ Check off submitted attachments here.			
REQUIRED.		PHOTOS	of existing site or resource conditions (2-3 photos may be enough)
		MAP	of site in relation to nearest major roads (omit if project has no site)
Pre-proposal: separate attachments not required, just use page 3 of form. Full proposal: separate, detailed budget attachments REQUIRED.	PROJECT FINANCES printed and as computer spreadsheets, with both uses & sources of funds		
		development pro forma/capital budget: include total cost, hard vs. soft costs and contingencies, and project management — amount and cost of time from contractors or staff (in-kind contributions by existing staff must also be costed)	
		operating/maintenance budget, projected separately for each of the next 10 years (CPA funds may not be used for operations or maintenance)	
		non-CPA funding: commitment letters, letters of inquiry to other funders, fundraising plans, etc., including both cash and est. dollar value of in-kind contributions	
		purchasing of goods & services: briefly summarize sponsor's understanding of applicable state statutes and City policies	
REQUIRED.		HISTORIC SIGNIFICANCE	For all historic resources projects, see separate instructions for 3 attachments showing how project meets the Secretary of the Interior's Standards for Rehabilitation
REQUIRED	SPONSOR FINANCES & QUALIFICATIONS, INSTITUTIONAL SUPPORT		
		for sponsoring department or organization, most recent annual operating budget (revenue & expenses) & financial statement (assets & liabilities); each must include both public (City) and private resources ("friends" organizations, fundraising, etc.)	
		for project manager: relevant training & track record of managing similar projects	
		COVER LETTER	from City dept. heads and Executive Office, confirming project's priority and commitment of staff time for project management
	ZONING & PERMITTING		
		other approvals required: Newton Historical Commission, Massachusetts Historical Commission, etc. Katy Hax-Holmes has been contacted to provide approval. City of Newton holds the Preservation Restriction.	
	DESIGN & CONSTRUCTION		
	professional design & cost estimates: include site plan, floor plans & elevations		
	materials & finishes; highlight "green" or sustainable features & materials		
OPTIONAL		LETTERS of SUPPORT	from Newton residents, organizations, or businesses