



# COMMISSION ON DISABILITY

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Setti D. Warren  
**Mayor**

Candace Havens  
**Director, Planning & Development**

John Lojek (member)  
**Department Head, Inspectional Services**

#### Members

Rob Caruso, Co-Chair  
Girard Plante, Co-Chair  
Jane Brown  
Lucie Chansky  
Jini Fairley  
Rosemary Larking  
John Lojek  
Barbara Lischinsky

#### Advisors

Sergeant Jay Babcock  
Newton Police Department

Alice Walkup  
Senior Planner,  
Community Development

#### Staff

Joel Reider  
ADA/Sec 504 Coordinator

1000 Commonwealth Ave.  
Newton, MA 02459  
T 617/796-1120  
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[www.newtonma.gov](http://www.newtonma.gov)



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# CITY OF NEWTON, MASSACHUSETTS

## Commission On Disability

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### Meeting Agenda

Date: January 13, 2014

Time: 6:30 p.m.

Place: Room 209

Setti D. Warren  
**Mayor**

Candace Havens  
**Director, Planning &  
Development**

John Lojek (member)  
**Department Head,  
Inspectional Services**

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1. **Minutes:** Consideration minutes from 12-9-13 COD meeting (6:30-6:35)
2. **Access Coordinator Report – Joel R.** (6:35-6:45)
3. **CDBG Report/FY15 Annual Action Plan – Alice Walkup** (6:45-6:55)
4. **MAAB Amended Decisions:  
40 Chase St  
35 Webster St – Joel Reider** (6:55-7:00)
5. **Variance Application to MAAB:**  
Boston Psychoanalytic Society & Institute,  
141 Herrick Rd.  
Nelson Liu, Schwartz/Silver Architects presenting  
(7:00-7:25)
6. **Dr. Joe Rizzo:** Accessible Neighborhood. Pilot for deploying prototypes of new assistive technologies in one of the Village Centers – Alice & Joel (7:25-7:40)
7. **COD Web Page Draft for City Web Site – Barbara L.** (7:40-8:00)
8. **Consider future presentations (8:00-8:15):**  
Larry Haile, System-Wide Accessibility Coordinator, MBTA; System Training Orientation

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# CITY OF NEWTON, MASSACHUSETTS

## Commission On Disability

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Ellie Pierce, Director of ReelAbilities Boston Film Festival; Sponsorship and involvement of COD

Deborah Pierce, AIA, architect & author, *The Accessible Home*

**9. HP Fines Report – Sgt Jay Babcock (8:15-8:25)**

**10. Old/New Business (8:25-8:30)**

**11. Adjournment (8:30)**

**Next meeting: February 10, 2013**

The location of this meeting is handicap accessible and reasonable accommodations will be provided to persons requiring assistance. If you have a special accommodation need, contact the Newton ADA Coordinator, Joel Reider, at least two days in advance of the meeting: [jreider@newtonma.gov](mailto:jreider@newtonma.gov) or (617) 796-1145. For Telecommunications Relay Service, dial 711.



## Durant-Kenrick House & Grounds

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This Georgian farmhouse, built in c. 1734, retains the structure and detail that exemplifies its style—such as wide, high-ceilinged rooms, a floor plan with ample space for entertaining, and elaborately tooled balusters. In addition, the Durant-Kenrick House contains rare, early 19th-century stenciled floors. Historic Newton acquired the house in spring 2011. We plan to open it as a museum that will teach visitors about colonial life, the events leading up to and encompassing the American Revolution, and horticulture as an industry in the nineteenth century.

To support the restoration of the Durant-Kenrick House and Grounds, the City of Newton has provided \$2.7 million in Community Preservation Funds; an additional \$1.5 million was provided by Newton residents, foundations, and corporate sponsors. Last year Historic Newton was awarded a \$100,000 matching “challenge” grant from the National Endowment for the Humanities (NEH). The match was a one-to-three match, meaning that for every \$1,000 raised, the NEH gave \$333 for the full amount of \$100,000. Contributions from the grant will be used to endow a new museum educator at the Durant-Kenrick House and Grounds and support its programs when the restored homestead opens in 2013.

## The Durant and Kenrick Families

Edward Durant II (1695–1740), a prominent man in colonial-era Newton, built this house as a fitting residence for a country squire. His son, Edward Durant III (1715–1782), also earned the respect of his neighbors. He was one of Newton’s largest landowners, eventually amassing almost 150 acres of orchards, pasture, woodlot, and other property. He was well-educated, a Harvard graduate, at a time when most towns sent at most one man to college per generation. And through his victual trade and other businesses, he maintained connections to the cosmopolitan life of Boston and beyond to Britain itself. The people of Newton chose Edward Durant III to serve in a variety of civic posts, as surveyor of highways, assessor, constable, and selectman. He later became a leader in the events that burgeoned into the American Revolution, and his sons fought at Lexington and Concord.

John Kenrick (1755–1833) purchased the Durant property in 1790, establishing a commercial nursery. By 1821, the Kenrick nursery offered European and American grapes, peaches, and currants—as well as trees such as horse chestnuts, catalpa, and mountain ash, and bushes such as roses and lilacs. The Kenricks, John and his son, William (1789–1872), introduced North America to some of the most popular fruit still on the market today—Buerre Bosc and Bon Cretien pears, Noblesse and Early Rareripe peaches, Antwerp raspberries, and Duke of Kent strawberries. In addition, John Kenrick was an early abolitionist, publishing his book, *Horrors of Slavery*, in 1817, two decades before the anti-slavery movement inspired many of his fellow New Englanders. In 1829, William Kenrick was one of the founders of the Massachusetts Horticultural Society.

**Audible Pedestrian Signals** (Project CD13-03R. Budget: \$6,609.25; Expended: \$0; Balance: \$6,609.25). No update.

**Education Center – Accessible Building Directory Sign** (Project CD14-03U. Budget: \$4,050; Expended: \$0; Balance: \$4,050). **These funds will be proposed for reprogramming at the February meeting.**

**Curb Cuts**

FY14 Curb Cut Funds \$138,212

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**Total includes the balance of the Pearl & Jackson and Newton Centre projects that came in under budget.**

<b><u>Current Projects</u></b>	<b><u>Total Budget</u></b>	<b><u>Expended</u></b>	<b><u>Remaining</u></b>
Commonwealth & Washington	\$83,170.60	\$61,510.05	\$21,660.55
Pearl & Jackson	\$42,669.00	\$11,033.46	\$0.00
Newton Centre	\$103,000.00	\$80,214.79	\$0.00

<b><u>Upcoming Projects</u></b>	<b><u>Total Budget</u></b>
Washington & Walnut	\$75,000.00
Lincoln & Walnut	\$75,000.00

**Commonwealth & Washington** – Updates regarding the APS unit adjustment and pedestrian crossing restriping will be provided at the January meeting.

**Pearl & Jackson** – Project complete.

**Newton Centre** – Updates regarding the light installation will be provided at the January meeting.

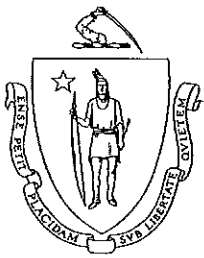
**Historic Newton/The Jackson Homestead – Archives Preservation and Access** (CD11-03F. Budget: \$40,000, Expended: \$0, Balance: \$40,000). No update.

**Newton Centre Playground Pathway Phase IV** - (CD13-03M. Budget \$40,000, Expended: \$0, Balance: \$40,000).

**Newton Centre Playground Pathway Phase V** - (CD14-03V. Budget \$45,000, Expended: \$0, Balance: \$45,000). **P&D Staff is working with Parks and Rec. to finalize the scope of each phase and then DPW will provide estimates for all the labor.**

**Retrofitting Curb Cuts** (Project CD13-03Q. Budget: \$4,548.82, Expended: \$0, Balance: \$4,548.82). No update.

**War Memorial Vertical and Acoustical Access Feasibility and Design** – (CD13-03S. Budget \$80,000, Expended: \$74,325.85 Balance: \$5,674.15). **The Public Buildings Department will be presenting its application for Community Preservation Act funds for the War Memorial elevator and acoustical improvements project to the Community Preservation Community (CPC) on Thursday, February 13<sup>th</sup> at 7:00 pm in Room 209. The letter of support the co-chairs sent on behalf of the Commission on Disability is part of the packet that the CPC will review. Commission members are also welcome to attend the public hearing to offer support for the project.**



Deval L. Patrick  
Governor

Andrea J. Cabral  
Secretary

*The Commonwealth of Massachusetts*  
*Department of Public Safety*

*Architectural Access Board*  
*One Ashburton Place, Room 1310*  
*Boston, Massachusetts 02108-1618*

*Phone 617-727-0660*

*Fax 617-727-0665*

*www.mass.gov/dps*

Thomas G. Gatzunis, P.E.  
Commissioner

Thomas P. Hopkins  
Director

December 9, 2013

Marc Slotnick, President  
New England Communities, Inc.  
97 Parker Street  
Newton Centre, MA 02459

**Re: Notice of Amended Decision of the Board; 40 Chase Street, Newton; Docket Number V13-197**

Dear Mr. Slotnick,

On November 15, 2013, the Architectural Access Board ("Board") received your e-mail, sent to Thomas Hopkins, Executive Director of the Board. Your e-mail requested that the Board allow the issuance of a temporary certificate of occupancy for the building so that the residents may move in while the work on the proposed vertical wheelchair lift is completed. The e-mail noted that there are 11 residents proposed to move into the building the first week of January, with none of the residents or members of their family requiring the lift to access the building at this time. Your e-mail also requested an extension to the November 25, 2013 deadline to address the issues of the second floor accessible bathroom and kitchen.

The Board reviewed the submittal during an administrative discussion at their November 25, 2013 meeting, and voted as follows:

- *ALLOW* the issuance of a temporary Certificate of Occupancy, with the understanding that the proposed vertical wheelchair lift shall be installed, inspected, in working order and verified as such to the Board no later than *June 1, 2014*.

On November 25, 2013, the Board received your e-mail, which included the details about the proposal for the second floor kitchen and bathroom. The submittal stated that full compliance at the second floor bathroom would require the existing bathroom be gutted and would cost approximately \$21,266.00. In lieu of full compliance, the Petitioners propose to install a 36 inch wide door to gain access to the bathroom, replace the toilet fixture to the required height, provide a new sink and faucet that would accommodate the necessary knee space,

and install a mirror at the compliant height. Therefore, the Petitioners are seeking variances to 521 CMR 44.4 and 44.6, regarding the lack of clearance at the toilet and the bathing fixtures at Bathroom 202.

The second floor kitchen would also require \$29,216.00 worth of work to be made fully accessible. Your e-mail noted that since the first floor kitchen would be fully compliant, there would be little benefit to making the second floor kitchen accessible. The Petitioners have previously submitted an accommodation policy that would prevent the exclusion of anyone from group activities, including any cooking or kitchen related activities at the second floor.

Upon reviewing the submitted documentation during an administrative hearing on December 2, 2013, and voted as follows:

- *GRANT* the variances requested for the second floor bathroom (521. CMR 44.4 and 44.6), on the condition that the Bathroom 202 is built as proposed in the Proposed Bathroom 202 plan (Horne + Johnson / StepONE, Sketch 1, November 25, 2013; Attached).
- *GRANT* the variance for the lack of accessible features at the second floor kitchen. The motion is based on the fact that the Petitioners provide a fully compliant accessible kitchen at the first floor, and on the condition that the policy remains in place preventing the exclusion of anyone from group activities, including any cooking or kitchen related activities at the second floor.
- *EXPEDITE* the decision of the Board, therefore bypassing the Board's approval of said decision prior to it being sent to all parties concerned.

#### ARCHITECTURAL ACCESS BOARD

By:



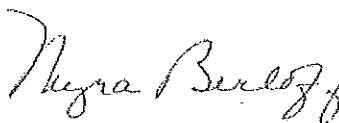
Walter White, Chair



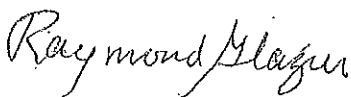
Diane McLeod, Vice Chair



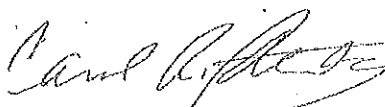
Andrew Bedar, Member



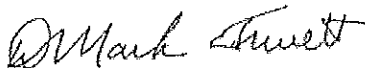
Myra Berloff, Director of Massachusetts  
Office on Disability



Raymond Glazier, Executive Office of Elder  
Affairs Designee



Carol Steinberg, Member

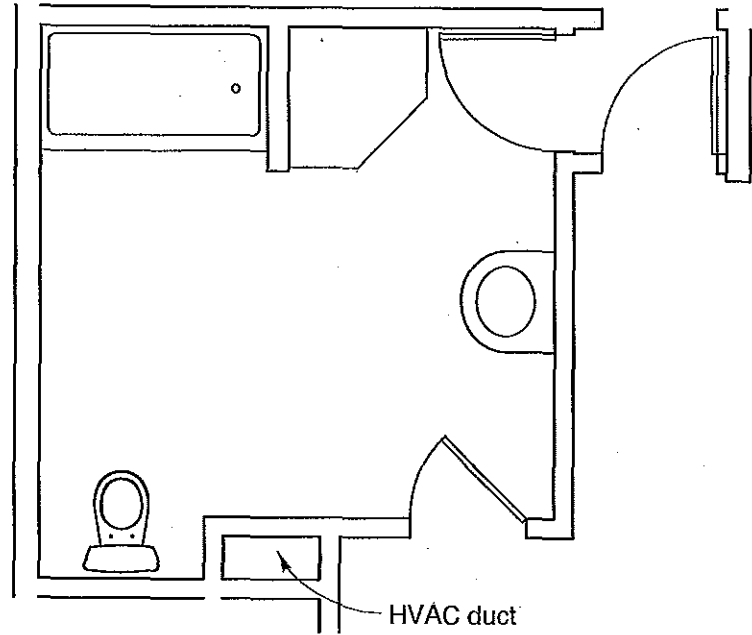


D. Mark Trivett, Member  
(not present at 11/25/13 discussion)

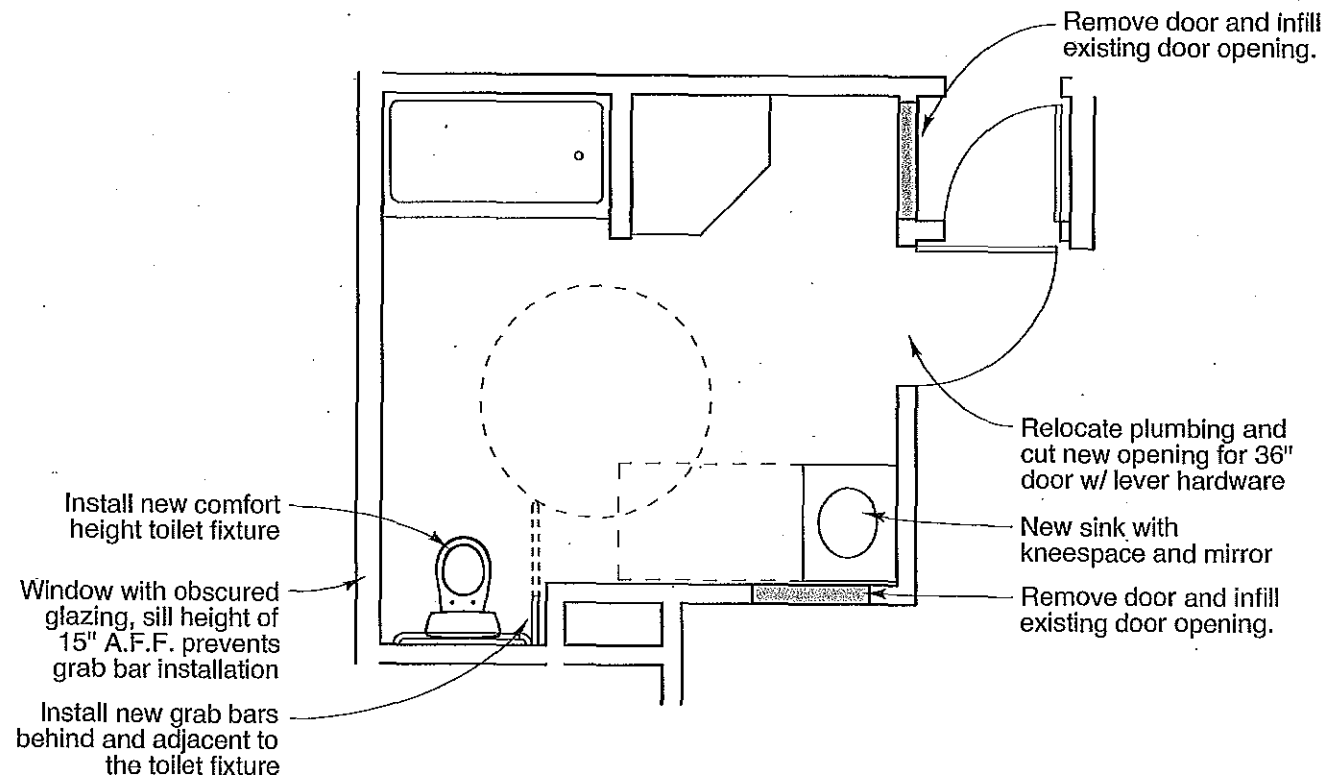


A complete administrative record is on file at the office of the Architectural Access Board.

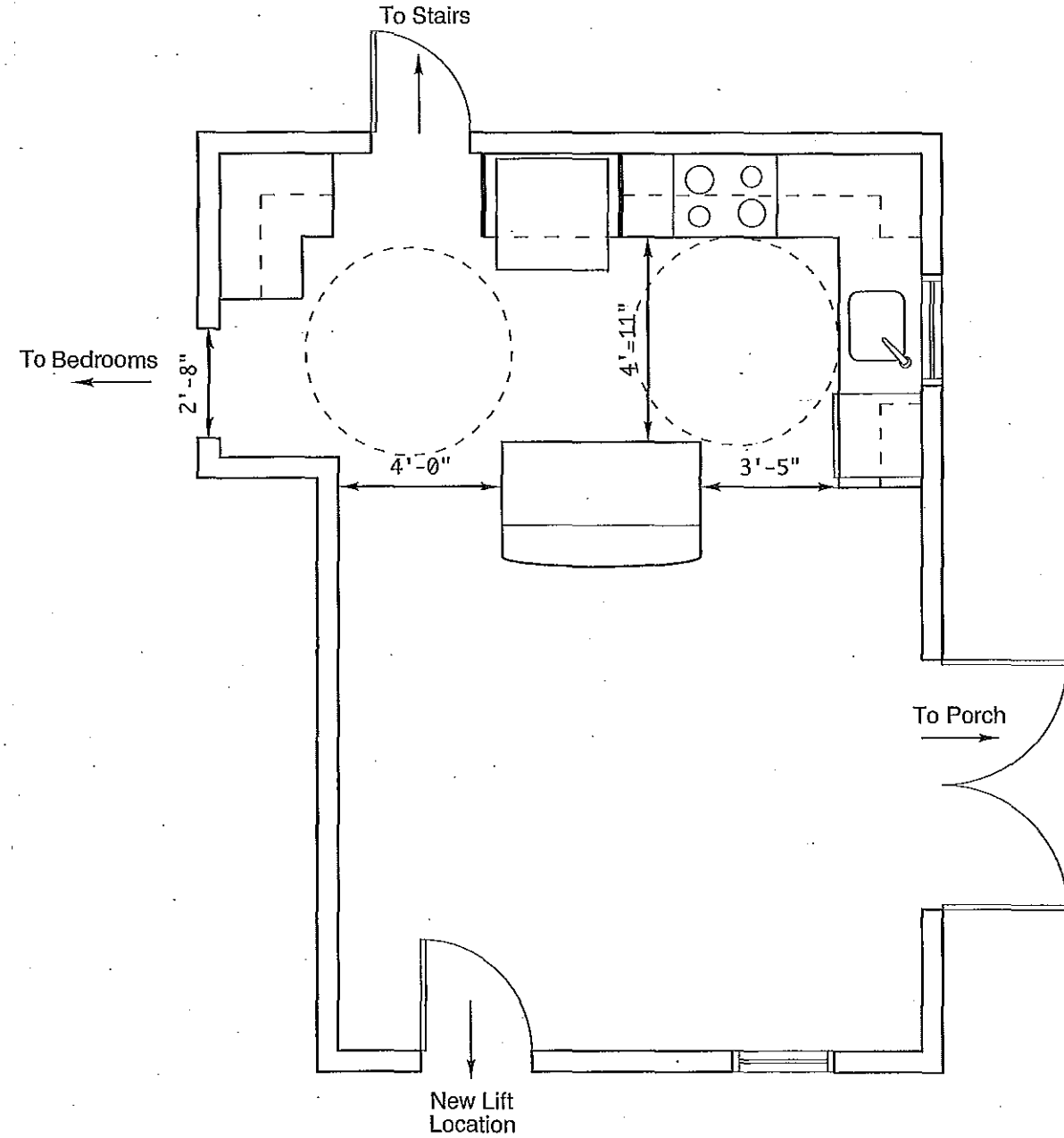
cc: Local Building Inspector  
Local Disability Commission  
Local Independent Center



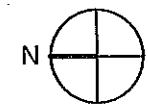
**Existing Bathroom 202**



**Proposed Bathroom 202**



**Existing Second Floor Kitchen**



40 Chace Street  
Newton, MA 02459

NTS

Bathroom 202 and Kitchen 207

Drawing Title and Scale

Sketch 1

November 25, 2013

Date 11/25/13 9:27 AM

**Horne + Johnson / StepONE**

One South Ave Natick, Massachusetts 01760

© Horne + Johnson / StepONE  
All rights reserved  
11" x 17" sheet  
Line above = 1" at 1/8" Plat

December 31, 2013

**Amendment to Variance Application**

Submitted to MAAB on July 26, 2013 by  
Newton Cultural Alliance, Inc. for

Nathaniel Allen House  
35 Webster Street  
West Newton MA 02465

**Background**

During our ongoing development of the construction plans for the project, we have identified two additional conditions which require variance relief.

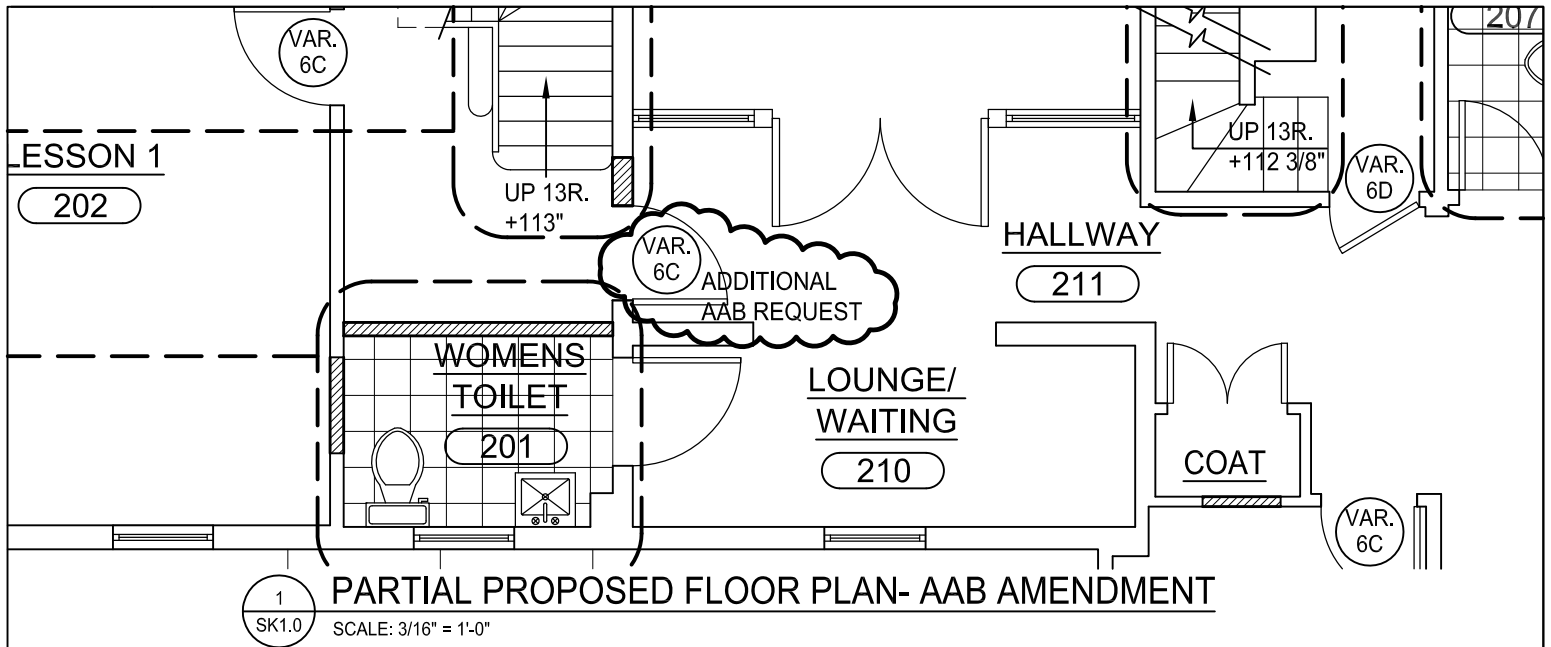
**Additional Variance for one 32" wide door (521 CMR Section 26.5).**

On the initial plans submitted with the July 2013 application, the existing second floor door connecting Hallway #211 to Common Stair Hall #200 was removed because it was located directly against the bottom tread of the existing stairway and thus did not provide the required "push side" clearance from the stairway side. It also restricted circulation from the elevator to rooms #202 through 206 and #246 for persons with disabilities as well as able-bodied persons. However, our code consultant has subsequently determined that the IBC requires that the egress stairway (#200) remain fully enclosed. Therefore, we are relocating the existing door unit away from the stairway to provide the required 12" push side and 18" pull side clearances. We are installing compliant lever hardware, offset hinges on the door to provide 31" clear width and an electronic "hold open" device connected to the fire alarm system so that the door can remain in the open position except in case of an emergency. We are asking for relief for this door to not provide the required 32" clear width, similar to other historic second floor doors. A new fully compliant 36" wide door in this location would result in a loss of historic fabric and not provide additional substantial benefit to persons with disabilities.

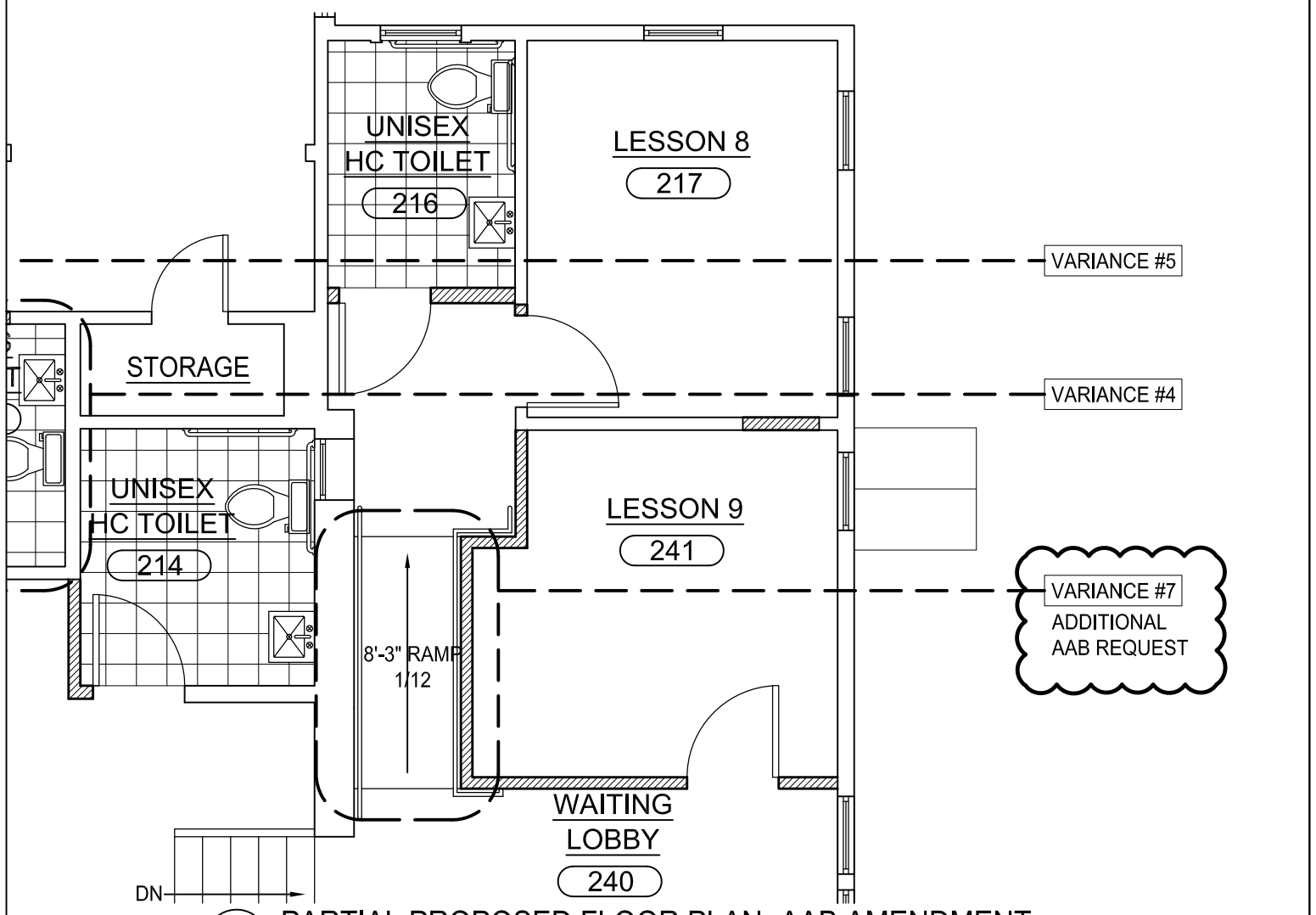
**Additional Variance for one 36" wide ramp (521 CMR Section 24.3).**

On the initial plans submitted with the July 2013 application a portion of the existing second floor toward the rear of the house was being reconstructed to eliminate an existing single step up to Unisex HC Toilet #216 and Lesson Room #217. Due to the limited non-compliant ceiling heights of both the first and second floors in this portion of the building, originally the Servants Quarters, reconstructing the floor to eliminate the step is technologically infeasible. A 36" wide ramp measured between the handrails with fully compliant 1/12 slope, 5' landings and handrails is proposed to overcome the existing step and thus provide an accessible route from Elevator Lobby 240 to rooms 216 and 217. A fully compliant 48" wide ramp in this location would make the small lesson space #241 even less useable and not provide additional substantial benefit to persons with disabilities.

cc w/ enclosures: Mark Dempsey, MAAB Compliance Officer via email;  
Thomas Hopkins, MAAB Executive Director via email;  
David Norton, Newton Inspectional Services via email;  
Joel Reider, Newton Commission on Disabilities via email;  
Bill Henning, Boston Center for Independent Living via email.



1 PARTIAL PROPOSED FLOOR PLAN- AAB AMENDMENT  
 SK1.0 SCALE: 3/16" = 1'-0"



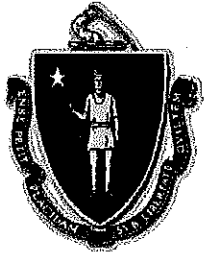
2 PARTIAL PROPOSED FLOOR PLAN- AAB AMENDMENT  
 SK1.0 SCALE: 3/16" = 1'



1643 Beacon Street Suite 22  
 Waban, MA 02468  
 ph. 617.969.8400  
 fax. 617.332.5461  
 www.dlaboston.com

PROJECT TITLE:  
**Nathaniel Allen House**  
 PROJECT ADDRESS:  
 35 Webster Street  
 Newton, MA 02165

DATE: 12/31/13  
 SCALE: 3/16" = 1'-0"  
 DRAWN BY: PH/DL  
 SHEET NO.: SK1.0 12



*The Commonwealth of Massachusetts*  
**Department of Public Safety**  
**Architectural Access Board**

**One Ashburton Place, Room 1310**  
**Boston Massachusetts 02108-1618**

Phone: 617-727-0660

Fax: 617-727-0665

[www.mass.gov/dps](http://www.mass.gov/dps)

Docket Number

(Office Use Only)

**APPLICATION FOR VARIANCE**

In accordance with M.G.L., c.22, § 13A, I hereby apply for modification of or substitution for the rules and regulations of the Architectural Access Board as they apply to the building/facility described below on the grounds that literal compliance with the Board's regulations is impracticable in my case.

**PLEASE ENCLOSE:**

- 1) A filing fee of \$50.00 (Check/Money Order) made payable to the "Commonwealth of Massachusetts" and all supporting documentation (e.g. plans in 11" x 17" format, photographs, etc.). In addition, the complete package (including plans, photographs and the completed "Service Notice") must be submitted to all parties via compact disc.
- 2) If you are a tenant seeking variance(s), a letter from the owner of the building authorizing you to apply on his or her behalf is required.
- 3) The completed "Service Notice" form provided at the end of this application certifying that a copy of your *complete application* has been received by the Local Building Inspector, Local Disability Commission (if applicable), and Local Independent Living Center for the city/town that the property in question resides in. A list of the local entities can be found by calling the Architectural Access Board Office or the Local City/Town Clerk. For a list of the Local Independent Living Centers you can either call the Architectural Access Board Office or visit the Massachusetts Statewide Independent Living Council website at <http://www.masilc.org/membership/cils>.

1. State the name and address of the owner of the building/facility:

Boston Psychoanalytic Society & Institute  
169 Herrick Road  
Newton MA 02459  
Carole Nathan, Managing Director

E-mail: [cnathan@bpsj.org](mailto:cnathan@bpsj.org)  
Telephone: 617-266-0953, ext.101

2. State the name and address of the building/facility:

Colby Hall and Chapel  
141 Herrick Road  
Newton MA 02459

3. Describe the facility (i.e. number of floors, type of functions, use, etc.):

Boston Psychoanalytic Society & Institute (BPSI) is a private professional society and institute located in Newton, Massachusetts, that provides post-graduate education and programs in the study and practice of psychoanalysis and psychoanalytic psychotherapy in the community, medicine and the arts. Classes and seminars are provided to the Applicant's membership in the evenings while administrative operations occur during the day.

BPSI purchased Colby Hall, located at 141 Herrick Road Newton Centre, to be the new home for the organization. Renovations are planned to begin February 2014. Colby Hall is a Romanesque Revival, Second Empire stone masonry building, with wood framed floors & roof and wood stud partitions. The existing building has 3-stories with a basement and a vaulted Chapel addition with only a crawl space beneath.

Colby Hall is listed in the National Register of Historic Places and is located in a registered historic district. See attached information from the Massachusetts Cultural Resource Information System indicating designations & the National Parks Service listing.



View of Chapel from southeast

4. Total square footage of the building: 12,540 sqft

Per floor:      (bsmt) 3,994 sqft  
                     (1<sup>st</sup>) 3,976 sqft  
                     (2<sup>nd</sup>) 2,228 sqft  
                     (3<sup>rd</sup>) 2,342 sqft

a. total square footage of tenant space (if applicable): Not Applicable

5. Check the work performed or to be performed:

New Construction                       Addition  
 Reconstruction/Remodeling/Alteration     Change of Use

6. Briefly describe the extent and nature of the work performed or to be performed (use additional sheets if necessary):

PROJECT SUMMARY

The Applicant is proposing to renovate the interiors of Colby Hall and former Chapel and perform minor exterior renovations. The goal of the proposed renovation is to reconfigure internal spaces so the building can efficiently provide program spaces for BPSI. In addition, the renovation will correct deficiencies to accessibility, life safety systems (full sprinkler and fire alarm system) as well as replace the mechanical and plumbing systems and electrical distribution for power & lighting

Most of the interior work at Colby Hall is to create seminar room spaces and toilet rooms on both the upper floors (2<sup>nd</sup> and 3<sup>rd</sup>). The first floor will accommodate Administrative functions for 3 closed offices, an administrative work area, a lounge/reading room, kitchenette and Library within the former Chapel. A portion of the basement of Colby Hall will be lowered to create habitable headroom for restrooms and a copy/print area. The unmodified half of basement will be used for mechanical and electrical rooms. The crawl space beneath the former Chapel will not be habitable due to its low headroom clearance (6'-11" to B.O. existing framing) but a small portion will be lowered, level with the lowered Colby Hall basement, to create a second means of egress up to the exterior at the building's west side by way of a new cast-in-place concrete areaway/stair. The new areaway stair is located below an existing fire escape which will be kept as a second means of egress from both the 2<sup>nd</sup> and 3<sup>rd</sup> floors.

ACCESSIBILITY IMPROVEMENTS TO COLBY HALL AND FORMER CHAPEL

The project includes accessibility improvements to the building which include repaving an existing east side path between the southwest parking area and existing north side main entry. Part of this site work includes replacing stone paving at 2 existing terraces that will be raised in order to maintain the path at less than 5% slope.

Once inside Colby Hall, a new accessible elevator will be provided that serve all floors of Colby Hall, including the basement, off accessible routes. Half of the Colby Hall basement floor will be lowered to achieve a habitable ceiling height allowing access to the new accessible restrooms. The interior renovations reconfigure many of the spaces so that doors, thresholds, new basement stair (connecting bsmt & 1<sup>st</sup>), required number of restrooms, and drinking fountain locations will be new construction and in full compliance with 521 CMR.

The required number of plumbing fixtures, including those that must be accessible, (3 female & 2 male) is satisfied at the basement level. Because the 2<sup>nd</sup> and 3<sup>rd</sup> floors are more than 1 level from the bsmt fixtures, we are providing 1 accessible and 1 non-accessible single fixture toilet rooms on these floors. The available space at the 2<sup>nd</sup> & 3<sup>rd</sup> floors will not allow for a complete pair of accessible (1 per sex) toilet rooms to be configured without loss of program space. As such, we are proposing that these fixtures all be signed as Unisex and Accessible accordingly.

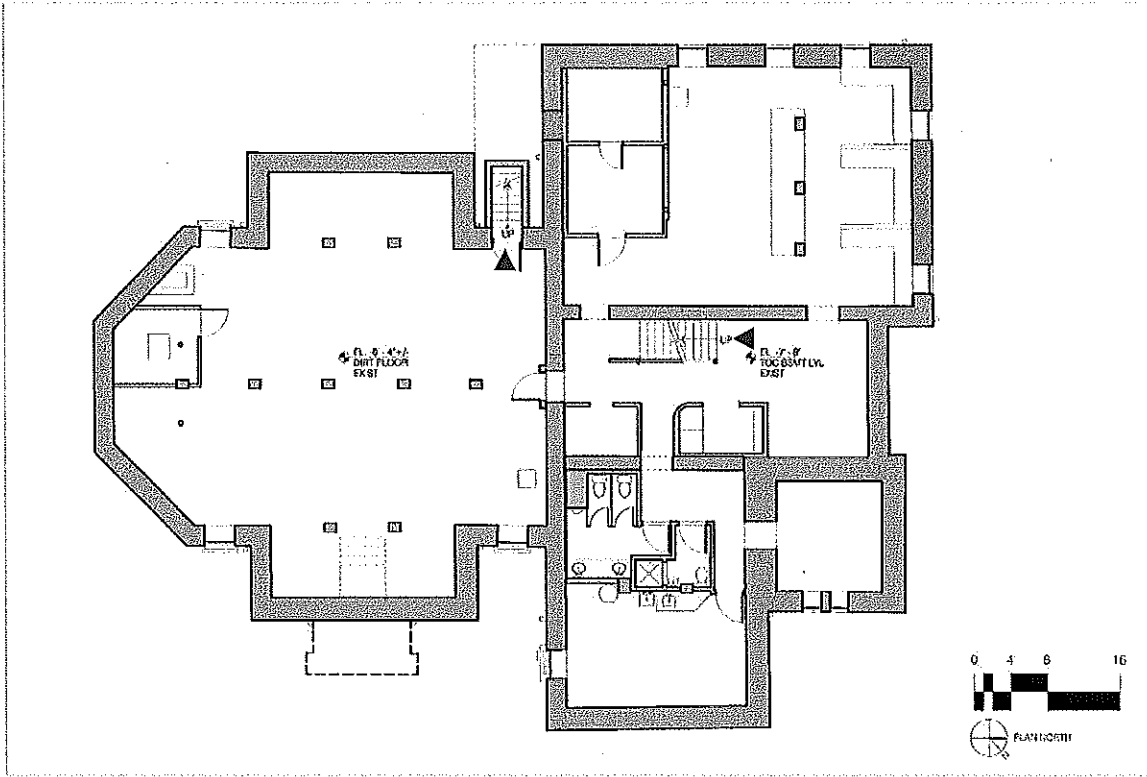
Supporting Material: Plans & Photos





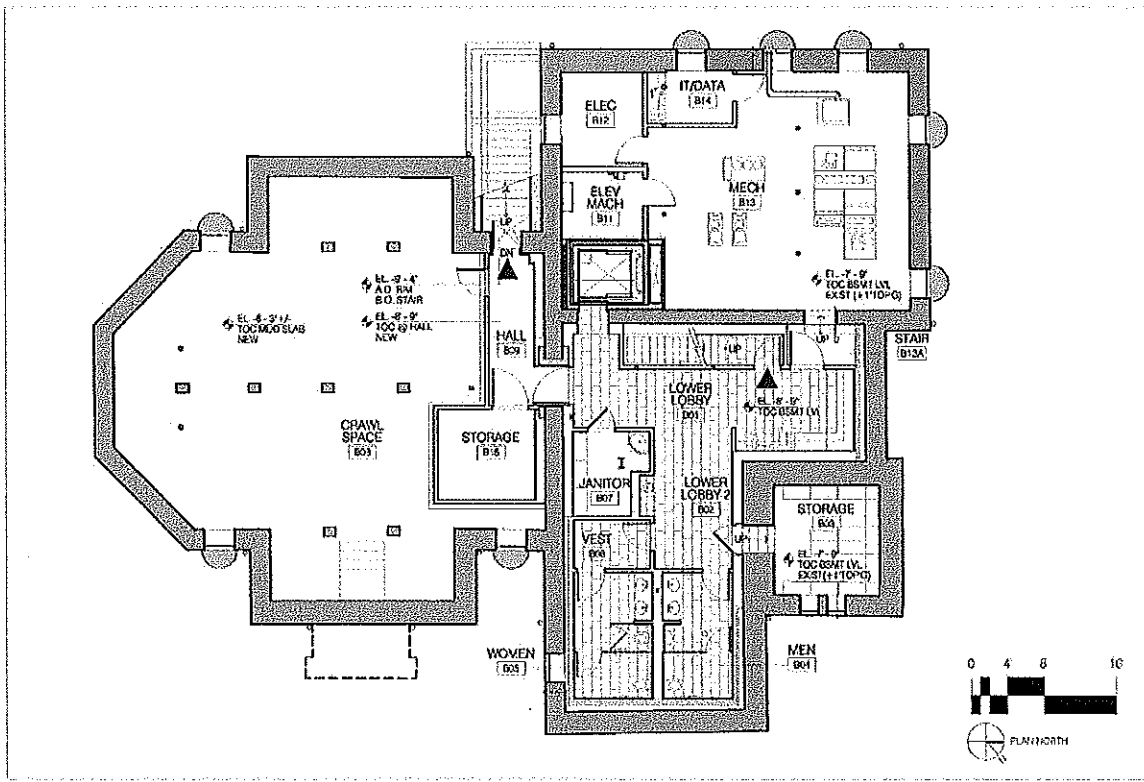


**[3] Existing Bsmt Flr Plan.** Existing non accessible exit through crawl space and noncompliant (interior & exterior) stairs shown with red arrows.



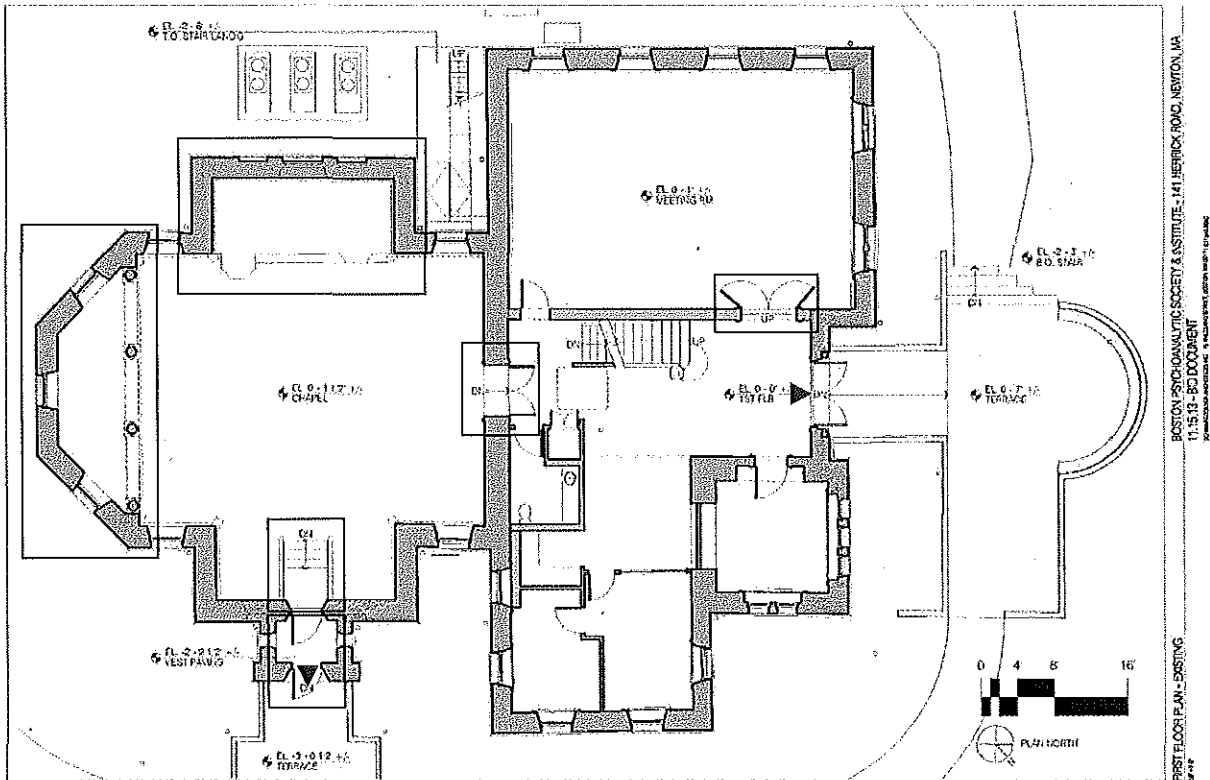
BOSTON PSYCHOANALYTIC SOCIETY & INSTITUTE - 141 HERRICK ROAD, NEWTON, MA  
 11.15.13 - 80 DOCUMENT  
 09/20/2013 10:00 AM  
 BASEMENT FLOOR PLAN - EXISTING  
 11-2

**[4] New Basement Flr Plan.** New accessible route to exit through Hall B09 shown w/red arrows. Part of bsmt lowered to achieve 7'-0" clg ht (min. per 2009 IEBC 701.3-4). Accessible toilets & drinking fountain located at bsmt & accessible by new elevator service (outlined in red) and rebuilt interior bsmt stair. Exits identified w/red arrows.

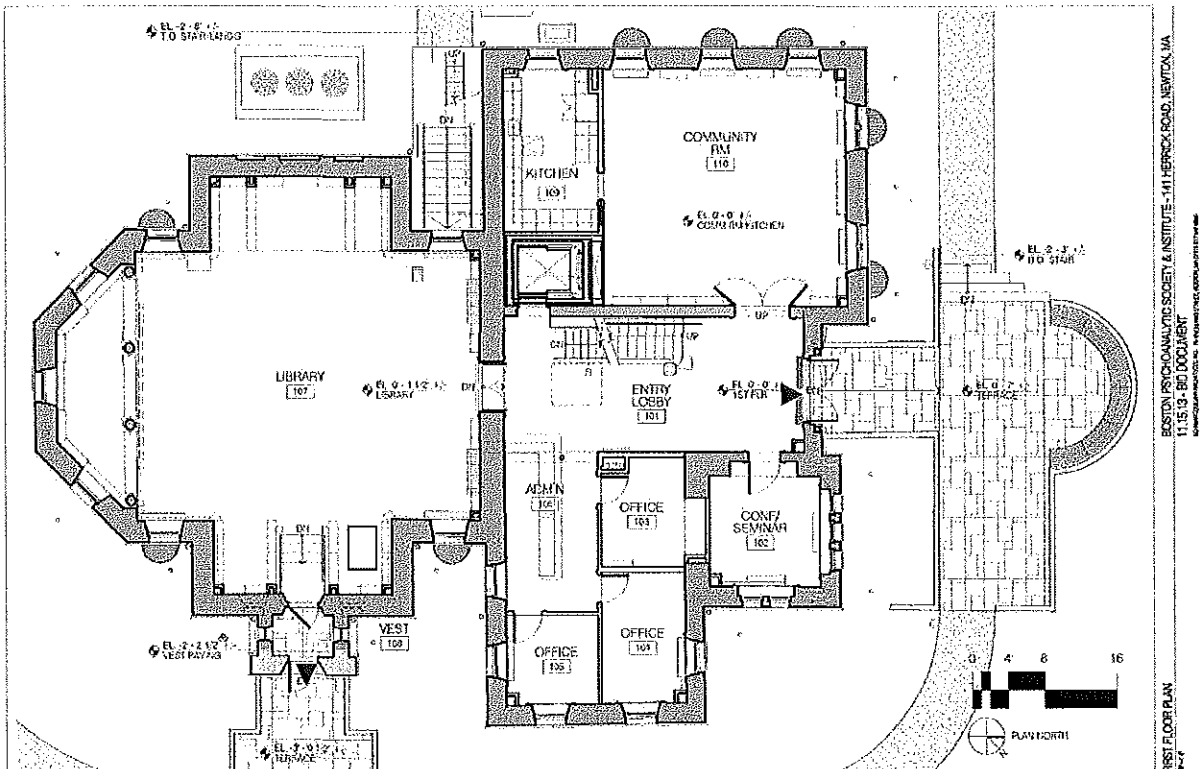


BOSTON PSYCHOANALYTIC SOCIETY & INSTITUTE - 141 HERRICK ROAD, NEWTON, MA  
 11.15.13 - 80 DOCUMENT  
 09/20/2013 10:00 AM  
 BASEMENT FLOOR PLAN  
 11-2

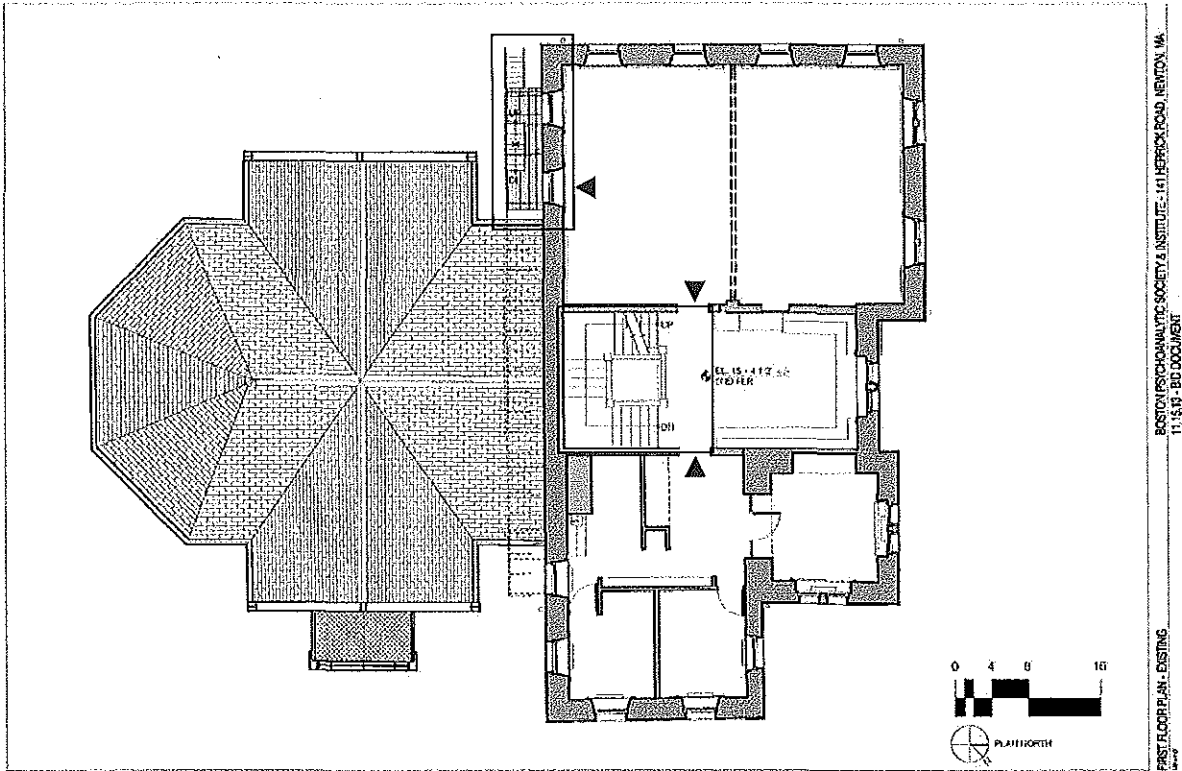
**[5] Existing First Flr Plan.** Exist (noncompliant thresh) entry/exit at N side of Colby & non-compliant entry/exit at E side of the Library shown w/red arrows. Non accessible raised flr areas, int entry/exit (non-compliant dr open'g width & thresh), int stair (no hndrls), drs in series (insuf dim), open'g (noncompliant lvl chg) to the W mtg rm outlined in red.



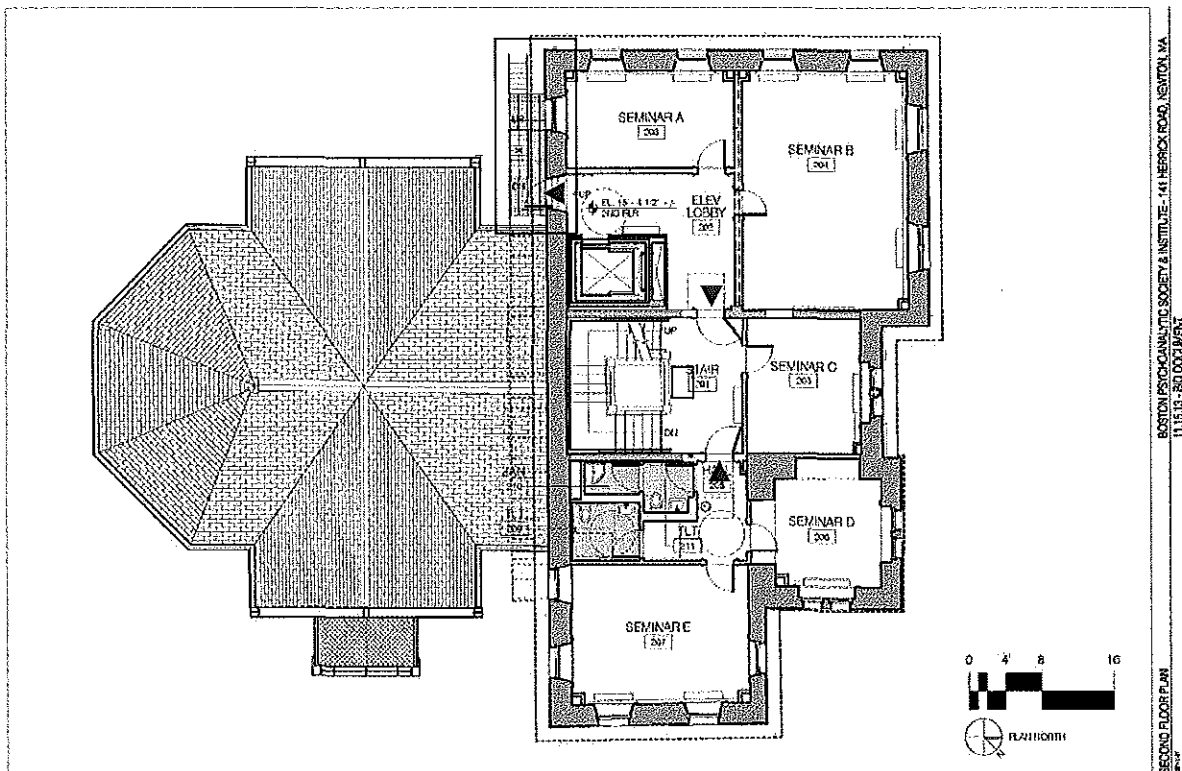
**[6] New First Flr Plan.** Thresh mods at N Entry/exit. SE drs (108.1 & 108.E) serve as nonaccessible exit-only means of egress from Library, shown w/red arrows. Raised flrs removed. Int Library drs to have auto op/closer & modified thresh, new elev & handrails at exist stair in red. Area of Rescue Assist to be provided adj to stair down.



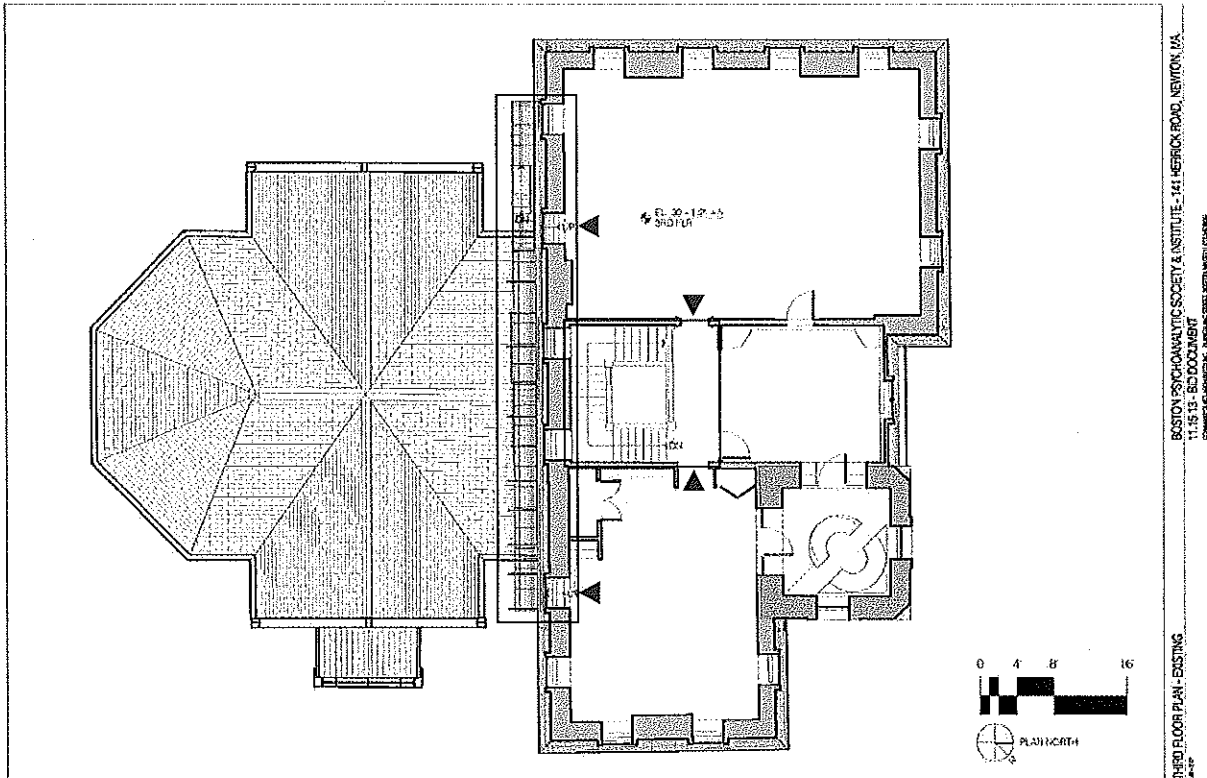
**[7] Existing Second Floor Plan.** Existing interior stair (noncompliant handrail & nosing) & fire escape serve as non accessible means of egress down to exit level (first) outlined in red.



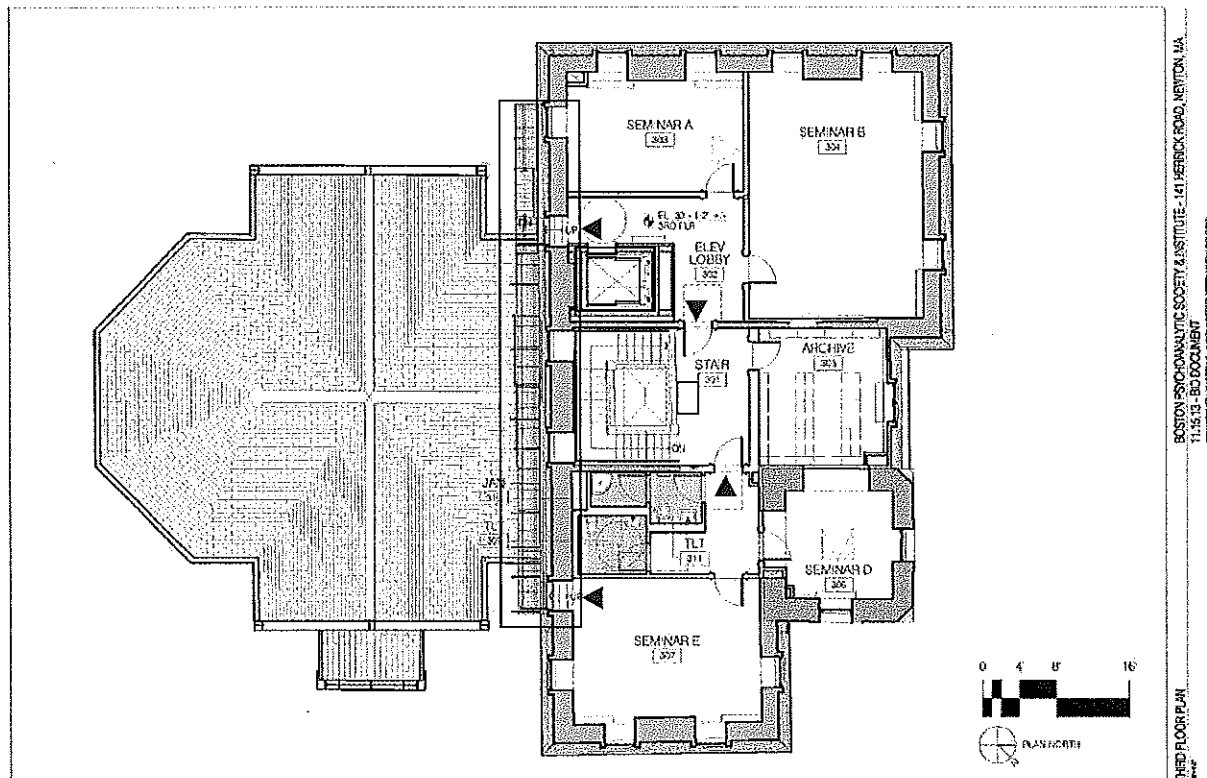
**[8] New Second Flr Plan.** New elevator & handrail at exist stair. Window to fire escape (non accessible 2<sup>nd</sup> means of egress) is replaced w/door & step added below exist window opening sill & handrail. Two new toilet rooms; only one is accessible (signed). One accessible drinking fountain (2 total for bldg.). Area of rescue assistance at flr landing of stair.



[9] **Existing Third Flr Plan.** Existing int stair (noncompliant handrail & nosing) & ext fire escape serve as non accessible means of egress down to exit level (first) outlined in red.



[10] **New Third Flr Plan.** New elevator & handrails at exist stair. Windows to fire escape (non accessible 2<sup>nd</sup> means of egress) are replaced w/door & step added below exist window opening sill & handrail. Two new toilet rooms; only one is accessible (signed). Area of rescue assistance at floor landing of stair.



**11] Photograph of Existing North Side Entry. Paving to be replaced/regraded for level area outside doors per 521 CMR 25.1.1 & a 1.5% slope to the terrace.**



**12] Photograph of Existing North side Entry (from West side steps).**



**13] Photograph of Existing Interior Stair. New continuous wall-side handrail to be provided.**



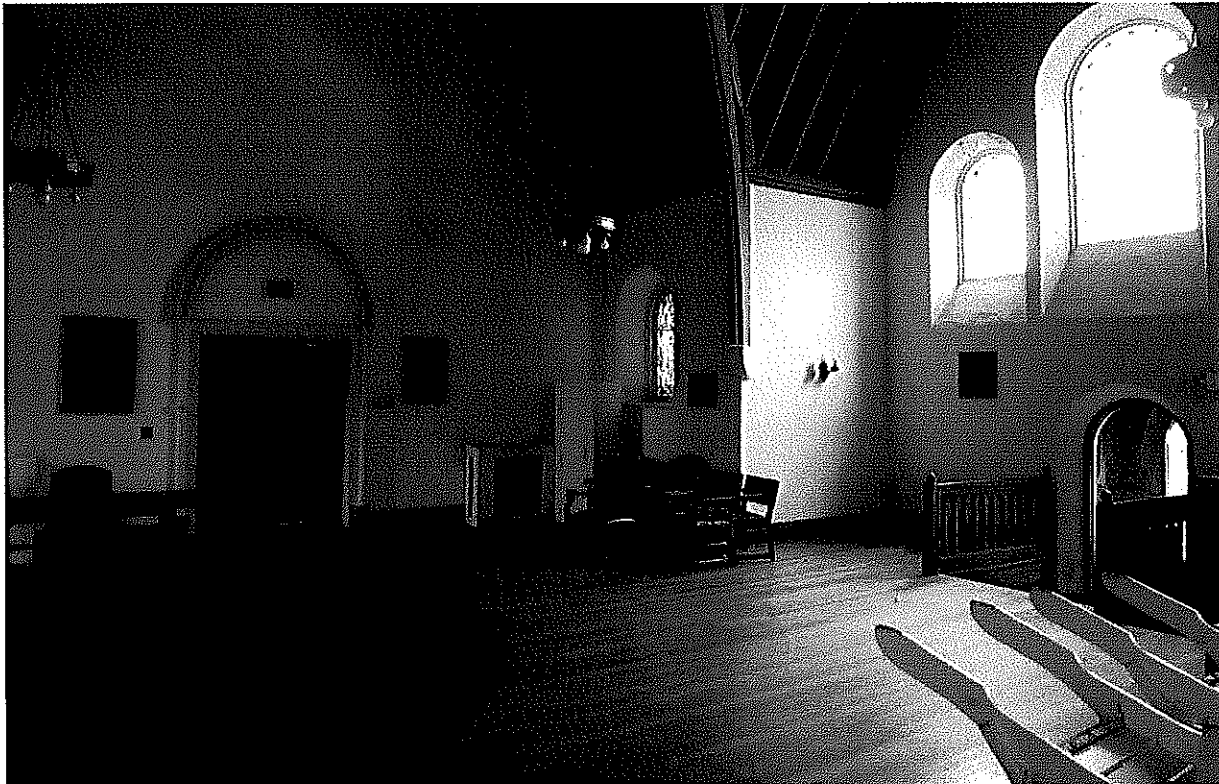
**14] Photograph of Existing Interior Stair. Carpeting to be removed & existing nosing underside trim to be kept.**



15] Photograph of Existing Interior Stair Detail.



[16] Photograph of Library Space (former Chapel) and Existing Stair Down to Exit. New hand railings & the identification of the adjacent alcove as an Area of Rescue Assistance to be provided.

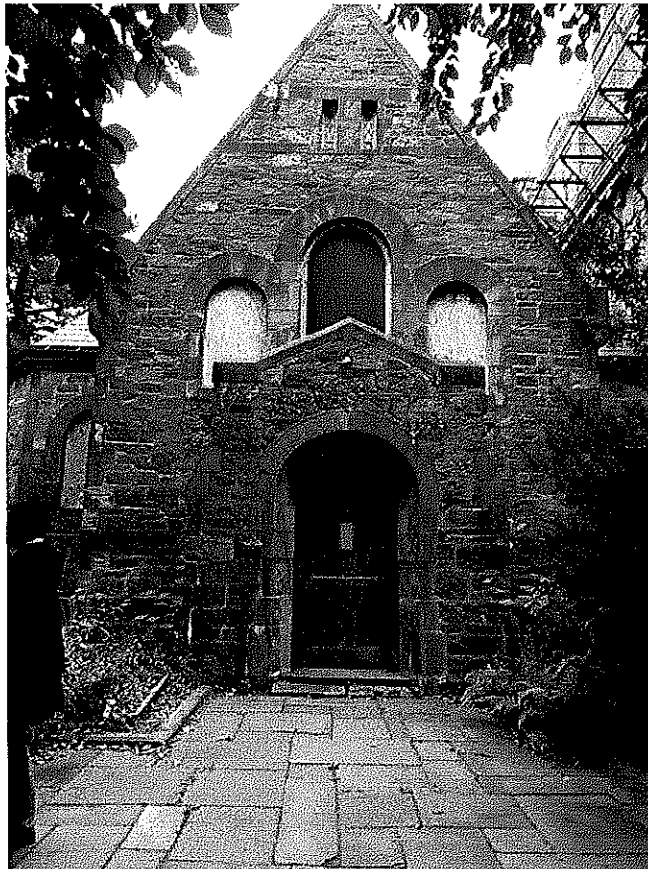




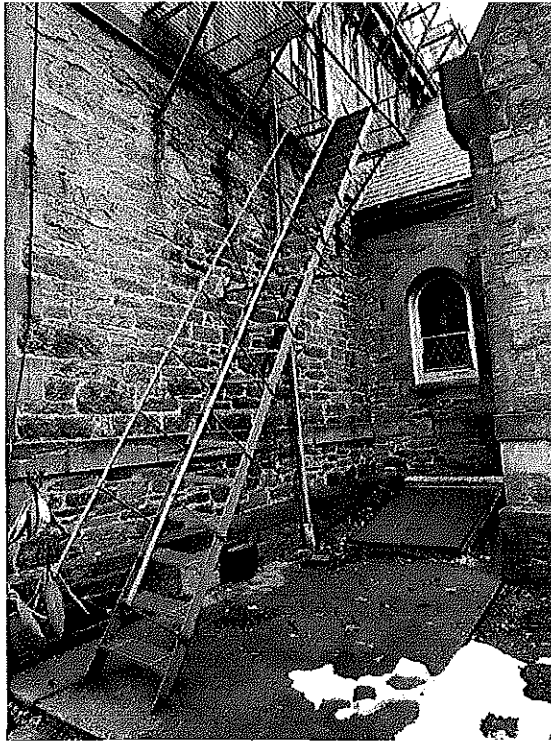
**[17] & [17A] Photographs of Existing Stair at Library (16 looking in; 16A looking out). Compliant handrail will be added on both sides.**



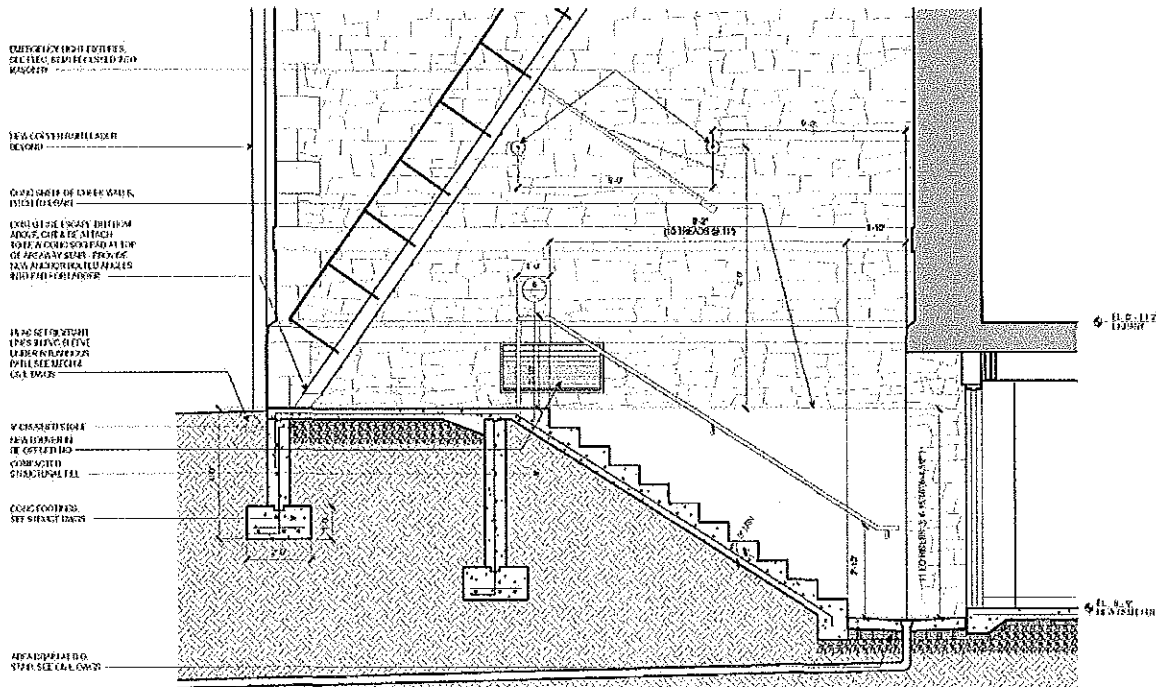
**[18] Photograph of Exterior Exit from Library (former Chapel).**



**[19] & [19A] Photograph of Existing Bulkhead Enclosed Basement Stair & Fire Escape (16A exterior; 18A looking into existing stairs under bulkhead from crawl space). Fire escape to remain; new (less steep) areaway stair to be built w/handrails & area drain.**



**[20] Section Drawing at Areaway Stair. Section shows existing fire escape to remain as second (non accessible) means of egress from 2<sup>nd</sup> & 3<sup>rd</sup> floors.**



**2 SECTION @ AREAWAY - LOOKING NORTH**  
Scale: 1/2" = 1'-0"

7. State each section of the Architectural Access Board's Regulations for which a variance is being requested:

7a. Check appropriate regulations:

       1996 Regulations        2002 Regulations   X   2006 Regulations

**SECTION NUMBER**

**LOCATION OR DESCRIPTION**

- 1) 521 CMR 26.6.3 Existing depth of masonry foundation wall & width does not allow for pull side clearance dim. of 18" at exterior side of bsmt dr B09.3E.
- 2) 521 CMR 26.6.3 Existing door opening does not allow for push side clearance dim. of 12" at the interior side of Library door 108.1 that leads to an exit door.
- 3) 521 CMR 26.7 Existing door openings for doors 108.1 and 108.E (two doors in series) do not comply with minimum space between doors.
- 4) 521 CMR 26.4 Existing door opening for door 108.2 at Library entry/exit does not provide 1 leaf that has a clear 32" opening.
- 5) 521 CMR 27.3 Existing stair (serving first thru third floor) nosings have a 13/16" radius at the leading edge and underside has a typical wood trim that creates an underside angle of 48 degree from the horizontal.
- 6) 521 CMR 27.4.1 Existing stair has an existing balustrade 'handrail' but is non-compliant with 521 CMR 27 regarding location (only on the inside of the stair), extensions, size, shape, surface, and end conditions.
- 7) 521 CMR 20.11.1 Only one accessible means of egress is provided from Library.

8. Is the building historically significant?   X   yes        no. If no, go to number 9.

8a. If yes, check one of the following and indicate date of listing:

- National Historic Landmark
- 01/30/78   Listed individually on the National Register of Historic Places
- 09/04/86   Located in registered historic district
- Listed in the State Register of Historic Places
- Eligible for listing

8b. If you checked any of the above **and** your variance request is based upon the historical significance of the building, you *must* provide a letter of determination from the Massachusetts Historical Commission, 220 Morrissey Boulevard, Boston, MA 02125.

9. For each variance requested, state in detail the reasons why compliance with the Board's regulations is impracticable (use additional sheets if necessary), including but not limited to: the necessary cost of the work required to achieve compliance with the regulations (i.e. written cost estimates); and plans justifying the cost of compliance.

1) 521 CMR 20.6.3 (Variance Justification) The design team has considered options to widen the opening to achieve compliance at door B09.3E (exterior exit) but has concluded that compliance with 521 CMR section 20.6.3 is impractical for the following reasons:

- 1. The door is not the primary access point (see image 19).
- 2. The door will be used as an exit only as part of egress from the basement level and not as service, loading or restricted employee entrance.
- 3. There is insufficient dimension at the exterior side of the door to provide maneuvering clearance dimensions for approach at the bottom of the stair; the rebuilt areaway stair cannot be located further west without compromising headroom clearance (80") at the top of the stair underneath the existing fire escape ladder down (see images 19, 19A & 20).

The door is aligned with the interior side to comply with 521 CMR 26.6.4 to provide push side clearance in the direction of travel for egress for front approach to dr B09.3E. It is the opinion of the Applicant that the

modifications proposed at this door (new Hall B09 replacing crawl space floor level w/new lowered bsmt, push side clearance, rebuilt areaway stair with less incline, elimination of bulkhead enclosure, new handrails, and egress/emergency illumination) provide reasonable accommodation and improvement from the existing conditions.

**2) 521 CMR 20.6.3 (Variance Justification)** The design team has considered options to widen the opening to achieve push-side dimension compliance at door 108.1 (interior passage) but has concluded that compliance with 521 CMR section 20.6.3 is impractical for the following reasons:

1. The door is not the primary access point (see image 16) but an exit-only as part of the egress from the library.
2. While not coplanar with the door, there is approximately 9" of angled wall left of the dr frame for pull side.
3. Space is unavailable to widen the existing arched opening (see image 17A) as the width of the opening is restricted by the existing interior floor depression for the stair/balustrade.
4. Removal of the door is not desired as the existing vestibule provides an thermal barrier between the interior space and unfinished/uninsulated masonry construction of the east side vestibule (see image 18).

The door and hardware will be replaced which includes push/pull and closer. The exterior door (108.E) will also be replaced along with new hardware which includes exit device and closer. There is some pull side dimension available but not as defined by 521 CMR 20.6.3. It is the opinion of the Applicant that the existing condition is sufficiently close to the meeting the required maneuvering dimensions and that the condition remain.

**3) 521 CMR 26.7 (Variance Justification)** The design team has considered options to eliminate door 108.1 to modify/eliminate the two doors in series but has concluded that compliance with 521 CMR section 20.6.3 is impractical for the following reason:

1. The location and spacing of the doors is an existing condition and significant to the interior appearance of the former Chapel elimination the interior leaf (108.1) would have adverse effect on the historic resource (see images 17, 17A & 18).
2. Removal of the door is not desired as the existing vestibule provides a thermal barrier between the interior space and unfinished/uninsulated masonry construction of the east side vestibule (see image 18).

It is the opinion of the Applicant that the additional space cannot be created between the existing door walls and that condition remain. A Project Notification Form will be submitted to Massachusetts Historical Commission.

**4) 521 CMR 26.4 (Variance Justification)** The design team has considered options to widen the opening or having asymmetrical sized door leaves to achieve compliance at door 108.2 by providing 1 leaf that is 32" wide (interior entry/exit at Library) but has concluded that compliance with 521 CMR section 20.6.3 is impractical for the following reason:

1. The door is an existing masonry opening that has existing wood paneling and detailing that is significant to the appearance of the former Chapel space (see image 16) and the required clear dimension can be accomplished using automatic opening devices as allowed per 521 CMR 26.6 Exception.

To comply with 521 CMR 26.4, automatic operator/closers will be provided to open both leaves upon activation by the push button on both sides of the existing opening to achieve an overall clear opening width in excess of the minimum 32" dimension and the maneuvering clearance per 26.6. The doors will be replaced with equal width leaves that are stile/rail with glass lites allowing for visibility thru from either side. Separately, the non-compliant threshold (1" +/-) will be replaced with and located beneath the relocated door plan (Library side of the 30" thick wall) and the difference in floor elevations will be resolved within the thickness of the wall.

**5) 521 CMR 27.3 (Variance Justification)** The design team has considered options remove/replace the treads & trim beneath the leading edge but has concluded that compliance with 521 CMR 27.3 is impractical for the following reason:

1. The existing wood stair tread and its nosing details are significant to the interior appearance of Colby Hall and modification to the stair would have adverse effect on the historic resource (see images 13, 14 & 15).

It is the opinion of the Applicant that this existing condition remain. A Project Notification Form will be submitted to Massachusetts Historical Commission.

**6) 521 CMR 27.4.1 (Variance Justification)** The design team has considered options remove/replace the balustrade and add an inside side handrail. The design team has concluded that compliance with 521 CMR 27.3 is impractical for the following reason:

1. The existing wood balustrade, cap and corner newel posts are significant to the interior appearance of Colby Hall and modification/replacement to the stair balustrade would have adverse effect on the historic resource (see images 13, 14 & 15).
2. A continuous inside handrail cannot not properly turn around the existing newel posts at a 2'-10" height while trying to extend 12" parallel to the landing and begin angling for the next flight up. The result would have the railing awkwardly angling up and twisting around the newel post without becoming level.

To comply with 521 CMR 27.4.1, a new continuous wall-side handrail is proposed that will run continuously through the corners of each landing and will terminate only when reaching the floor level and would resume at the next flight up. The new railing will be in compliance with extensions, size, shape, surface, and end conditions per 521 CMR 27.4.2 thru 27.4.9.

**7) 521 CMR 20.11.1 (Variance Justification)** The design team has considered options to provide a lift and/or raise the vestibule floor to provide a second accessible means of egress from Library but has concluded that compliance with 521 CMR 20.11.1 impractical for the following reasons:

1. The existing stair within the Library space is significant to the interior appearance of the former chapel space of Colby Hall. Colby Hall is a Historic Landmark and modification to the stair or creation of a lift would have adverse effect on the historic resource (see images 17 & 17A).
2. The regrading of the site and to raise the exterior vestibule construction will significantly change the exterior appearance of the former chapel portion of Colby Hall. As noted above, the changes to the exterior would have equal adverse effect on the historic resource (see image 18).

New handrails will be provided at both sides of the existing stair. An area of rescue assistance (30x48) will be provided and identified, adjacent to the existing stairs down to the vestibule and include a two-way Communication system as per 521 CMR 20.12.4 but not be enclosed with any fire-resistive construction as the building is fully sprinklered.

<p>10. Has a building permit been applied for? <u>No</u>          Has a building permit been issued? <u>No</u>          10a. If a building permit has been issued, what date was it issued? _____          10b. If work has been completed, state the date the building permit was issued for said work:          _____</p> <p>11. State the estimated cost of construction as stated on the above building permit:          _____          11a. If a building permit has not been issued, state the anticipated construction cost:  <u>\$3,131,000 (estimated)</u></p> <p>12. Have any other building permits been issued within the past 36 months? <u>No</u>          12a. If yes, state the dates that permits were issued and the estimated cost of construction for each permit: _____</p> <p>13. Has a certificate of occupancy been issued for the facility? <u>Yes, to the best of our knowledge.</u>          If yes, state the date: _____</p>
---

14. To the best of your knowledge, has a complaint ever been filed on this building relative to accessibility? \_\_\_\_\_ yes  no

15. State the actual assessed valuation of the **BUILDING ONLY**, as recorded in the **Assessor's Office** of the municipality in which the building is located: \$1,488,500  
Is the assessment at 100%? Yes, to the best of our knowledge  
If not, what is the town's current assessment ratio? \_\_\_\_\_

16. State the phase of design or construction of the facility as of the date of this application:

End of Construction Documents and Beginning of Bid/Negotiations

17. State the name and address of the architectural or engineering firm, including the name of the individual architect or engineer responsible for preparing drawings of the facility:

Robert Silver FAIA, Schwartz/Silver Architects, Inc., 75 Kneeland Street, Boston MA 02111

E-mail: rhsilver@schwartzsilver.com

Telephone: 617-542-6650, Ext. 221

18. State the name and address of the building inspector responsible for overseeing this project:

John Lojek, Commissioner/Inspectional Services Department  
David Norton, Chief Plan Examiner/Inspectional Services Department  
Newton City Hall, 1000 Commonwealth Ave, Newton Centre, MA 02459

E-mail: jlojek@newtonma.gov

Telephone: 617-796-1086

Date: 12/06/13



Signature of owner or authorized agent

**PLEASE PRINT:**

Carole Nathan  
Managing Director, BPSI  
Name

169 Herrick Road  
Address

Newton  
City/Town  
cnathan@bps.org  
E-mail

MA  
State

02459  
Zip Code

617-266-0953, ext. 101  
Telephone

**ARCHITECTURAL ACCESS BOARD VARIANCE APPLICATION**

**SERVICE NOTICE**

I, Carole Nathan, as Managing Director

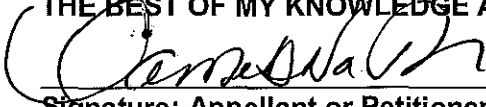
for the Petitioner Boston Psychoanalytical Society & Institute submit a variance

application filed with the Massachusetts Architectural Access Board on 12/06/2013.

**HEREBY CERTIFY UNDER THE PAINS AND PENALTIES OF PERJURY THAT I SERVED OR CAUSED TO BE SERVED, A COPY OF THIS VARIANCE APPLICATION ON THE FOLLOWING PERSON(S) IN THE FOLLOWING MANNER:**

	<u>NAME AND ADDRESS OF PERSON OR AGENCY SERVED</u>	<u>METHOD OF SERVICE</u>	<u>DATE OF SERVICE</u>
1	<b>John Lojek, Building Commissioner</b>	Hand Delivery	12/06/2013
	Inspectional Services Department Newton City Hall 1000 Commonwealth Ave Newton Centre, MA 02459-1449		
2	<b>Local Independent Living Center</b>	Hand Delivery	12/06/2013
	Boston Center for Independent Living 60 Temple Place, Floor 5 Boston, MA 02111-1301		
3	<b>Nicole Tocci</b>	Hand Delivery	12/06/2013
	Commission on Disability Newton City Hall, ISD 1000 Commonwealth Ave Newton Centre, MA 02459-1449		

**AND CERTIFY UNDER THE PAINS AND PENALTIES OF PERJURY THAT THE ABOVE STATEMENTS TO THE BEST OF MY KNOWLEDGE ARE TRUE AND ACCURATE.**



Signature: Appellant or Petitioner

On the 5<sup>TH</sup> Day of DECEMBER 20 13

PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED

CAROLE NATHAN

(Type or Print the Name of the Appellant)

  
NOTARY PUBLIC

FEB. 02, 2018  
MY COMMISSION EXPIRES

# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

**Inventory No:** NWT.3064  
**Historic Name:** Newton Theological Institution - Colby Hall  
**Common Name:** Andover Newton Theological School  
**Address:** 210 Herrick Rd  
**City/Town:** Newton  
**Village/Neighborhood:** Newton Center  
**Local No:** 5  
**Year Constructed:**  
**Architect(s):** Kendall, Taylor and Company  
**Architectural Style(s):** Romanesque Revival; Second Empire  
**Use(s):** Chapel; Library; Meeting Hall; Other Educational; Other Institutional; Seminary; Warehouse  
**Significance:** Architecture; Community Planning; Education; Religion  
**Area(s):** nwt.p: Newton Theological Institution Historic District  
NWT.Y: Newton Multiple Resource Area - 1636-1907  
NWT.Z: Newton Multiple Resource Area - 1908-1940  
**Designation(s):** Nat'l Register District (9/4/1986); Nat'l Register Individual Property (1/30/1978); Nat'l Register MRA (9/4/1986); Nat'l Register MRA (2/16/1990)



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

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Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

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Commonwealth of Massachusetts  
Massachusetts Historical Commission  
220 Morrissey Boulevard, Boston, Massachusetts 02125  
[www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)

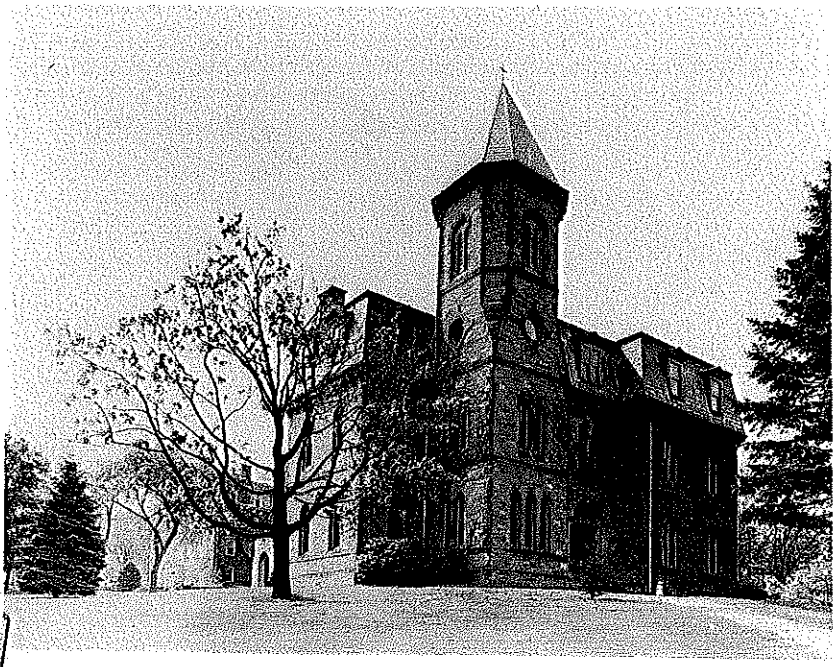
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Tuesday, December 03, 2013 at 9:26: PM



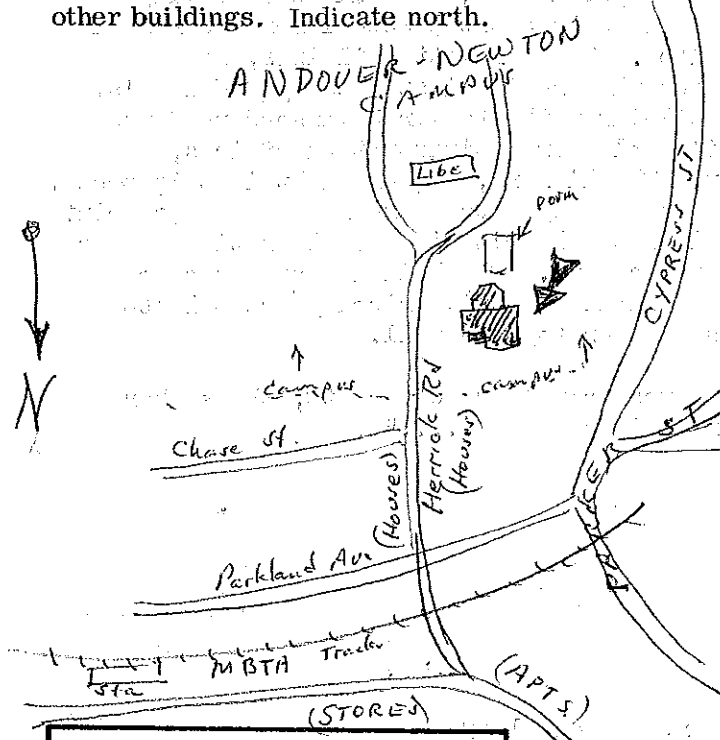
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In Area no. <u>Pt. 2</u>	Form no. <u>53064</u>
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Location Newton, village of Newton Centre  
 Address 210 Herrick Road  
 Name Colby Hall NWT. 3064  
 Present use storage  
 Present owner Andover Newton Theological School  
 Description:  
 Date 1866  
 Source Minutes of meeting of Exec. Com. of Newton Theological Institut., 10/8/1866

4. Map. Draw sketch of building location in relation to nearest cross streets and other buildings. Indicate north.



Style Barbican, Taylor & Co  
 Architect unknown  
 Exterior wall fabric granite  
 Outbuildings (describe) \_\_\_\_\_  
 Other features \_\_\_\_\_  
 Altered no exterior Date \_\_\_\_\_  
 Moved \_\_\_\_\_ Date \_\_\_\_\_

5. Lot size:  
 One acre or less \_\_\_\_\_ Over one acre x  
 Approximate frontage campus 43 acres  
 Approximate distance of building from street  
about 150 ft. from Herrick Rd.

DO NOT WRITE IN THIS SPACE  
 USGS Quadrant \_\_\_\_\_  
 MHC Photo no. \_\_\_\_\_

6. Recorded by Elmer D. Anderson  
 Organization Newton Historical Commission  
 Date March 27, 1977

RECEIVED  
 (over)  
 APR 26 1977

7. Original owner (if known) Newton Theological Institute (this school joined with Andover Theological Seminary)  
 Original use Administration, classrooms, library all in this building. Library wing later became the chapel, by 1897.  
 Subsequent uses (if any) and dates storage

8. Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	<u>xx</u>	Religion	<u>xx</u>
Architectural	<u>xx</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	<u>xx</u>
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community development	_____				

9. Historical significance (include explanation of themes checked above)

Andover-Newton Theological School began its existence in 1825, as the Newton Theological Institution, the first Baptist seminary in the United States, and indeed the first Protestant graduate theological school. The peace and quiet of the lovely countryside in Newton and the handiness of a suitable pond, then called Baptist Pond but now Crystal Lake, as well as a growing Baptist congregation attracted the Baptists to start a school for the formal training of its ministry on this hilltop. The earliest buildings, now somewhat altered, proved inadequate for the growing institute by the 1860's, and so this interesting Romanesque building with its large mansard roof was erected in 1866 as an all-encompassing hall for administration offices, classrooms, lecture hall and library. The library, out of sight in this photo, is a single story octagonal wing with a steeply pitched roof coming to a point. This was easily converted to a chapel in the 1890's with no alteration when a large library building was built on the campus. The building stands as a sentinel on Seminary Hill, important visually and historically not only to the school's alumna, but to Newton's own heritage as well.

One of the school's best known alumna was Samuel Francis Smith, the author of the words to America ("My country 'tis of thee .....").

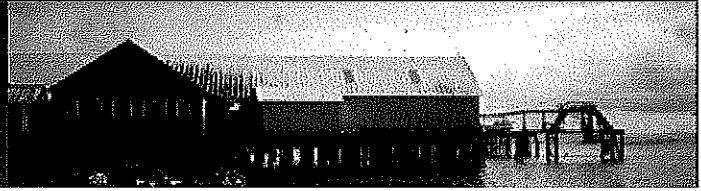
10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps; etc.)

King's Handbook of Newton, Sweetser, Boston, 1889  
History of Newton, S.F. Smith, 1879  
 "Our Seminary Home", The Newtonian, June 1930  
 "Newton from 1875 to 1900", The Newtonian, June 1903  
 Minutes of the Meeting of the Executive Committee, Newton Theological Institution, for Monday, Oct. 8, 1866.





# National Register of Historic Places



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## Colby Hall [Image]

**URL:** <http://pdfhost.focus.nps.gov/docs/NRHP/Text/78000459.pdf>  
Link will open in a new browser window

**URL:** <http://pdfhost.focus.nps.gov/docs/NRHP/Photos/78000459.pdf>  
Link will open in a new browser window

**Publisher:** National Park Service

**Published:** 01/30/1978

**Access:** Public access

**Restrictions:** All Rights Reserved

**Format/Size:** Physical document with text, photos and map

**Language:** eng: English

**Note:** 141 Herrick Rd.

**Item No.:** 78000459 *NRIS (National Register Information System)*

**Subject:** EVENT

**Subject:** ARCHITECTURE/ENGINEERING

**Subject:** ARCHITECTURE

**Subject:** EDUCATION

**Subject:** RELIGION

**Subject:** ROMANESQUE

**Subject:** BUILDING

**Subject:** 1875-1899

**Subject:** 1850-1874

**Subject:** 1850-1874

**Keywords:** 1866

**Place:** MASSACHUSETTS -- Middlesex County -- Newton Centre

**Record Number:** 374136

**Record Owner:** National Register of Historic Places

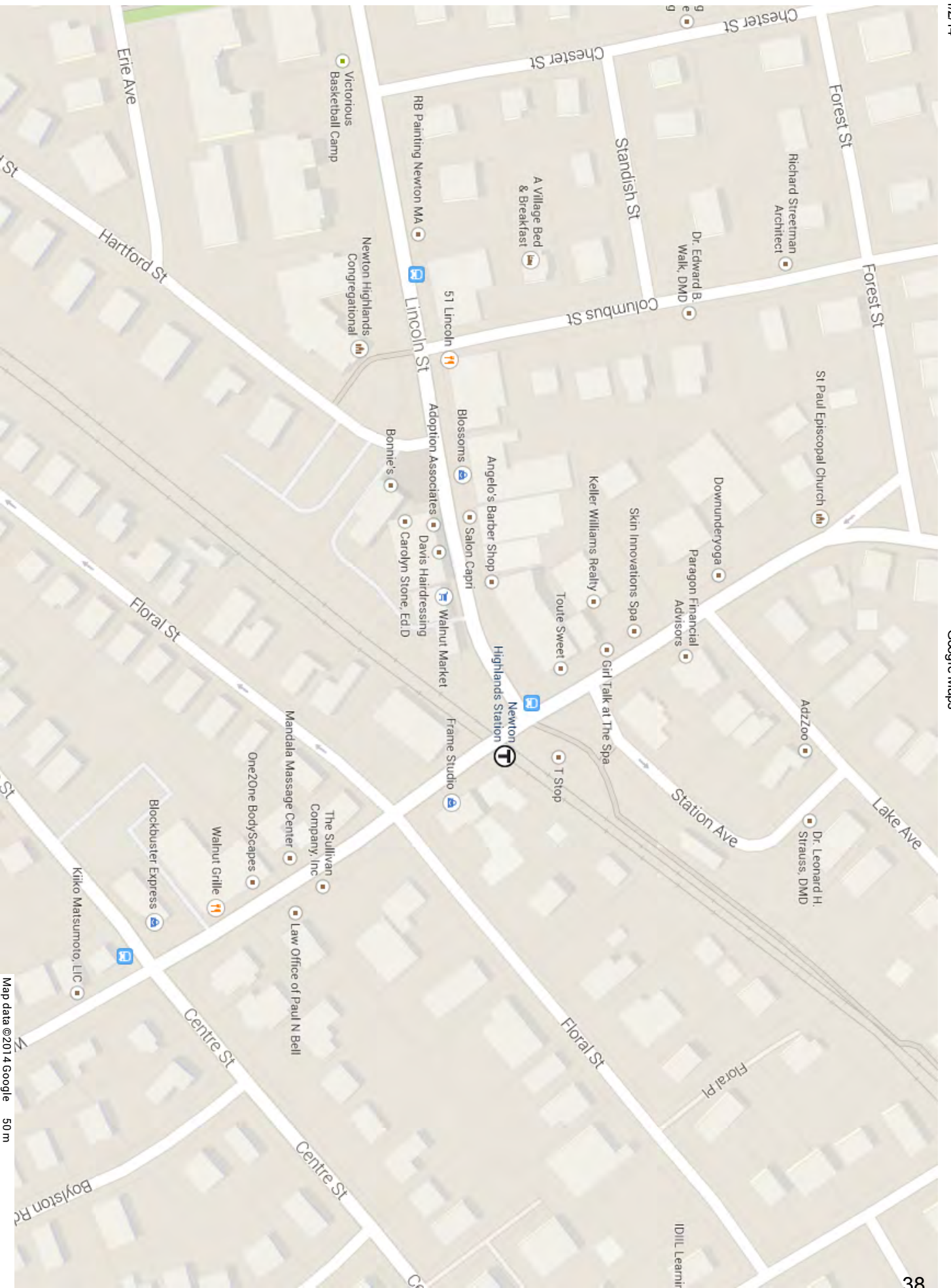
[Freedom of Information Act](#)

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Last updated: 12/05/13



## Organization Information

### **Purpose and Mission**

The Commission on Disabilities' mission is to foster equal access to community life and activities for people with disabilities. Through education and advocacy, the commission works to raise awareness about the needs and rights of people with disabilities and the importance of increased accessibility to programs, housing, and facilities in municipal and commercial buildings, and other public entities.

### **Commission Responsibilities**

The Commission vigorously promotes adherence by the City of Newton, its businesses and citizens, to the Americans with Disabilities Act and the regulations of the Massachusetts Architectural Access Board, and all other related federal and state laws and regulations that require access and/or prohibit discrimination against people with disabilities.

Commission responsibilities include (1) researching local problems of people with disabilities; (2) advising and assisting municipal officials and employees in ensuring compliance with state and federal laws and regulations that affect people with disabilities; (3) coordinating or carrying out programs designed to meet the problems of people with disabilities in coordination with the Massachusetts Office On Disability; (4) reviewing and making recommendations about policies, procedures, services, activities, and facilities of departments boards and agencies of the city as they affect people with disabilities; (5) providing information, referrals, guidance, and technical assistance to individuals, public agencies, businesses and organizations in all matters pertaining to disability; (6) coordinating activities of other local groups organized for similar purposes.

The Commission on Disability is authorized to receive a portion of the money collected from Handicap Parking Fines. These monies are administered in a separate account and are to be used exclusively for the benefit of persons with disabilities.

The responsibilities mentioned above may specifically include reviewing applications from local residents for accessible parking spaces in residential neighborhoods and reporting findings to the City Traffic Council and the Aldermanic Public Safety and Transportation commission.

Members of the Commission can be seen walking the halls of public buildings to investigate areas of concern regarding access complaints from citizens as well as

investigating local commercial buildings for compliance and notifying the business in question if a violation of access regulation is found to exist and requesting a correction.

The Commission meets each year with officials from the Department of Public Works concerning the need for improved snow removal from sidewalks and curb cuts and for more consistent care regarding sidewalk obstructions during demolition and construction projects.

The Commission makes recommendations for use of more than \$150,000 each year in Community Development Block Grant funds for projects that remove architectural barriers and increase accessibility everywhere in the City. Since the beginning of the block grant program, the commission has recommended the expenditure of approximately three million dollars in access projects to benefit people with disabilities, and create a more welcoming environment in the City of Newton.

The Commission keeps records of its meetings and actions and files an annual report that is printed in the City's annual report. The COD meets monthly generally the second Monday of every month.

## **Membership**

Commission members are a diverse representation of Newton's disability population. Members shall be persons interested in promoting the mission outlined above and interested in fostering this mission in both the public and civic life of the City of Newton. Members shall include residents, representatives of organizations, businesses and institutions, which are based in Newton and serve the need of Newton residents. Such interested persons are urged to attend 2 to 3 COD meetings and let the commission know if they are interested in becoming a member.

Members of the commission are volunteers and do not receive financial compensation for their service.

Commission members shall interview potential new members and send their recommendation to the Mayor. The Mayor appoints new members for a term of three years.

The Commission encourages its members to undergo training by the Massachusetts Office on Disability to qualify them as access monitors to review access issues in public accommodations, municipal buildings and public facilities, parks, and playgrounds.

## **Number, Appointment, Term, and Removal**



The COD shall consist of not less than 5 but no more than 9 members appointed by the Mayor. A majority of the members shall consist of people with disabilities, one member shall be a member of the immediate family of a person with a disability and one member shall be either an elected or an appointed official of the City.

The terms of the first members of the COD shall be for one, two or three years and so arranged that the term of one-third of the members expires each year and their successor shall be appointed for terms of three years each.

A member may resign by delivering his or her written resignation to one of the COD co-chairs. Such resignation shall be effective immediately.

The Nominating commission shall periodically review the active participation of its membership. Members who have attended fewer than four monthly COD meetings over any twelve month period shall be contacted by one of the COD co-chairs or other person designated by the Co-chairs regarding their interest in continuing as members. Members whose attendance continues to fall below that level for a second year will, after a public hearing, be asked by the COD Co-chairs to tender a letter of resignation.

### **Nominating Commission, Chair and Vice Chair, or Co-Chairs, Elections**

The Nominating Commission (NC) shall be composed of 2 to 3 commission members and shall communicate with members to determine interest of members in serving as Chair and Vice Chair, or Co-Chairs. The NC will present their findings to the commission and facilitate the election process. Elections for the Chair and Vice Chair, or Co-Chairs shall be held in January. The Chair and Vice Chair, or Co-Chairs shall serve for a term of one (1) year and may be re-elected by the commission members to serve additional terms.

The members of the commission following the Nominating commission process elect the Chair and Vice Chair, or Co-Chairs. The Chair and Vice Chair, or Co-chairs will either rotate the facilitation of the COD meetings or determine if one person has a preference for this task. The person facilitating the meetings will adhere in general to Robert's Rules of Order, and run the meeting in a respectful manner thus encouraging the participation of all commission members. The individual facilitating the meeting shall reserve his/her comments until the end of the discussion.

The Chair and Vice Chair or Co-Chairs shall represent the commission at other meetings or designate another commission member to do so in order to promote leadership.

The Chair, Vice Chair or Co-Chairs shall write letters on behalf of the Commission when deemed necessary by the commission or designate another member to do

so. This may be a member of a sub-commission assigned to the specific subject area that the letter concerns.

### **Voting Rights**

At every regular or special meeting of the COD, each member shall be entitled to one (1) vote on each matter submitted for a vote of the commission, unless voting would be a violation of the conflict of interest laws. Members must be present to vote.

### **Meetings and Minutes**

The COD shall meet monthly unless there is no scheduled business for that month however, the COD shall hold no fewer than eight (8) regular meetings per year.

Minutes shall be kept of each meeting. Minutes of meetings shall contain date, location, members present, members absent, actions taken and identification of the person taking minutes. Minutes shall be forwarded to the COD members for review at least five (5) business days prior to the next scheduled meeting. Upon COD approval, the minutes are posted on the City website.

Recommendations or other decisions in the name of the COD shall be made only when a quorum (a majority of the current members) is in attendance and eligible to vote. Whenever possible, recommendations and decisions shall be made by consensus. Such actions shall be reflected in the meeting minutes, and shall be conveyed in writing to the intended recipient official or agency if one is so mentioned.

There shall be no regular or special meeting of the COD unless notice has been given to the public at least forty-eight (48) hours in advance of said meeting, in accordance with the General Laws of the Commonwealth.

### **Sub-Commissions:**

The COD shall have sub-commissions that work toward its goal of enhancing accessibility in the City, including but not limited to:

1. Monitoring/Access
2. Nominating
3. Public Education
4. Public Works (Snow, etc.)
5. Transportation
6. Handicap Parking Fine Administration

The sub-commissions will meet on an as-needed basis. Other sub-commissions

may be created as needed. The COD Chair/Co-Chair with consensus from commission members appoints sub-commission chairs.

**Conflict of Interest and Open Meeting Laws.**

All activities of the COD and its members shall be in compliance with the letter and spirit of the Open Meeting Law (23B of Ch. 39, MGL) and conflict of interest laws (e.g., Ch. 268A, MGL). A member must disclose to the COD any conflict of interest in any matter being considered by the COD. The member shall not participate in any manner in the proceedings dealing with that matter except as may be permitted by law.

**Amendments**

Adoption of this statement shall be by a two-thirds (2/3) vote of the COD members. Any part or all of this statement may be altered, amended or repealed by a two-thirds (2/3) vote of the commission members present at a regular or special meeting of the COD duly called for this purpose, provided that notice for such meeting was mailed to the COD no less than five (5) business days before such meeting.

This document reviewed by the COD on ....

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**This document was adopted by the MCPD on March 17, 2008**

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Planning Department 1000 Commonwealth Ave. Newton,  
MA 02459 617-796-1125

## **MBTA System Orientation Training**

*Do you want to learn more about your transportation options  
and enhance your independence?*

The MBTA, in conjunction with Somerville-based non-profit Door2Door Transportation, has developed a System Orientation training designed to familiarize seniors and customers with disabilities with the MBTA's fixed-route network of buses and trains.

The training will include both a presentation and a hands-on section. During the training you'll learn about:

- Trip planning
- Boarding and exiting procedures on buses and trains
- Customer & Operator responsibilities
- And much more

Two types of trainings are available: one for seniors and customers with disabilities generally, and one specifically for customers with vision impairments. Trainings will occur 1-2 times a month.

If, after completing the Orientation, you feel like you need additional hands-on practice with a travel trainer, you can sign up for more extensive Travel Training via Door2Door.

To learn more:

- Visit our website. Simply go to [www.mbta.com](http://www.mbta.com), click on "Accessibility at the T", click on "The Department of System-Wide Accessibility", then click on "Tools for Accessible Travel on the T"
- Call us at 617-222-5237 or e-mail [HowToTravel@mbta.com](mailto:HowToTravel@mbta.com)

To obtain this flyer in an alternate format or language, call  
617-222-5237 or e-mail [HowToTravel@mbta.com](mailto:HowToTravel@mbta.com).



**Boston** 

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## About Us

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### Our Mission:

ReelAbilities: NY Disabilities Film Festival is the largest festival in the country dedicated to promoting awareness and appreciation of the lives, stories and artistic expressions of people with different disabilities. Initiated in NY in 2007, the festival presents award winning films by and about people with disabilities in multiple locations throughout each hosting city. Post-screening discussions and other engaging programs bring together the community to explore, discuss, embrace, and celebrate the diversity of our shared human experience.

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### Who We Are

Anita Altman, Festival Founder

Deputy Managing Director, Department of Government and External Affairs of UJA-Federation, and founder of its Task Force on People with Disabilities. Anita has helped to expand and transform programming for people with disabilities, who are served by the UJA-Federation network of agencies. Her hope is that this film festival will help raise the consciousness of the New York community about our common humanity and the value of each person, without regard to his or her ability or disability.

Isaac Zablocki, Festival Director

Isaac Zablocki is the Director of the Israel Film Center at the JCC in Manhattan. He was born in New York, and grew up in Israel. He attended film school at Columbia University and went on to work at Miramax films. Isaac is Director of Film Programs at the JCC in Manhattan and is one of the leading presenters of Jewish and Israeli films in America. He programs over seven film festivals a year including The Other Israel Film Festival and ReelAbilities: NY Disabilities Film Festival. Isaac also teaches film in various institutions.

Ravit Turjeman, Festival Co-director & National Festival Coordinator

Founder and Managing Director of Dragoman Films, a NYC-based boutique distribution company, specializing in marketing of Israeli Cinema in North America. Ravit also serves as director and programmer of numerous film festivals in the Tri-State area, among them The Other Israel Film Festival, and NY Sephardic Jewish Film Festival. With the support of the Saul Scohttenstein Foundation B, Ravit works to bring ReelAbilities to communities throughout the country.

Ariana Cohen-Halberstam, Outreach and Festival Coordinator

Film Program Associate at the Israel Film Center at The JCC in Manhattan. Ariana studied Film Theory and has worked in film and television industry in various capacities for years - most recently as an editor.

Chantall Lowe, Festival Program Coordinator

Program Associate, Department of Government & External Affairs of UJA-Federation of NY. Chantall works with agency professionals to help expand their agencies' capacity to serve people with disabilities.

Reelabilities is made possible by support from the JE and ZB Butler Foundation, FJC, A Foundation of Philanthropic Funds, The Stanley H. and Rita J. Kaplan Fund of UJA-Federation, Harry S. Black & Allon Fuller Fund, New York City Department of Cultural Affairs, National Endowment for The Arts, and The Saul Schottenstein Foundation B.

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### Festival Committees

Film Selection Committee

- Anita Altman, UJA-Federation of New York
- Mary Archbold, Independent Performer & Filmmaker
- Chantall Askins, UJA-Federation of New York
- Pat Goldman, J.E. & Z.B. Butler Foundation

- Anita Hollander, Independent Artist, Chair SAG, AFTRA & Performers with Disabilities
- Ravit Turjeman, Dragoman Films
- Isaac Zablocki, The JCC in Manhattan

#### Advisory Committee

- Hannah Cohen, Coordinator of Special Needs Parenting Programs, The JCC in Manhattan
- Shirley Silver, Board Member, The JCC in Manhattan
- Mayer Waxman, National Association of Chevra Kadisha
- Sharon Shapiro, Founding Director, Yad HaChazakah-JDEC
- Gary Springer, Founder & Director, SPRINGER ASSOCIATES PR
- Matt Kaplowitz, Bridge Multimedia
- Daniele Favre-Panayotatos, Director of Development, Alpine Learning Group, Inc.
- Sean Cruse, Ph.D, Communications & Research, United Nations Global Compact
- Faye Ginsburg, Council for the Study of Disability, New York University
- Fran Prezant, M.Ed. CCC, Disability Consultant, Researcher , Author
- Ken Struve, Executive Director, City Access New York
- Leslie Epstein Pearson, Director, Learning Resource Network/JBFCS
- Victor Calise, Commissioner of the Mayor's Office for People with Disabilities
- Alexis Kashar, President, Jewish Deaf Resource Center (JDRC)
- Dr. Sam Grogg, Dean, Arts and Sciences, Adelphi University

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## Submit a Film

The film selection for The Sixth Annual ReelAbilities: NY Disabilities Film Festival is completed. If you wish to submit your film for the Seventh Annual ReelAbilities Film Festival, to take place in 2015, please [click here to fill out the online submission form](#). The festival is looking for films by and about people with disabilities that explore, discuss and celebrate the diversity of our shared human experience. Films that have been widely/commercially released in NY prior to March 2015 are not eligible for submission. Screeners in DVD format, along with a signed submission form should be mailed to: ReelAbilities Film Festival 334 Amsterdam Avenue New York, NY 10023 (646) 505-5738

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## Volunteer

Volunteering for ReelAbilities: NY Disabilities Film Festival is a terrific way to get involved in this exciting initiative from its first stages! The commitment and generosity of our volunteers is the foundation that makes our festival a great success. Please join us to make this festival shine!

Volunteering at our festival is hard work, but also lots of fun! Meet filmmakers from around the world, interact with our engaged audience and watch great movies!

What do ReelAbilities Film Festival volunteers do?

Volunteers help the festival by working in theater operations during festival screenings, serving as special events support for pre- and post-festival parties and assisting with pre-festival office support.

How to Volunteer:

If you would like to volunteer please contact the ReelAbilities Program Associate, Ariana Cohen-Halberstam at [ahalberstam@jccnyc.org](mailto:ahalberstam@jccnyc.org) with your resume attached, or fax it to: (212) 799-0254. In a cover letter, please indicate your preferred location (one of the eight counties in which the festival is presented — Long Island, Queens, Roosevelt Island, Manhattan, Staten Island, Brooklyn, Bronx, Westchester), and your availability (weekdays, weekends, daytime, anytime).

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## Contact Us

Reelabilities: NY Disabilities Film Festival

334 Amsterdam Avenue

New York, NY 10023

646-505-5738

877-505-6708 - TTY

[reelabilities@jccnyc.org](mailto:reelabilities@jccnyc.org)

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Presented by The JCC in Manhattan



#### AMAZON REVIEW

The Accessible Home goes beyond ramps and grab-bars to help aging boomers, or those faced with disabilities, accomplish home accessibility on a deeper level. Architect Deborah Pierce leads readers through the steps of universal design—from hiring the right architect to creating a pleasing space with the final details. Plus, an insider's look at 25 case studies shows that the best design is built in, not tacked on, and that "accessible" can be both beautiful and functional. The Accessible Home empowers people of all ages and challenges them to create homes that restore independence and the grace of daily living.

Learn more about **The Accessible Home** on the book's [Facebook](#) page and order a copy for yourself or as a gift at [Amazon.com](#)

#### ENDORSEMENTS

The home of the future will be a place for people of all ages and abilities—designed with transparent functionality and an inviting, universal aesthetic. Until then, The Accessible Home stands as the roadmap to the universal home. Deborah Pierce presents an elegant overview of the accessibility basics to show homeowners a menu of options—urban, suburban, and even rural. The book celebrates independence, comfort, and graceful living; it empowers people to become involved in the evolution of home design.

**--Sam Maddox, Knowledge Manager, The Christopher and Dana Reeve Foundation**

Inspiring, visionary, and yet totally down to earth. This is a must-read for anyone designing the home of a lifetime.

**--Hugh Delehanty, co-author of Caring for Your Parents: The Complete Family Guide**

Deborah Pierce has created an inspired, beautiful, and practical book. The Accessible Home will be appreciated by the person/family newly struggling with the realities of changes in her, his, or their abilities as well as the experienced designer needing guidance. I've been reviewing and critiquing books on accessible design for 30 years; this is the most complete home design book I've ever seen. It illustrates the alchemy that occurs in a respectful partnership between designers and their clients.

**--Elaine Ostroff, Hon. AIA, Founding Director, Institute for Human Centered Design (Adaptive Environments)**

This book shows us that an accessible house can incorporate beautiful design and meet the functional needs of the people who live there through their lifespan. It's refreshing to see that access is interpreted widely and includes design for better hearing. 17% of Americans have hearing loss and they will love the acoustical treatments, natural light, round tables, and looped spaces that make communication easier and entertaining fun again.

**--Brenda Battat, Executive Director, Hearing Loss Association of America**

The Accessible Home is a comprehensive approach to designing living spaces for people with disabilities from an individualized perspective. It is especially gratifying to see detailed attention paid to the often misunderstood or overgeneralized needs of active lifestyle wheelchair users. I've been waiting to see a book like this for a long time."

**--Tim Gilmer, Editor, New Mobility magazine**

With The Accessible Home, Deborah Pierce has delivered the evidence that well-designed homes can integrate function without forfeiting style. She not only shares a practical framework for thinking differently about how our homes can minimize limitations, she also inspires us with detailed case studies from across the nation. We all relish the fantasy of a home that expresses our best selves. In The Accessible Home, Deborah Pierce delivers abundant proof that the dream is very much available for anyone with a functional limitation. She illustrates the practical steps to guide a fresh way of thinking and shares the details that are key not only to homes that work but also delight.

**--Valerie Fletcher, Executive Director, Institute for Human Centered Design**

Architect Deborah Pierce gives us a book full of beautiful photographs and creative plans that heralds an exciting future for home design. She dispels many misconceptions and explains clearly how accessible homes are elegant, more functional, and safer for people of all ages and abilities.

**--Laura Montllor, Architect, AIA, Executive Director, HomeFreeHome.org**



**NEWTON POLICE DEPARTMENT**

**DISABILITY COMMISSION**

**HP FINES  
CODE #26 & CODE #27**

**JULY 1, 2013 THRU DECEMBER 31, 2013  
(6 MONTHS)**

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**CODE #26 (TOTAL PAID)**  
.....\$16,960.00  
**CODE #26 (OUTSTANDING)**  
.....\$ 5,440.00  
**TOTAL**  
.....\$22,400.00

**CODE #27 (TOTAL PAID)**  
.....\$14,000.00  
**CODE #27 (OUTSTANDING)**  
.....\$ 5,820.00  
**TOTAL**  
.....\$19,820.00

**TOTAL COLLECTED.....\$30,960.00**

**TOTAL OUTSTANDING.....\$11,260.00**

**TOTAL.....\$42,220.00**