

City of Newton

Ruthanne Fuller
Mayor

**Newton, Massachusetts Community Preservation Program
FUNDING REQUEST**

(For staff use)
date rec'd:

PRE-PROPOSAL

PROPOSAL

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	New Art Center/Church of the Open Word Restoration			
Project LOCATION	Full street address (with zip code), or other precise location. 19 Highland Avenue, Newtonville, MA 02460			
Project CONTACTS	Name & title or organization	Email	Phone	Mailing address
Project Manager	Michael Kaufman	mkkaufman@rcn.com	617-504-3332	24 Turner Terrace Newtonville, MA 02460
Other Contacts	Dewey Nichols Emily O'Neil	DANichols@nicholsarchitectsllc.com emily@newartcenter.org	617-816-4765 617-359-6451	61 Washington Park Newtonville, MA 02460
Project FUNDING	A. CPA funds requested: \$76,000	B. Other funds to be used: \$76,000	C. Total project cost (A+B): \$152,000	
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.			

The New Art Center is requesting a CPA grant to help fund a planning process for preservation and rehabilitation of the two historic buildings at 19 Highland Ave. in Newtonville. The church building was designed by architect Ralph Adams Cram; the Parish House's designer is unknown. We have entered into a 12-month Option to Negotiate a purchase price with the Massachusetts New Church Union, owners of the Church of the Open Word and the Parish House, with the end goal of purchasing, restoring, and renovating the Church and the Parish House to become a new home for the New Art Center.

The New Art Center expects to work with a cultural planning consulting group to conduct a needs assessment and from that develop a program for the functional uses and sizes needed for the Center's growth into the next many decades. That program will inform the preservation and design project.

The existing conditions surveys are necessary to determine the ultimate design project. These assessments will define the physical conditions, problems, zoning issues for both buildings, as well as City of Newton building code and historical rehabilitation requirements, as well as an ADA accessibility review.

This process will result in a conceptual design with which New Art will estimate the renovation and construction costs. With these documents in hand, we will be able to approach Newton's CPC, the Massachusetts Cultural Council Capital Facilities Fund, private foundations, and individual donors with studied and fact-based data for what will be an extensive capital campaign to be able to purchase the property and perform the long-overdue renovation of these centrally located buildings.

In order for the New Art Center to grow strategically and serve a greater number of Newtonians and regional students, we must improve our potential for revenue, and it is necessary that we move to a facility that provides more classrooms space, as well as safe studios and classrooms for our patrons that are accessible to all people. Additionally, relocating the New Art Center to the Church of the Open Word property will enrich Newtonville, providing an additional reason for the public to visit this recently redesigned downtown neighborhood, driving revenue for local businesses, in addition to rehabilitating a property that is currently a magnet for vandalism.

We intend to restore, preserve, and rehabilitate the historic church building to house an exhibition gallery, lecture and performance space, and a function venue for other Newton cultural institutions. We have also been in contact with City regarding shared or joint uses with the new NewCAL (senior center) project, which is located caddy-corner to our site.

Our intention for the Parish House is to renovate the handsome Richardsonian era building to house the other functions of the New Art Center, including classroom and studio space, small assembly spaces, and our administrative offices. We intend to preserve the exterior of the original structure, but anticipate there will be selective demolition of some areas to be able accommodate the construction of a new addition wing needed to house much of program requirements.

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Project TITLE	New Art Center/ Church of the Open Word Restoration	
USE of CPA FUNDS	HISTORIC RESOURCES	
CHECK ALL THAT APPLY	Preserve	X
	Rehabilitate/ Restore	X
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.	

The proposed planning process for preservation and rehabilitation of the Ralph Adams Cram designed church and parish house at 11 and 19A Highland Ave, Newtonville, serves community needs as outlined by the following citations, making it very clear that our goal of using and sustaining an existing structure and adapting it for current use fit well into the City's *Comprehensive Plan*, and the *Newton Historic Preservation Design Guidelines*:

1. Priorities for where development occurs: Comprehensive Plan, 2007, p 1- 3 The Office of Commonwealth Development has described "Smart Growth" as being: "...about growing where it makes most sense: in and around central business districts or traditional city or town centers, near transit stations, or in [areas previously developed non-residentially]. It is about growing where there is existing infrastructure and utilities, with greater pedestrian access to schools, civic facilities, retail and employment centers, and other destinations³.", p 1- 3

2. Adaptive reuse of historic buildings: Comprehensive Plan, 2007, page 9-8: "Recycling "used buildings" and "used land" is critical for achieving the sustainability and smart growth goals articulated for Newton in this Plan. Historic buildings and landscapes are already used throughout the City for affordable housing, economic development, and recreation. Ironically, many of these uses are not recognized as historic preservation or adaptive reuse, perhaps because these projects depend less on preservation regulations and review than on proactive planning and voluntary actions by property owners, buyers, tenants, developers, and nonprofit organizations, who have quietly chosen to treat history as a valuable economic and environmental asset."

3. Sustainability: Newton Historic Preservation Design Guidelines: Sustainability, page 1: By reusing an existing structure, the investment of natural resources in the original construction can be reclaimed, a concept known as "embodied energy" and "The preservation of historic buildings and sites plays a key role in the protection of cultural resources and community character, promoting social sustainability."

4. What to Do About Economic Development: An Action Program, Comprehensive Plan, 2007 p 6- 7

Attract people into the village centers at off hours by developing cultural facilities focused on the local community—small theaters, art galleries, etc.—and maintaining local parks with improved facilities such as public gardens, outdoor cafes, band stands, tennis courts etc. , "

Ultimately, the church and parish house represent Smart Growth as they are centrally located in Newtonville, close to amenities including shops, restaurants, and public transportation. Moreover, preservation and rehabilitation of these buildings represents adaptive reuse of historic buildings, which promotes sustainable environmental practices. Finally, activating these underused buildings would complement the extensive work the City of Newton recently completed in Newtonville and add to economic growth for local businesses. Thank you for considering our request.

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
Susan M. Paley Vice President / Community Relations The Village Bank	SPaley@village-bank.com	617-340-1204	Home: 1525 Commonwealth Avenue, West Newton, MA 02465 Work: 320 Needham Street Newton, MA
Gloria Gavris Board Chair Newton Community Pride	gloriagavris@gmail.com	617-480-3646	21 Monadnock Road, Newton, MA 02467
Adrienne Hartzell Knudsen Managing Director, Newton Cultural Alliance	adriennehk@newtonculture.org	857-636-0199	Home: 74 Vista Ave, Auburndale, MA 02466 Work: 35 Webster St, Newton MA 02465
Chris Pitts President, Waban Area Council Co-Chair, Newton Cultural Council	cbpitts@gmail.com	617-525-7579	1756 Beacon Street, Newton MA, 02468
Scott Oran Dinosaur Partners	soran@dinosaurcap.com	617-422-6584	28 Austin Street, Newton, MA 02460

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Full proposals must include separate, detailed budgets in addition to this page.

Project TITLE	New Art Center/ Church of the Open Word Restoration	
SUMMARY CAPITAL/DEVELOPMENT BUDGET		
Uses of Funds		
Needs Assessment and building programming (planning consultants)		\$30,000
Building Existing Conditions Survey		\$13,000
Site Survey		\$8,000
Professional Project Management		\$28,000
Conceptual Design (architect, structural, mechanical, civil engineers, landscape architect)		\$56,000
Legal Services (zoning)		\$5,000
Environmental/Hazardous Material Consultant		\$6,000
Construction cost estimate		\$6,000
D. TOTAL USES (should equal C. on page 1 and E. below)		\$152,000
	Sources of Funds	Status (requested, expected, confirmed)
CPA funding	\$76,000	Requested
New Art CARES Act Tax Credit Savings	\$47,000	Confirmed
Major donor and individual donor funding	\$29,000	Expected
E. TOTAL SOURCES (should equal C. on page 1 and D. above)		\$152,000
SUMMARY ANNUAL OPERATIONS & MAINTENANCE BUDGET (cannot use CPA funds)		
Uses of Funds		
Annual Maintenance, per year, \$100,000		
F. TOTAL ANNUAL COST (should equal G. below)		\$100,000
	Sources of Funds	
New Art General Operating Budget, PER YEAR		
G. TOTAL ANNUAL FUNDING (should equal F. above)		\$100,000
Project TIMELINE		Phase or Task
		Season & Year
Professional Project Management		11/1/21 – 8/1/22
Site Survey		11/1/21 – 12/31/21

Building Existing Conditions Survey	11/1/21 – 12/31/21
Needs Assessment and building programming (planning consultants)	11/1/21 – 1/31/22
Environmental/Hazardous Material Consultant	1/1/22 – 2/28/22
Legal Services (zoning)	1/1/22 – 5/31/22
Business Plan Development	2/1/22 – 4/1/22
Conceptual Design (architect, structural, mechanical, civil engineers, landscape architect)	2/1/22 – 5/31/22
Construction cost estimate	6/1/22 – 7/31/22

Project TITLE		New Art Center/ Church of the Open Word Restoration	
<input type="checkbox"/> Check off submitted attachments here.			
REQUIRED.	x	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-proposals: separate attachments not required, just use page 3 of form. Full proposals: 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)	
		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	
Pre-proposals: recommended. Full proposals: REQUIRED.		HISTORIC SIGNIFICANCE	ATTACHMENT 1: Analysis of Historical Significance (narrative; maximum 1 page)
			ATTACHMENT 2: Description of Historically Significant Features (maximum 1 page)
			ATTACHMENT 3. Summary & Justification of Proposed Treatment (maximum 1 page)
			ATTACHMENT 4. Newton Historical Commission Review (based on attachments 1-3 above)
REQUIRED for all full proposals.	SPONSOR FINANCES & QUALIFICATIONS, INSTITUTIONAL SUPPORT		
		For sponsoring 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	
REQUIRED for all full proposals involving real estate acquisition, construction or other building/ landscape improvements.	SITE CONTROL, VALUE & DEED RESTRICTIONS		
		Owner’s agreement to a permanent deed restriction in perpetuity for historic preservation.	
	DESIGN & CONSTRUCTION		
		Professional design & cost estimates: include site plan, floor plans & elevations	
		Materials & finishes: highlight “green” or sustainable features & materials	
		Environmental mitigation plans (if applicable): incl. lead paint, asbestos, etc. (including disposal of existing fence elements that cannot be repaired or restored)	
OPTIONAL for all proposals.		LETTERS of SUPPORT	from Newton residents, organizations, or businesses

Origins

The home of Timothy Harrington Carter was a gathering place for Swedenborgians visiting this area during the 1840s. He was listed in the denominations Journal in 1846 as a receiver of the doctrines of the New Church. In his autobiography, he notes: "In 1846 I purchased a tract of land at what was then called Hall's Crossing, in the town of Newton, and proceeded to make various improvements and to erect buildings upon it. In a few years I called it Newtonville."

The first mention of a New Church Society in Newtonville was in the General Convention Journal of 1864 which reported that Rev. John Worcester "preaches regularly to a small congregation in Newtonville." Mr. Worcester was ordained by his father, Rev. Thomas Worcester in April of 1861. In 1869, on a plot of land donated by Timothy H. Carter, a chapel building was erected and dedicated; and, in 1886 a Sunday School & Parish House was completed and dedicated. This building is the present Parish House.

The present Sanctuary was planned on a grander scale by architect Ralph Adams Cram and completed in 1893.

In 1916, the Sanctuary chancel was enlarged and refurnished with stained glass windows from the Charles Connick Studios. The center window above the altar

depicts The Transfiguration. Charles Connick, a member of the congregation, had also designed glass symbols for the side windows.

At the same time, a new Hutchins electric pipe organ was installed on either side of the altar with great, swell, choir and echo, the latter including a remarkably beautiful set of chimes.

In Recent Years

With declining membership over decades, preservation and restoration were too often deferred. In the late 1990s restoration efforts on the Sanctuary were gradually undertaken.

In 2014 the firm of Cram and Ferguson prepared a needs assessment of the building. In 2007 the Organ Committee of the Boston Guild of Organists prepared a report on the status of the organ.

This Summer, the organ was re-evaluated and cited as a remarkably preserved and magnificent instrument, although not playable at this time.

We look forward to continued sharing with the community.



The New Art Center and the Massachusetts New Church Union Enter Into Exclusive Agreement For Possible Future Sale of the Church of the Open Word, Newtonville

Newton, MA, October 6, 2021 – The New Art Center, a nonprofit community educational art space located at 61 Washington Park in Newtonville, and the Massachusetts New Church Union, owners of the Church of the Open Word located at 19 Highland Street in Newtonville, are pleased to jointly announce that they have both signed an agreement for an option to negotiate the sale of the church property to the New Art Center.

The exclusive agreement allows the New Art Center the opportunity to perform due diligence for a 12-month period, after which the parties may choose to enter into a purchase and sale agreement. New Art’s research will include an architectural feasibility study, business plan development, and a program market analysis. The goal of the project is to allow for New Art’s strategic growth in programming and community outreach.

“We are excited to be working with the leaders of the Church of the Open Word and the Massachusetts New Church Union, and appreciate the opportunity they are providing for us to conduct our due diligence research,” said Dewey Nichols, President of the New Art Center Board of Governors, “New Art is ready to grow, and this partnership truly presents endless opportunities.”

“The New Art Center has been a cornerstone of culture in Newtonville and Greater Boston for almost 45 years. Our possible expansion to the Church of the Open Word property presents an exciting new chapter for the New Art Center, and would allow us to grow as an organization and encompass greater reach through our mission - building a cultural legacy in our community,” said Emily O’Neil, Executive Director of the New Art Center.

“We welcome this opportunity to partner with the New Art Center. After a long period of discernment, we concluded the time has come to pass the stewardship of this historic property to a new owner, such as the New Art Center, who can put the property to good use in a way that serves the community, which strongly aligns with our belief in the spiritual importance of usefulness. We are convinced that Divine Providence has brought us together, and we are excited to see what transpires over the next year,” said Kelly Milne, President of the Massachusetts New Church Union.

The New Art Center is a community art education space that offers artists at all ability levels opportunities to make, exhibit, view, learn and talk about art. For more than 40 years our community has come together to experience, celebrate, and appreciate art.

For more information contact Samuel Sadowsky, Development Manager, samuel@newartcenter.org

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