



# COMMUNITY PRESERVATION COMMITTEE AGENDA

November 9, 2021 at 7:00 P.M.

The Community Preservation Committee (CPC) will hold this meeting as a virtual meeting. No in-person meeting will take place at City Hall.

Ruthanne Fuller  
Mayor

To view and participate in this virtual meeting on your phone, download the “Zoom Cloud Meetings” app in any app store or at [www.zoom.us](http://www.zoom.us). At the above date and time, click on “Join a Meeting” and enter the following Meeting ID: **88010126719**

Barney S. Heath  
Director of Planning and  
Development

To join this meeting on your computer, go to:  
<https://us02web.zoom.us/j/88010126719>

One tap mobile: +16465588656,,88010126719#

## COMMUNITY PRESERVATION COMMITTEE

Dan Brody, Chair  
Jennifer Molinsky, Vice Chair  
Mark Armstrong  
Eliza Datta  
Byron Dunker  
Susan Lunin  
Robert Maloney  
Martin Smargiassi  
Judy Weber

## PROPOSALS AND PROJECTS

**7:00 P.M. – Review of Final Report for the [Durant Kenrick Gutter and Project Repairs Project](#)**

**7:20 P.M. – Pre-Proposal Review of [New Art Center/Church of the Open Word Restoration Project](#) (\$76,000 in CPA Historic Resource Funding)**

## OTHER BUSINESS

- 1) Committee Introductions – Buzz Dunker and Susan Lunin
- 2) Review of Revised Community Preservation Plan Guidelines
- 3) Review of Current Finances
- 4) Approval of October 12 Minutes
- 5) Designate Member for November Minute Review
- 6) Update on New Logo and Project Signage
- 7) Other

[www.newtonma.gov/cpa](http://www.newtonma.gov/cpa)

### Program Staff

Lara Kritzer  
Community Preservation  
Program Manager  
[lkritzer@newtonma.gov](mailto:lkritzer@newtonma.gov)  
617-796-1144

1000 Commonwealth Ave  
Newton, MA 02459  
T 617.796.1120  
[www.newtonma.gov](http://www.newtonma.gov)

Please note that the times noted above are approximate and discussions may happen earlier or later in the meeting as needed. Pre meeting packets with additional information on each agenda item are posted on the website before each meeting.

The location of this meeting/event is wheelchair accessible and Reasonable Accommodations will be provided to persons with disabilities who require assistance. If you need a Reasonable Accommodation, please contact the city of Newton’s ADA/Section 504 Coordinator, Jini Fairley, at least two business days in advance (2 weeks for ASL or CART) of the meeting/event: [jfairley@newtonma.gov](mailto:jfairley@newtonma.gov) or (617) 796-1253. The city’s TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.

# Newton

## Community Preservation Program

### Meeting Materials



#### **Proposals and Project Reviews**

##### **Review of Final Report for the [Durant Kenrick Gutter and Project Repairs Project](#)**

This project was approved in December 2020 and included the installation of a new fiberglass gutter on the rear façade of the building and the restoration of six damaged wood windows. The work was completed last spring-early summer. Historic Newton Executive Director Lisa Dady will be at this meeting to present the final project report.

##### **Pre-Proposal Review of [New Art Center/Church of the Open Word Restoration Project \(\\$76,000 in CPA Historic Resource Funding\)](#)**

The New Art Center is currently located in a former church building on Washington Park in Newtonville. In 2015, they requested funding for a similar project to assess the condition and needs of their existing building and received \$72,652 in CPA funding. The result was the completion of a conditions assessment, a design set for the restoration of the existing building which included new additions to increase space and make it fully accessible, and several proposed exterior renderings. These materials, along with the Final Report to the CPC, are all on the project webpage: <https://www.newtonma.gov/government/planning/community-preservation-program/proposals-projects/new-art-center#!/> - scroll down to the bottom of the page and they can be found under Project News for 27August 2018.

The result of this work was to convince the New Art Center that the project was cost prohibitive – the building has many levels that would have to be integrated to make the building fully accessible, and the amount of new space that they could gain would still not meet their anticipated needs. As a result, they are now considering a move to a new location at 19 Highland Street where the Church of the Open Word is currently located. The requested funding would go towards researching the current preservation needs of the existing stone church (ca. 1893) and parish house (estimated ca. 1886) and to develop plans to convert the spaces into performance and exhibition space with classrooms and studio space as well. The buildings are listed on the National Register of Historic Places as part of the Newtonville Historic District and the church was designed by a prominent nineteenth century architect, Ralph Adams Cram, who is known for his

gothic revival designs. (see historic inventory form at <https://www.newtonma.gov/home/showdocument?id=76638>)

The building is currently owned by the Church of the Open Word but their congregation is no longer able to maintain the facility and has entered into a one year agreement to work with the New Art Center towards a future sale. There are a number of important factors which still need to be addressed here, including the details of any future sale and confirmation that the property can meet the New Art Center's needs, and the applicant plans to address them over the next year in addition to the physical structure surveys proposed in this application.

## **OTHER BUSINESS**

### 1) Committee Introductions

Committee members Buzz Dunker and Susan Lunin are scheduled to introduce themselves at this meeting.

### 2) Review of Revised Community Preservation Plan Guidelines

Approval of the revised guidelines was held at the last meeting pending the CPC's meeting with City Council and the addition of a section on energy efficiency goals. I am working on those sections and now that we are scheduled to meet with the City Council on the 3<sup>rd</sup>, I plan to have updated drafts ready for a potential vote by the Committee in December.

### 3) Review of Current Finances

The At a Glance report has been updated to reflect the addition of this month's new pre-proposal and the approval of the Nonantum Village Place project by the City Council on November 1. We now have no outstanding recommendations waiting for review.

I've also updated the spreadsheet on current and future projects and attached it here for the Committee's review.

### 4) Approval of October 12 Minutes

The draft minutes were sent out earlier this week and are also attached here for the Committee's review.

### 5) Designate Member for November Minute Review

A Committee member will be appointed to do the initial review of the draft meeting minutes as soon as they are available.

### 6) Update on New Logo and Project Signage

The NNHS students are working on the new logo – I do not yet have a draft but will check in with them before the meeting to see how it is going. I would like to discuss the size of the banner, though. The NNHS designer initially suggested 3'x8' or 3'x5' - this area of signage is new to me and I could use some help understanding what is typical and will best meet the CPC's needs.

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](http://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](mailto: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.

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

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

<b>Project TITLE</b>	<b>New Art Center/ Church of the Open Word Restoration</b>	
<b>USE of CPA FUNDS</b>	<b>HISTORIC RESOURCES</b>	
<b>CHECK ALL THAT APPLY</b>	Preserve	X
	Rehabilitate/ Restore	X
<b>COMMUNITY NEEDS</b>	From each of at least 2 plans linked to the <a href="#">Guidelines &amp; Forms</a> page of <a href="http://www.newtonma.gov/cpa">www.newtonma.gov/cpa</a> , 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 destinations<sup>3</sup>.", 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

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

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

Project TITLE	New Art Center/ Church of the Open Word Restoration	
<b>SUMMARY CAPITAL/DEVELOPMENT BUDGET</b>		
<b>Uses of Funds</b>		
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
<b>D. TOTAL USES</b> (should equal C. on page 1 and E. below)		<b>\$152,000</b>
	<b>Sources of Funds</b>	<b>Status</b> (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
<b>E. TOTAL SOURCES</b> (should equal C. on page 1 and D. above)		<b>\$152,000</b>
<b>SUMMARY ANNUAL OPERATIONS &amp; MAINTENANCE BUDGET (cannot use CPA funds)</b>		
<b>Uses of Funds</b>		
Annual Maintenance, per year, \$100,000		
<b>F. TOTAL ANNUAL COST</b> (should equal G. below)		<b>\$100,000</b>
	<b>Sources of Funds</b>	
New Art General Operating Budget, PER YEAR		
<b>G. TOTAL ANNUAL FUNDING</b> (should equal F. above)		<b>\$100,000</b>
<b>Project TIMELINE</b>		<b>Phase or Task</b>
		<b>Season &amp; Year</b>
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

<b>Project TITLE</b>	<b>New Art Center/ Church of the Open Word Restoration</b>		
<input type="checkbox"/> <b>Check off submitted attachments here.</b>			
<b>REQUIRED.</b>	x	<b>PHOTOS</b>	of existing site or resource conditions (2-3 photos may be enough)
		<b>MAP</b>	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 <b>REQUIRED.</b>	<b>PROJECT FINANCES</b> printed and as computer spreadsheets, with both uses & sources of funds		
		<b>Development pro forma/capital budget:</b> 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)	
		<b>Maintenance budget, projected separately for each of the next 10 years</b> (CPA funds may not be used for operations or maintenance)	
		<b>Non-CPA funding:</b> commitment letters, letters of inquiry to other funders, fundraising plans, etc., including both cash and est. dollar value of in-kind contributions	
		<b>Purchasing of goods &amp; services:</b> briefly summarize sponsor’s understanding of applicable state statutes and City policies	
Pre-proposals: recommended. Full proposals: <b>REQUIRED.</b>		<b>HISTORIC SIGNIFICANCE</b>	<b>ATTACHMENT 1:</b> Analysis of Historical Significance (narrative; maximum 1 page)
			<b>ATTACHMENT 2:</b> Description of Historically Significant Features (maximum 1 page)
			<b>ATTACHMENT 3.</b> Summary & Justification of Proposed Treatment (maximum 1 page)
			<b>ATTACHMENT 4.</b> Newton Historical Commission Review (based on attachments 1-3 above)
<b>REQUIRED for all full proposals.</b>	<b>SPONSOR FINANCES &amp; QUALIFICATIONS, INSTITUTIONAL SUPPORT</b>		
		<b>For sponsoring organization, most recent annual operating budget</b> (revenue & expenses) & <b>financial statement</b> (assets & liabilities); each must include both public (City) and private resources (“friends” organizations, fundraising, etc.)	
		<b>for project manager: relevant training &amp; track record</b> of managing similar projects	
<b>REQUIRED for all full proposals involving real estate acquisition, construction or other building/ landscape improvements.</b>	<b>SITE CONTROL, VALUE &amp; DEED RESTRICTIONS</b>		
		<b>Owner’s agreement to a permanent deed restriction</b> in perpetuity for historic preservation.	
	<b>DESIGN &amp; CONSTRUCTION</b>		
		<b>Professional design &amp; cost estimates:</b> include site plan, floor plans & elevations	
		<b>Materials &amp; finishes:</b> highlight “green” or sustainable features & materials	
		<b>Environmental mitigation plans (if applicable):</b> incl. lead paint, asbestos, etc. (including disposal of existing fence elements that cannot be repaired or restored)	
<b>OPTIONAL for all proposals.</b>		<b>LETTERS of SUPPORT</b>	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](mailto:samuel@newartcenter.org)

###



## **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](mailto:samuel@newartcenter.org)

###

October 22, 2021

Lara Kritzer  
Community Preservation Program Manager  
City of Newton Planning & Development Department  
1000 Commonwealth Ave., Newton, MA 02459

Dear Ms. Kritzer,

I am writing in support of the New Art Center's CPA pre-proposal request for funding to conduct a feasibility study on the Church of the Open Word at 19 Highland Ave, Newtonville.

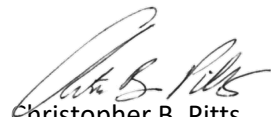
The New Art Center offers everyone, at all levels of ability, exceptional opportunities to make, exhibit, view, think about and talk about art. Founded in 1977, the New Art Center is the cultural cornerstone for visual art in Newton and the local region. Having enrolled tens of thousands of adults, teens and children in art making and art education programs, the New Art Center is also an important local employer, with staff of 10 and faculty of 50+.

CPA funds would allow the New Art Center to conduct a feasibility study to determine if the Church of the Open Word facility allows for much needed organizational growth in order to serve more residents, students and community partners.

Moreover, rehabilitation, revitalization and activation of the Church of the Open Word property would enhance Newtonville significantly, by preserving an iconic local landmark, reducing vandalism and loitering on the property and creating a cultural destination that would benefit local businesses as well as residents.

Thank you for your consideration of this important and exciting opportunity.

Sincerely,



Christopher B. Pitts  
1756 Beacon Street, Waban MA 02468

Austin Street Partners LLC  
c/o Dinosaur Capital Partners LLC  
28 Austin Street, Suite 101  
Newton, MA 02460

October 22, 2021

Lara Kritzer  
Community Preservation Program Manager  
City of Newton Planning & Development Department  
1000 Commonwealth Ave., Newton, MA 02459

Dear Ms. Kritzer,

I am writing in support of the New Art Center's CPA pre-proposal request for funding to conduct a feasibility study on the Church of the Open Word at 19 Highland Ave, Newtonville.


I write as a direct abutter, as an owner of 28 Austin, the energy-efficient and fully-accessible 68-apartment building that includes 23 affordable homes, Caffe Nero, the popular coffee shop, Henry Bear's Park, the toy store, and our beautiful and heavily used 28 Austin Plaza as well as a 26-year Newton resident whose family has enjoyed the extensive offerings of the New Art Center.

The New Art Center offers everyone, at all levels of ability, exceptional opportunities to make, exhibit, view, think about and talk about art. Founded in 1977, the New Art Center is the cultural cornerstone for visual art in Newton and the local region. Having enrolled tens of thousands of adults, teens and children in art making and art education programs, the New Art Center is also an important local employer, with staff of 10 and faculty of 50+.

CPA funds would allow the New Art Center to conduct a feasibility study to determine if the Church of the Open Word facility allows for much needed organizational growth in order to serve more residents, students and community partners.

Moreover, rehabilitation, revitalization and activation of the Church of the Open Word property would enhance Newtonville significantly, by preserving an iconic local landmark, reducing vandalism and loitering on the property and creating a cultural destination that would benefit local businesses as well as residents.

Thank you for your consideration of this important and exciting opportunity.

Sincerely,  
  
Scott Oran

*Gloria M. Gavrís*  
*21 Monadnock Road*  
*Chestnut Hill, MA 02467*

---

October 21, 2021

Lara Kritzer  
Community Preservation Program Manager  
City of Newton Planning & Development Department  
1000 Commonwealth Ave., Newton, MA 02459

Dear Ms. Kritzer,

I am writing in support of the New Art Center's CPA pre-proposal request for funding to conduct a feasibility study on the Church of the Open Word at 19 Highland Ave, Newtonville.

I am currently a Parks, Recreation & Culture Commissioner, Chair of the Board of Newton Community Pride (*a 501c3 nonprofit in the City of Newton building community through arts and culture programming*) as well as the former Chair of the committee selected by the Fuller Administration to publish the CREATE Newton Arts & Culture Strategic Plan for the City of Newton. In all these capacities, I hear repeatedly from the arts community and have become acutely aware of the need in our city to have accessible community space for visual arts, performance arts and art classes. As such I wholeheartedly endorse the proposal before you by the New Art Center.

The New Art Center offers everyone, at all levels of ability, exceptional opportunities to make, exhibit, view, think about and talk about art. Founded in 1977, the New Art Center is the cultural cornerstone for visual art in Newton and the local region. Having enrolled tens of thousands of adults, teens and children in art making and art education programs, the New Art Center is also an important local employer, with staff of 10 and faculty of 50+.

CPA funds would allow the New Art Center to conduct an important and vital first step of conducting a feasibility study to determine if the Church of the Open Word will allow the much needed organizational growth for them to serve more residents, students and community partners.

Moreover, rehabilitation, revitalization and activation of the Church of the Open Word property would enhance Newtonville significantly, by preserving an iconic local landmark, reducing vandalism and loitering on the property and creating a cultural destination that would benefit local businesses as well as residents.

I respectfully ask for your support for this request and thank you for your consideration of this important and exciting opportunity.

Sincerely,

Gloria M. Gavrís



October 20, 2021

Lara Kritzer  
Community Preservation Program Manager  
City of Newton Planning & Development Department  
1000 Commonwealth Ave., Newton, MA 02459

Dear Ms. Kritzer,

I am writing in support of the New Art Center's CPA pre-proposal request for funding to conduct a feasibility study on the Church of the Open Word at 19 Highland Ave, Newtonville.

The New Art Center offers everyone, at all levels of ability, exceptional opportunities to make, exhibit, view, think about and talk about art. Founded in 1977, the New Art Center is the cultural cornerstone for visual art in Newton and the local region. Having enrolled tens of thousands of adults, teens and children in art making and art education programs, the New Art Center is also an important local employer, with staff of 10 and faculty of 50+. Speaking from a personal point of view, my own daughter, when in elementary school, greatly enjoyed summer and vacation programs at New Art, exposing her to new and different forms of art and perspectives than any other location in our City.

CPA funds would allow the New Art Center to conduct a feasibility study to determine if the Church of the Open Word facility allows for much needed organizational growth in order to serve more residents, students and community partners.

From my years on the Council On Aging, and as a founding board member of the Senior Center, I know that the village often suffers from vandalism and loitering. However, rehabilitation, revitalization and activation of the Church of the Open Word property would enhance Newtonville significantly, by preserving an iconic local landmark, reducing vandalism and loitering on the property and creating a cultural destination that would benefit local businesses as well as residents.

Thank you for your consideration of this important and exciting opportunity.

Sincerely,

  
Susan M. Paley

1525 Commonwealth Avenue  
Newton, MA 02465



Newton Cultural Alliance

*Uniting Culture & Community*

October 22, 2021

Lara Kritzer  
Community Preservation Program Manager  
City of Newton Planning & Development Department  
1000 Commonwealth Ave., Newton, MA 02459

Dear Ms. Kritzer,

I am writing today in support of the New Art Center's CPA pre-proposal request for funding to conduct a feasibility study on the Church of the Open Word at 19 Highland Ave, Newtonville.

In my role as Managing Director of the Newton Cultural Alliance, of which the New Art Center is an active member, I have come to know the excellent work this organization does, the lives it touches and the community enrichment it provides. The New Art Center offers everyone, at all levels of ability, exceptional opportunities to make, exhibit, view, think about and talk about art. Founded in 1977, the New Art Center is the cultural cornerstone for visual art in Newton and the local region. Having enrolled tens of thousands of adults, teens and children in art making and art education programs, the New Art Center is also an important local employer, with staff of 10 and faculty of 50+.

CPA funds would allow the New Art Center to conduct a feasibility study to determine if the Church of the Open Word facility allows for much needed organizational growth in order to serve more residents, students and community partners.

Moreover, rehabilitation, revitalization and activation of the Church of the Open Word property would enhance Newtonville significantly, by preserving and restoring an iconic local landmark, reducing vandalism and loitering on the property and creating a cultural destination that would benefit and enrich the vitality of local businesses and the lives of Newton residents.

Thank you for your consideration of this important and exciting opportunity.

Sincerely,

Adrienne Hartzell Knudsen  
Managing Director



# Photos of the Church of the Open Word

To accompany New Art Center's CPA Pre-Proposal Request  
October 21, 2021

Submitted by  
Emily O'Neil, Executive Director  
New Art Center



**Church of the Open Word: Church Exterior**



**Church of the Open Word: Church Exterior**



**Church of the Open Word: Church Exterior**



**Church of the Open Word: Church Exterior, with vandalized stained glass**



**Church of the Open Word: Church Interior**





**Church and Parish House View**



**Church of the Open Word: Parish House Exterior**



**Church of the Open Word: Parish House, Back Stairs**



**Church of the Open Word: Parish House Exterior**



**Church of the Open Word: Parish House Interior**



**Church of the Open Word: Parish House Interior**

# The Church of the Open Word

11 Highland Ave., Newton MA 02460

---

## Building Assessment and Master Plan

February 7, 2014



**Gram and Ferguson Architects, LLC**  
23 Bradford St., Concord MA 01742

Table of Contents:

I.	Introduction & History	1
II.	Building Assessment	2
	Exterior Envelope:	
	1. Roof	2
	2. Exterior Walls	2
	3. Doors	4
	4. Porte-cochere	5
	5. Windows	6
	Interior	
	1. Tower	8
	2. Vestibule	8
	3. Nave	10
	4. Chancel	11
	5. Windows	12
	6. Doors	13
	7. Sacristy	14
	8. Basement	15
	9. Lighting	16
III.	Master Plan	17
IV	Cost Estimate	19
V.	Site Plan Option 1	20
VI.	Site Plan Option 2	21
VII.	Restroom Plan	22
VIII.	Floor Plan	23



Introduction:

Cram & Ferguson Architects visited the Church of the Open Word to survey existing conditions. Our observations are recorded in this report.

History and Description:

In 1892, the architecture firm of Cram and Wentworth was commissioned to design the Swedenborgian Church in Newton, MA. The church was erected in 1893. The Parish House adjacent of unknown authorship predated the church and is estimated to date to 1888.

The entire building is masonry construction with limestone trim. The nave and adjoining chancel have a gabled slate roof. The main type of stone used, was a local puddingstone known as "Roxbury conglomerate" or "Brighton stone." The trim is Indiana limestone. The church has 3 volumes consisting of the tower, nave, and chancel. The Tower, which houses a bell deck on the upper level, a ringer's chamber and a vestibule on the main level, is located in the Southwest corner. The west facade is home to a large perpendicular gothic stained glass window with limestone tracery. The nave is composed of 6 bays plus the chancel at the east. The first bay is the location of the tower, with 5 more bays, each divided on the exterior by a buttress. The chancel projects from the east end of the church.

The main entrance to the church is through a vestibule at the base of the tower leading into the nave. The vestibule has wood paneled wainscoting and a wood ceiling. There is one other small doorway that leads to the tower stairs. Halfway up the tower itself is a small trap door leading to the ringer's chamber.

Upon entering the nave, there is a screen approximately 8 feet high separating the narthex area from the nave. The opposite side of the narthex has another door leading to the porte-cochere connecting the sanctuary with the parish house. The nave features a fine English Gothic ceiling with elaborate woodwork and spectacular hammerbeams. There is elaborate woodwork throughout the entire sanctuary.

In 1916, the church was remodeled to enlarge the chancel. At this time, they added a Hutchings Organ in the choir and 3 new stained glass windows were installed. These windows were designed by the Charles Connick Studios. Although the style and construction methods were the same, there is a limestone trim under the windows which goes around the exterior of the chancel.

## Building Assessment:

### Exterior Envelope

#### 1. Roof

**Observations:** The roof is Virginia black slate. The sidewall flashing is copper. The gutters appear to be flashing. There is a section of downspout missing. The tower roof could not be observed but the interior was dry.

**Condition:** The roof on the nave is in good condition. The owner reports the slate roof and gutters were replaced in 2011. The roof at the chancel extension does not look new. The flashing has not been replaced.

**Recommendations:** Replace missing section of the downspout. The roof needs to be re-flashed on the chancel extension.



Photo 1: Flashing at Parapet



Photo 2: Downspout at Tower

#### 2. Exterior Walls:

**Observations:** The exterior walls are constructed of a local puddingstone with limestone trim, coping stones and window tracery. There are no visible expansion joints. There are two limestone niches, one on either side of the tower door.

**Condition:** We observed areas of the exterior walls that had missing mortar. There are areas that have been re-pointed in the past, the re-pointing mortar is not

consistent with the original, being different in color and tooling and possibly having different hardness, there is no strike detail as is seen in the original mortar. There are voids in the pointing above the blank window that need re-pointing. A section of the niche is missing and not to be replaced.

**Recommendations:** Re-point the areas that are damaged to match the strike detail originally used. The buttresses need to be re-pointed at the coping stones.



Photo 3: Mortar Deterioration on Church



Photo 4: Mortar Deterioration at Blank Window



Photo 5: Mortar Deterioration at Coping Stone



Photo 6: Missing Stone at niche

### 3. Doors:

**Observations:** There are three oak exterior doors. Two are double leaf and one single.

Tower Door: Oak with oak veneer on exterior. The door frame is limestone. The hinge hardware is missing screws.

Sacristy Door: Oak. Door does not operate.

Door at Porte-cochere: Door does not have wide enough landing at top of stairs. It is not handicap accessible.

Accessibility: The exterior doors do not have push bars.

**Condition:** Deterioration due to age. The main door at the tower is still in use; however, the door at the sacristy cannot currently be opened. One stone in frame above the door frame is slightly displaced.

**Recommendations:** Remove exterior doors. Remove loose pieces, re-glue and refinish. Remove hardware and refinish.



Photo 7: Entrance at Tower



Photo 8: Entrance into Vestry

#### 4. Porte-cochere:

**Observations:** The Porte-cochere is a connector between the Church and the Parish House. It is a wood structure roofed in slate that matches the church. It is supported on concrete footings by 8 solid wood columns. The handrail obstructs the door and is not to code. It is not historically correct.

**Condition:** Some of the columns are showing signs of rot, some have been pushed off center of the supports probably by impact from cars. The flashing on the roof was replaced at some point in the past but not done professionally.

**Recommendations:** The porte-cochere needs structural repair and restoration. The roof at the church needs new flashing. The wood lunette over the door to the porte-cochere needs to be refinished. Handrails at steps to be removed and replaced with ramp.



Photo 9: Flashing at Porte-cochere



Photo 10: Porte-cochere columns

#### 5. Windows:

**Observations:** There are 13 stained glass windows and 3 blank windows. One of the blank windows is on the church.

**Condition:** The tracery is stone and in good condition. The tracery has been re-pointed with mortar that appears to be different hardness. The caulking at tracery appears to be hard. The pointing at the windows is missing in places. There are a few sections that show displacement. There are stained glass panes missing throughout. There are also areas where the window has started to bow out. The large perpendicular gothic window is currently out for repairs. The sacristy window is missing panes. A typical window has 8-10 broken panes.

Altar Window: The protective glazing is a wired window and is broken and needs to be replaced.

**Recommendations:** Replace or repair missing panes. Reinstall large window. Replace protective glazing. All leaded windows need to be re-sealed. Test mortar repairs for hardness, replace if incorrect mortar is found. Remove existing sealant at window frames and replace.



Photo 11: Protective Glazing at Altar Window



Photo 12: Broken Pane in Nave Window

Interior

1. Tower:

**Observations:** The interior of the tower has a narrow wood spiral stairway leading to the top platform. The interior walls are unfinished. The roof structure is wood frame.

**Condition:** Poor. Observed evidence of water infiltration at the roof framing. Possible dry rot at the rafter ends; needs further investigation. Significant erosion of surface mortar and deposits of sand and other mortar products are at the base of the tower.

**Recommendations:** Re-point and examine structure of frame to determine if it is structurally sound. Examine tower roof, unable to observe.



Photo 13: Mortar Deterioration inside tower



Photo 14: Wood ceiling structure in tower

2. Vestibule:

**Observations:**

**Walls:** The vestibule is the lowest level of the tower. The walls are plaster with wood wainscoting.

**Ceiling:** Tongue and groove wood ceiling with wood beams.



**Flooring:** The floor is concrete with a runner. There may have been a finished floor that was removed.

**Accessibility:** There is a threshold between the vestibule and the narthex.

**Condition:**

**Walls:** There are areas that appear to be water damaged, most likely caused by roof leaks that have already been repaired.

**Ceiling:** Appears sound and in need of cleaning. Varnish is old and needs to be removed.

**Recommendations:** Repair the damaged plaster. Test the wood clear finish, clean and possibly recoat. Paint.



Photo 15: Wall in Vestibule

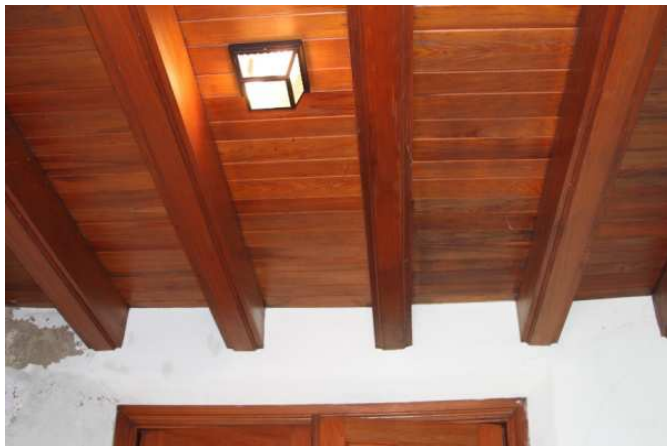


Photo 16: Ceiling in Vestibule

3. Nave:

**Observations:**

Walls: The walls in the nave have wainscoting below and plaster above. The plaster system is plaster on pine lathe.

Ceiling: The ceiling is all tongue and groove wood with an exposed hammerbeam structure.

Flooring: Douglas fir strip flooring. There was a rug that has been removed.

Finishes: Possible shellac on wood should be tested.

**Condition:**

Walls: The wainscoting has recently been repaired, although there are still sections of baseboard missing. There is evidence of water damage at the baseboard. The north wall has damaged plaster over the door. The majority of the west wall is damaged. The south wall has plaster missing around the organ pipes.

Ceiling: Appears sound; needs to be cleaned and refinished.

Flooring: The wood floors are sound but covered in residue from carpet adhesive.

**Recommendations:**

Walls: Repair and/or replace missing plaster as required. Replace missing baseboard. Determine original paint color.

Flooring: Remove carpet adhesive and finish wood floors.

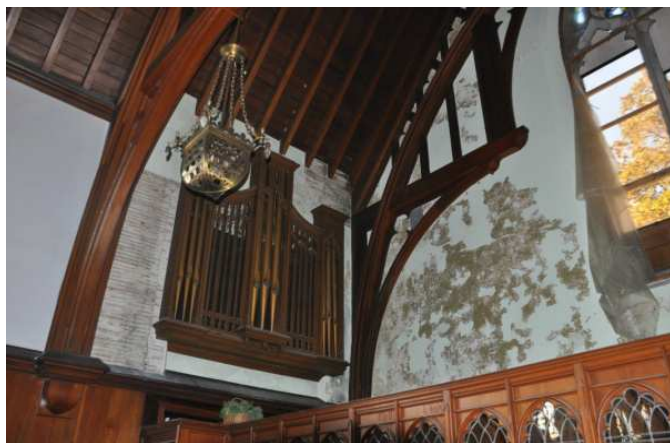


Photo 17: Wall in Nave



Photo 18: Wall and floor in Nave

#### 4. Chancel:

##### **Observations:**

**Walls:** The walls in the chancel are finished with gold leaf. Some areas of the wall have fallen due to water damage.

**Ceiling:** The ceiling in the chancel is a barrel vault with stenciling. There is an archway in between the nave and chancel that is finished with gold leaf.

**Accessibility:** There are two steps to reach the chancel platform. It is not handicap accessible. Possibility to add lift.

##### **Condition:**

**Walls:** There is significant damage to the chancel walls. The plaster is cracked, missing, or displaced. The gold leaf is none-existent in areas.

**Ceiling:** There is plaster missing from part of the archway leading to the chancel. The gold leaf is missing in this portion.

**Recommendations:** Repair walls and ceiling. Refinish gold leaf. Remove outer choir stalls.



Photo 19: Arch in Chancel



Photo 20: Chancel

#### 5. Windows:

**Observations:** All of the windows in the nave have stone tracery with a stone frame. The windows in the chancel have stone tracery with a plaster frame. The window in the sacristy has a wood frame.

**Condition:** The interior tracery is intact for all windows. The plaster return to the windows in the chancel is damaged. The plaster is cracked and missing in sections.

**Recommendations:** Repair or replace plaster on the damaged window frames in the chancel.



Photo 21: Window in Chancel



Photo 22: Window above Altar

#### 6. Doors:

**Observations:** There are 4 interior doors, one double leaf and three single. All interior doors are hard pine with wood trim.

**Condition:** Good.

**Recommendations:** Refinish.



Photo 23: Door into Vestibule



Photo 24: Door into Tower Stairs

#### 7. Sacristy:

**Observations:** The sacristy is located off of the chancel. The walls are hard pine wainscoting. This space is currently used for storage.

**Accessibility:** There is a threshold at the door entering the sacristy from the nave. There is no handicap accessibility between the sacristy and the chancel.

**Condition:** The wainscoting is warped and separated. The plaster on the ceiling is cracked and tacked into place. The hardwood flooring is damaged.

**Recommendations:** Repair the damaged wainscoting. Repair the plaster on the ceiling. Refinish hardwood flooring and other woodwork.



Photo 25: Sacristy

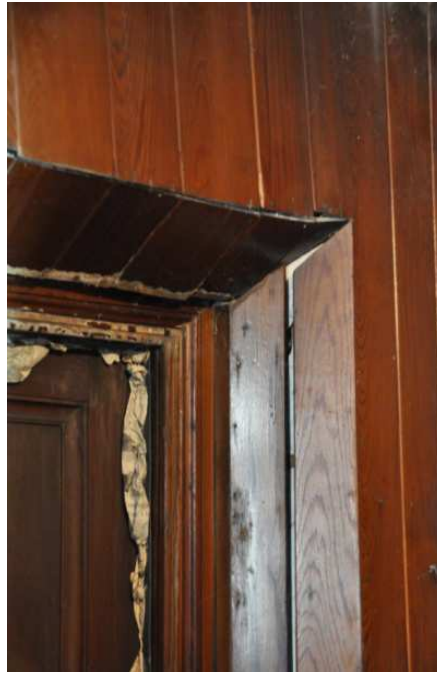


Photo 26: Sacristy Door

8. Basement:

**Observations:** Unfinished crawlspace. There are mounds of dirt.

**Condition:** Dry

**Recommendations:** Test for asbestos, remediate if necessary.



Photo 27: Basement



Photo 28: Basement

9. Lighting:

**Observations:** The light fixtures are original. Finish is discolored and has some rust.

**Condition:** The owner reports that all light fixtures have been rewired.

**Recommendations:** Refinish.



Photo 29: Light in Chancel



Photo 30: Chandelier in Nave



### Church of the Open Word Master Plan

The work for the Church of the Open Word can be organized by priority into different phases of work.

#### **Phase 1: Code and Accessibility**

This phase will address the accessibility to both the church and the parish house. This will allow both buildings to be used by the public. The bathrooms need to be renovated using the storage space. The connector needs to be rebuilt to create access between both buildings. Egress accessibility needs to be addressed by installing exit signs and updating exit door hardware.

Breakdown:

1. New Bathrooms
2. Rebuild Connector and enclose
3. Install exit signs
4. Updating door hardware for accessibility and egress
5. Access parking lot from Philip Bram Way

#### **Phase 2: HVAC and Electrical**

This phase will address one of the church's main issues, not being able to use the building year round.

Breakdown:

1. New heating system
2. Electrical
3. Security - Fire Alarm, Burglar Alarm

#### **Phase 3: Exterior Restoration**

This phase will address the physical wear the building has suffered from the elements over the last 120 years. The tower will be re-pointed on the interior and exterior to stop water infiltration through the joints. The other walls that have suffered water damage due to gutter and roof issues will be re-pointed. The stained glass windows will be reinstalled and repaired where panes are missing. All windows need to be re-sealed due to age. All doors will be restored so that they are fully functioning. Door hardware will need to be refinished.

Breakdown:

1. Re-pointing stone - about 25% of the total building, including the tower.
2. Stained Glass Window Repairs and Protective Glazing
3. Door Refinishing
4. Door Hardware Restoration
5. Roof Flashing Repairs

**Phase 4: Interior Restoration**

This will address the physical wear of the building on the interior, as well as addressing elements that need to be modernized. The plaster walls need to be repaired and painted. The floors need to be sanded and refinished. There is missing baseboard that needs to be replaced. There needs to be a new lighting design to accommodate multi-uses of the space. A new sound system should be installed.

Breakdown:

1. Lighting Upgrade
2. Plaster Repairs
3. Paint
4. Refinish Hardware Floors
5. Miscellaneous Repairs
6. Sound System

**Phase 5: Interior Restoration**

This phase is a continuation on interior restoration. These items are not necessary for the functionality of the building.

Breakdown:

1. Replacing Pews with Chairs
2. Gold Leaf Restoration

**Church of the Open Word Cost Estimate**

<b>Phase 1: Codes and Accessibility</b>	Approx. SF	Price per Unit	Total
New Bathrooms	260	\$100 sf	\$26,000
Connector	695	\$150 sf	\$104,250
Install Exit Signs	2	\$200 ea.	\$400
Updating Door Hardware	3	\$500 ea.	\$1,500
<b>Phase 1 Total</b>			<b>\$132,150</b>

**Phase 3: Exterior Restoration**

Tower Re-pointing	1000 sf	\$10 sf	\$10,000
Church Re-pointing	2000 sf	\$10 sf	\$20,000
Multi Lancet Window	1	\$23,000	\$23,000
Lancet Windows in Nave	8	\$4,900	\$39,200
Chancel Window	1	\$41,200	\$41,200
Protective Glazing			
Door Refinishing	5 leafs	\$5000 per leaf	\$25,000
Door Hardware Restoration	5 leafs	\$250 per leaf	\$1,250
Roof Flashing	210 lf	\$15 lf	\$3,150
1 Day of Lift Rental for Tower			\$1,000
<b>Phase 3 Total</b>			<b>\$163,800</b>

**Phase 4: Interior Restoration**

Lighting Upgrade			\$25,000
Plaster Repairs	160 sy	\$30 sy	\$4,800
Paint	1420 sf	\$1 sf	\$1,420
Refinish Floors	4050sf	\$6 sf	\$24,300
Miscellaneous Repairs			\$5,000
Wood Paneling	350 sf	\$1 sf	\$350
Refinish Historical Woodwork	300 sf	\$2 sf	\$600
Refinish Ceiling	4440 sf	\$2 sf	\$8,880
Paint Expert			\$1,000
<b>Phase 4 Total</b>			<b>\$71,350</b>

**Phase 5: Interior Restoration**

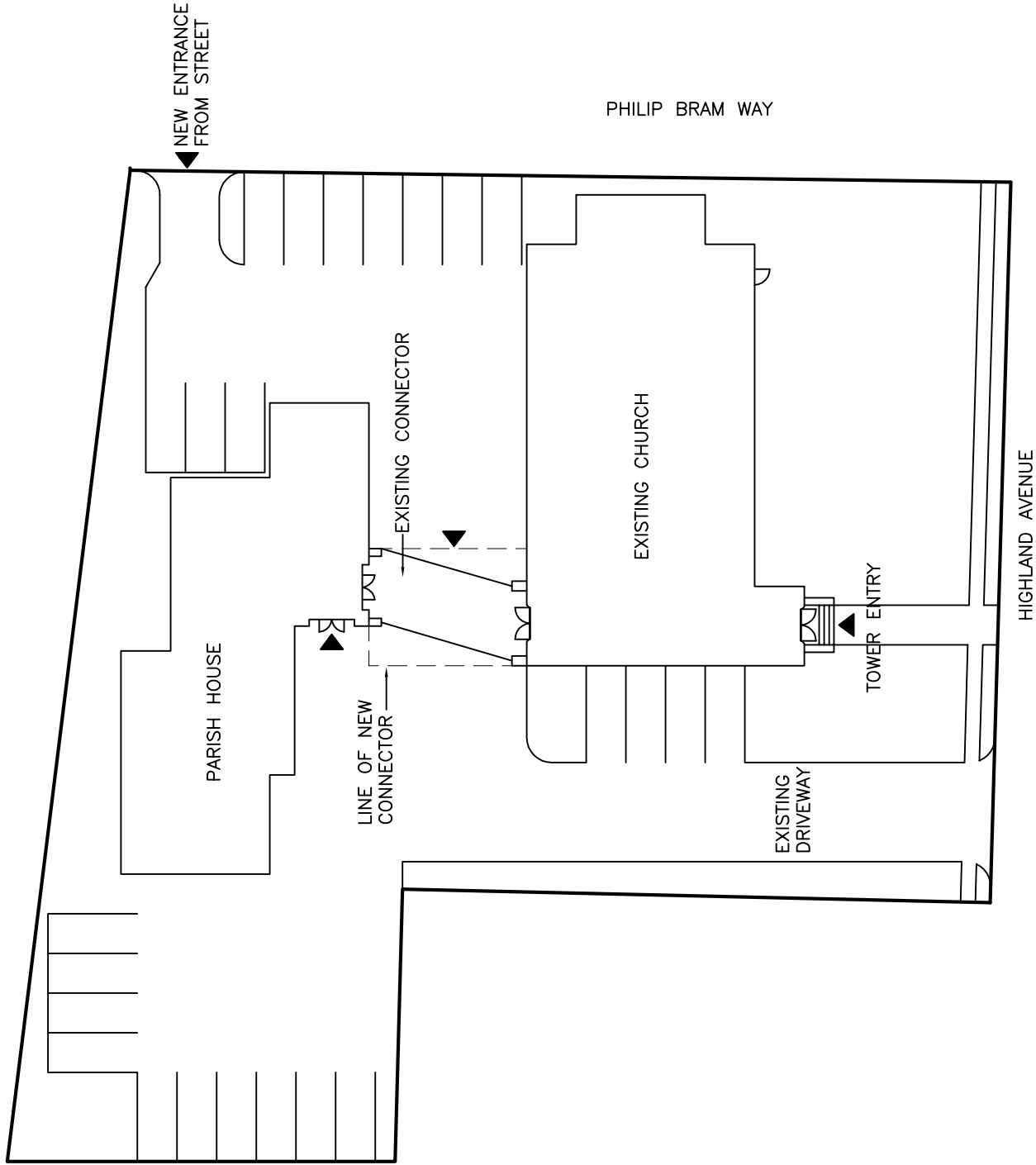
Replace Pews with Chairs	300	\$200 per chair	\$60,000
Gold Leafing	50 sf	\$100 sf	\$50,000

**Phase 5 Total** **\$110,000**

**Total All Phases:**

			<b>\$477,300</b>
Contingency		10%	\$47,730
<b>Subtotal</b>			<b>\$525,030</b>

Architectural and Structural Fees	12-14%	\$63,003 - \$73,504	14% including Grant Application
Mechanical and Electrical Not Included			MHC match 50%
<b>Total</b>		<b>\$588,033 - \$598,534</b>	<b>\$36,752</b>

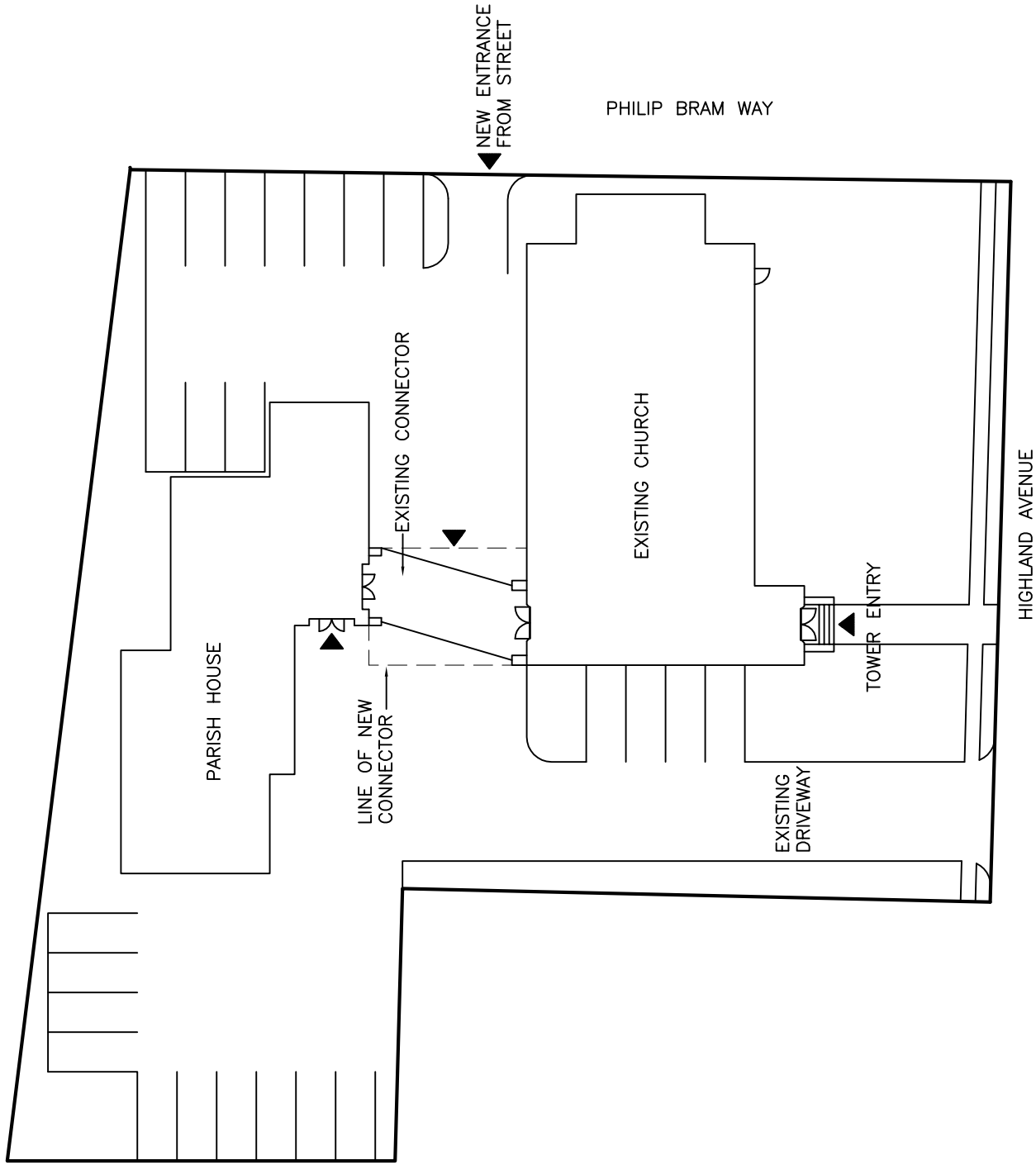


SITE PLAN OPTION 1

SCALE: 1/32" = 1'-0"

**Gram and Ferguson Architects · llc**

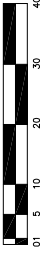


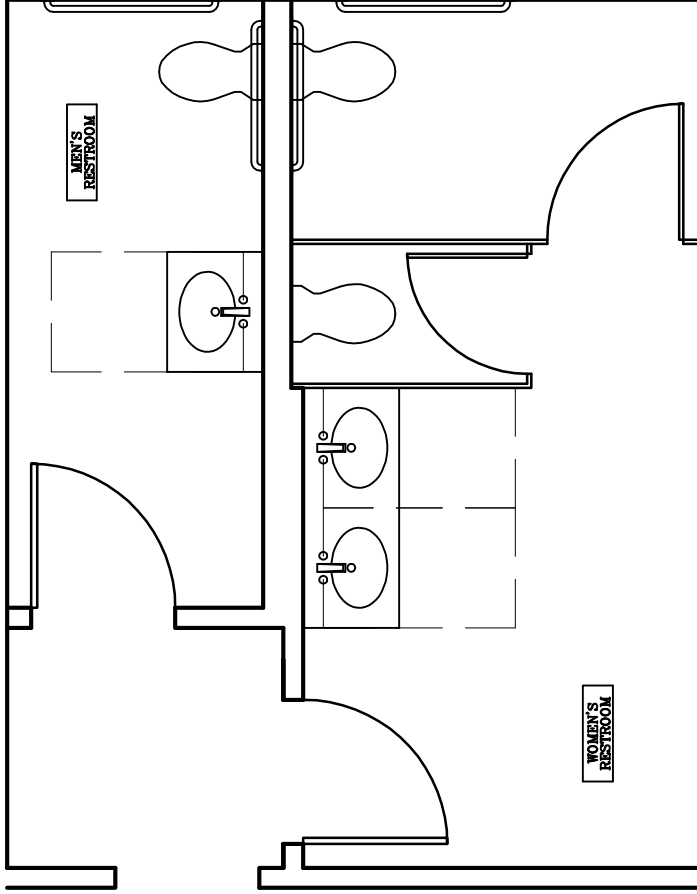


SITE PLAN OPTION 2

SCALE: 1/32"=1'-0"

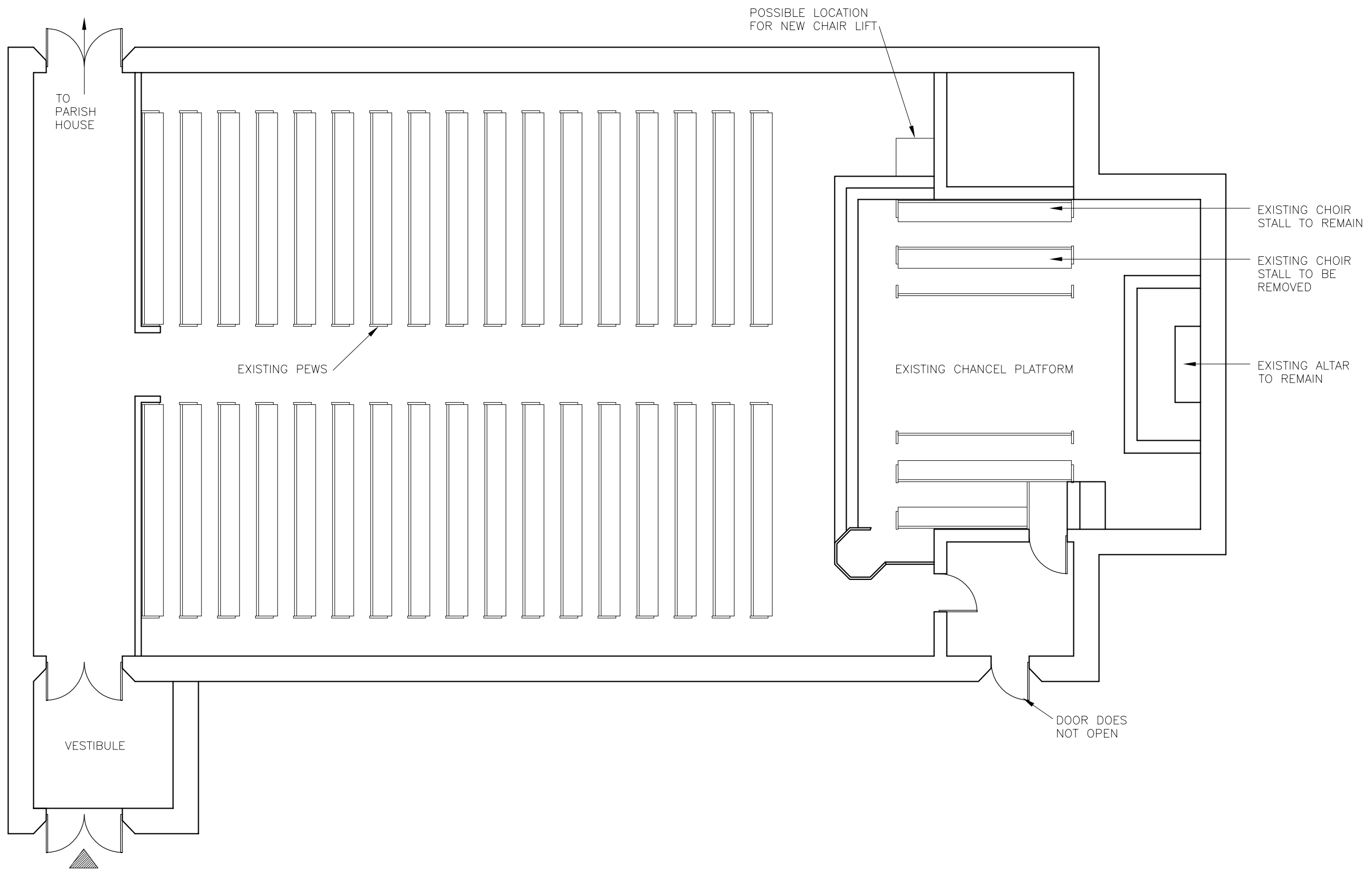
**Gram and Ferguson Architects, LLC**





RESTROOM PLAN

SCALE: 1/4"=1'-0"



TO PARISH HOUSE

POSSIBLE LOCATION FOR NEW CHAIR LIFT

EXISTING PEWS

EXISTING CHOIR STALL TO REMAIN

EXISTING CHOIR STALL TO BE REMOVED

EXISTING CHANCEL PLATFORM

EXISTING ALTAR TO REMAIN

VESTIBULE

DOOR DOES NOT OPEN

HIGHLAND AVE ENTRY

FLOOR PLAN  
SCALE: 1/8" = 1'-0"

**Gram and Ferguson Architects LLC**





Ruthanne Fuller,  
Mayor

Newton, Massachusetts  
**Community Preservation Committee**  
**COMMUNITY PRESERVATION PLAN**  
*REVISED: October 12, 2021*

Telephone  
 (617) 796-1120  
 Telefax  
 (617) 796-1142  
 TDD/TTY  
 (617) 796-1089  
 www.newtonma.gov

Barney S. Heath  
 Director of Planning  
 & Development

Massachusetts' [Community Preservation Act](#) (CPA) provides local and state funds for projects in community housing (affordable housing), historic resources, open space, and recreation, within certain constraints:

ALLOWABLE SPENDING PURPOSES under the Community Preservation Act				
	COMMUNITY HOUSING	HISTORIC RESOURCES	OPEN SPACE	RECREATION
ACQUIRE	YES	YES	YES	YES
CREATE	YES	NO	YES	YES
PRESERVE	YES	YES	YES	YES
SUPPORT	YES	NO	NO	NO
REHABILITATE / RESTORE	YES, IF acquired or created with CPA funds	YES	YES, IF acquired or created with CPA funds	YES

The [About the CPA](#) page in Newton's CPA program website includes a more detailed [Allowable Uses of Funds](#) chart, including the full definition of each eligible resource and its CPA fundable activities. On the website's [CPA Funding Process and Materials](#) page there is Newton-specific information on the project proposal process, proposal instructions and upcoming deadlines. The CPC regularly works with CPA funding applicants to ensure that their proposals meet the requirements and goals of Newton's CPA program.

Like most CPA communities, Newton will not always have enough CPA funding for all of its current and anticipated funding proposals. The Community Preservation Committee (CPC) relies on the following guidelines in determining which project proposals to recommend to the City Council for funding.

**1. Project is drawn from or guided by Newton's regularly updated community-wide plans**

The CPC relies on Newton's *Comprehensive Plan* and other regularly updated community-wide plans to prioritize Newton's CPA-eligible needs. Each funding proposal must cite at least two of these plans, most of which can be found on the [CPA Funding Process and Materials](#) page on the City of Newton's website.

**2. Project helps to balance funding across all of the eligible CPA funding categories**

The CPA legislation allows funding to be used for projects in Community Housing, Historic Resources, Open Space, and Recreation. It also requires communities to spend at least 10% of each year's new funds on each of three of those categories – Community Housing, Historic Resources, and Open Space. Funds may be allocated in the year they are received or retained for future projects. Unless exceptional needs require otherwise, Newton's CPC aims to end each year with approximately one year's worth of funds (currently about \$4.5 million) in reserve so that the program can respond quickly to unanticipated future opportunities. Unusually expensive projects, such as land acquisition or major capital

website [www.newtonma.gov/cpa](http://www.newtonma.gov/cpa)  
 contact Lara Kritzer, Community Preservation Program Manager  
 email [lkritzer@newtonma.gov](mailto:lkritzer@newtonma.gov) phone 617.796.1144



improvements to public buildings or parks, may also be funded by selling bonds that will be repaid from future local CPA revenue.

Newton's allocation targets for CPA funding in each eligible project category are intended to be flexible guidelines, not rigid quotas. These targets reflect Newton's past funding patterns, available information about possible future proposals, and feedback on the City's priorities received through community surveys and public hearings.

Newton CPA Allocation Targets: Balancing Funds Across Resources	
Community Housing (statutory minimum 10%)	35%
Historic Resources (statutory minimum 10%)	20%
Open Space (statutory minimum 10%)	20%
Recreation	20%
CPA Program Administration	5%
	<b>100%</b>

The final two pages of this *Plan* compare the allocation of current and future funding requests to these targets.

### 3. Projects leverage non-CPA funds to achieve community goals

The CPC prioritizes projects that are not only eligible for CPA funding but which also leverage their CPA funding to achieve the maximum possible funding from other sources. The CPC also recognizes that a project may need a relatively high share of CPA funding in its initial phases (such as design) in order to raise funds primarily from non-CPA sources for its later phases (such as construction). In reviewing the CPA fund's financial contribution to a project, the CPC may choose to look at individual project phases or the project as a whole. The CPC prefers to see a minimum of 50% funding match for all CPA projects whenever possible, but may allow for a lower percentage match depending on the project and its overall benefits to the community. Municipal projects will be given more flexibility and have a lower preferred target match of 30%.

### 4. Extent to which the Project benefits the Community

The CPC will take into consideration the location of the project and its impact both on its surrounding neighborhood and the City as a whole. Projects which involve publicly (municipal) or privately owned assets that benefit all Newton residents and neighborhoods may be given more weight than projects which will have a more limited impact on the community. Community Housing is generally considered as having a wide public benefit to the City as a whole when it is both deed-restricted to ensure permanent affordability and proactively marketed to all eligible households.

When existing municipal assets, whether it be buildings or landscapes, are considered for CPA funding, the CPC must be careful to distinguish between projects which might be considered general maintenance, and therefore are not eligible for CPA funding, and projects which are capital improvements to the site and may be funded. There is no set definition of general maintenance vs. capital improvement, and the CPC will make decisions on the eligibility of projects on a case by case basis. When appropriate, the CPC may recommend dividing the cost of an improvement so that the CPA funding is used to provide an additional benefit which the City might otherwise not be able to fund. For example, CPA funding could be used to pay the difference between replacing an historically significant slate roof with the more appropriate but more expensive slate rather than a less costly asphalt shingle alternative.

Projects which have a limited or no public benefit to the community are generally considered to not be eligible for CPA funding.

**5. Project managers have a proven capacity for project management and long-term maintenance**

Newton's CPC requires each proposal to identify both a qualified, available project manager and a reliable source of non-CPA funding for future maintenance. The CPC also considers each proposal sponsor's past record of project management and maintenance when reviewing new proposals from that sponsor.

These requirements help Newton to avoid repeating past experiences with projects that took far more time or public funding to complete than originally anticipated or promised, and to comply with the state CPA statute's prohibition on using CPA funds for maintenance and operations.

**6. Evaluate completed projects to ensure accountability and improve future projects**

Once a project is funded, the CPC requires regular progress reports. For all non-City projects, the final release of CPA funds is contingent on a final in-person presentation and written report to the CPC. City project managers are also expected to provide final reports to the CPC on CPA-funded City projects.

The CPC monitors completed projects indefinitely, to evaluate the community's long-term returns on its CPA investments, and to learn how well – and why – different projects are maintained with non-CPA funds.

## Newton Community Preservation Plan

Current & Future Proposals Compared to Available Funds & Allocation Targets					
	Affordable Housing	Historic Resources	Open Space	Recreation	
<b>Total Funded Projects, FY16-FY21 = \$22,641,369</b>	\$15,986,349	\$2,438,874	\$2,253,302	\$1,962,844	
<b>Fy15-Fy20 - Percentage of allocation by resource</b>	<b>68%</b>	<b>10%</b>	<b>10%</b>	<b>8%</b>	
<b>CPC target allocations by resource, ± 5%</b>	<b>35%</b>	<b>20%</b>	<b>20%</b>	<b>20%</b>	
<b>Current Proposals or Pre-proposals, with Related Future Proposals</b> (in order of submission to CPC) ✓ = Fy20 appropriation    ? = recommended by CPC but not yet funded    * = cost revised or estimated by CPC staff <b>CIP = City of Newton Capital Improvement Plan.</b> In this plan, for "Priority," lower numbers = higher priorities; for "Urgency," 100 = highest, 1 = lowest.					
Sources & CIP Priority May 2021	Project Title	Affordable Housing	Historic Resources	Open Space	Recreation
CIP 25, 31 (54) CPA proposal on hold	70 Crescent Street <i>(in addition to prior CPA funding already incl. in Fy13-18 totals above: \$100,000 for site assessment, Apr. 2016; \$260,000 for feasibility &amp; design, Mar. 2017)</i>				
CIP 64 (40.7) Pre-proposal discussed by CPC	<b>Fy21</b> City Hall (Front) & War Memorial Exterior Stairs <i>In April 2019 the CPC voted 9-0 to condition any consideration of a full proposal for initial design (\$68,250) on a commitment of matching non-CPA funds. The CPC has not yet agreed to consider a request for final design or construction funding.</i>				
Multiple CIP listing for individual properties included in project; Pre-Proposal reviewed by CPC	Municipal Historic Exterior Building Envelope Study <i>In September 2021, Public Buildings submitted a pre-proposal to study 15 existing municipal buildings. CPC invited a full proposal at their Oct. meeting.</i>		\$100,000		
NA	New Art Center/Church of the Open Word Restoration <i>In October 2021, the New Art Center requested funding to investigate preservation and restoration needs of former church and parish house at 19 Highland Ave.</i>		\$76,000		
NA	Webster Wood Debt Service (FY22 Funds Only)			\$693,103	
<b>Total Requested Funding by Category</b>		<b>\$0</b>	<b>\$176,000</b>	<b>\$693,103</b>	<b>\$0</b>
<b>Percentage of Allocation by Resource</b>		<b>0%</b>	<b>20%</b>	<b>80%</b>	<b>0%</b>
Future Funding Target Allocations					
<b>FIVE-YEAR FORECAST: Total Available Revenue for FY22-FY26 = \$24,483,113</b>					
<b>Target Allocation over Five Years:</b>	\$8,569,090	\$4,896,623	\$4,896,623	\$4,896,623	
<b>TEN-YEAR FORECAST: Total Available Revenue for Fy22-FY31 = \$76,335,984</b>					
<b>Target Allocation over Ten Years:</b>	\$26,717,594	\$15,267,197	\$15,267,197	\$15,267,197	
<i>Cumulative Debt Service for Webster Woods/300 Hammond Pond Parkway land acquisition (30 year debt):</i>					
<i>Next Five Years (FY22-FY26):</i>			\$3,470,513		
<i>Next Ten Years (FY22-FY31):</i>			\$6,947,875		

## Newton Community Preservation Plan

Other Potential Future Proposals (in order by highest CIP ranking for each site)					
Sources & CIP Priority (Urgency) May 2021	Project Title	Affordable Housing	Historic Resources	Open Space	Recreation
CIP 44 (33.1)	Gath Pool <i>(replacement)</i>				\$9,200,000
CIP 97 (34.7)	West Newton Armory Reuse - Affordable Housing	TBD			
CIP 103 (33.6)	Waban Library Accessibility Upgrades		\$428,500		
CIP 114 (33.0)	Old Cold Spring Field				\$350,000
CIP 113 (31.7)	Burr Park Fieldhouse Accessibility/Site Upgrades		\$474,000		<i>could also be listed here</i>
CIP 115 (31.6)	Forte Park <i>(including synthetic turf, which cannot be purchased with CPA funds)</i>				\$2,000,000
CIP 121 (30.7)	Kennard Estate <i>(Parks &amp; Rec. Dept. HQ)</i>		\$740,000		
CIP 122 (30.5)	Crafts Street Stable <i>(DPW)</i>		\$5,000,000		
CIP 124 (30.4)	Auburndale Library - Exterior Windows and Doors		\$520,000		
CIP 132(29.6)	West Newton Police Annex Building Envelope, Windows, Doors		\$200,000		
CIP 130 (29.9)	Senior Center <i>(existing, use changing)</i>		\$689,000		
CIP 135 (29.3)	* City Hall Archives <i>(facilities)</i>		\$1,500,000		
CIP137 (29)	Vernon Street Building - Building Envelope		\$114,500		
CIP 142 (28.5)	Burr Park Fieldhouse Building Envelope and Window Restoration		\$313,500		<i>could also be listed here</i>
CIP 144 (28.4)	Senior Center Sprinklers and Fire Alarm Upgrades <i>(existing, use changing)</i>		\$170,000		
CIP 145 (28.2)	West Newton Police Annex Roof Restoration/Repair		\$250,500		
CIP 153 (27.5)	Crystal Lake Bathhouse <i>(previously est. full project cost \$8m)</i>				\$5,000,000
CIP 154 (27.5)	Upper Falls/Braceland Playground				\$1,675,000
CIP 158 (27.1)	Former Newton Centre Library Building Envelope		\$1,500,000		
CIP 160 (26.9)	Auburndale Library - Accessibility and Site Upgrades		\$265,000		
CIP 164 (26)	Newton Centre Library Windows and Exterior Doors		\$217,000		
CIP 165 (26)	Senior Center Building Envelope <i>(existing, use changing)</i>		\$150,000		
CIP 169 (25.6)	Nonantum Library - Accessibility/Site		\$204,000		
CIP 172 (24.7)	Kennard Estate Building Envelope, Windows and Doors		\$240,000		
CIP 173 (24.7)	City Hall Historic Landscape		\$1,500,000		
CIP 174 (24.4)	Chaffin Park Wall (Fy21) <i>(abutting Farlow Park)</i>		\$200,000		
CIP 176 (23.7)	East Parish Historic Burying Grounds Restoration		\$85,000		

## Newton Community Preservation Plan

Other Potential Future Proposals (in order by highest CIP ranking for each site)					
Sources & CIP Priority (Urgency) May 2021	Project Title	Affordable Housing	Historic Resources	Open Space	Recreation
CIP 177 (23)	Senior Center Roof Replacement/Restoration		\$244,000		
CIP 178 (30.5)	Crafts Street Stable Building Envelope Restoration		\$2,000,000		
CIP 185 (20.8)	Waban Library Building Envelope and Entrance		\$200,000		
CIP 189 (20.7)	Jackson Homestead Doors & Windows		\$192,000		
CIP 196 (20.0)	City Hall Doors & Windows		\$3,000,000		
CIP 197 (23.7)	West Parish Historic Burying Grounds Restoration		\$75,000		
CIP 198 (19)	Jackson Homestead Basement		\$150,000		
CIP 199 (18.7)	South Burying Grounds Restoration		\$75,000		
CIP 200 (17.9)	Waban Library Exterior Windows and Doors		\$118,500		
CIP 203 (15.4)	Auburndale Library Building Envelope and Roof		\$128,000		
CIP 141, 166 (26.0,	Newton Corner Library <i>(use changing)</i>		\$331,500		
CIP 180 (23.8)	Nonantum Library		\$204,000		
CIP 194 (20.2)	Nahanton Park <i>(renovate parking areas, path to</i>				\$150,000
<b>Other Potential Projects Total By Category</b>		<b>\$0</b>	<b>\$21,479,000</b>	<b>\$0</b>	<b>\$18,375,000</b>
<b>% Allocation by Resource</b>		<b>0%</b>	<b>54%</b>	<b>0%</b>	<b>46%</b>
<b>CPA Target Allocations by Resource</b>		<b>35%</b>	<b>20%</b>	<b>20%</b>	<b>20%</b>

City of Newton Community Preservation Committee

# Finances At a Glance

As of November 2, 2021

## Fiscal Year 2022

### Revenue

Beginning balance	6,942,680
Local CPA surcharge	3,761,719
State match	
Budget for this FY	731,629
Additional from prior FY	295,422
<b>Total Available Resources</b>	<b>11,731,450</b>

### Expenses

Bond repayment obligations	693,103
New funding authorizations	2,802,099
Administrative costs	180,910
<b>Total Expenses</b>	<b>3,676,112</b>

**Current Fund Balance** **8,055,338**

## Fiscal Year 2023

### Revenue

Beginning balance	8,055,338
Local CPA surcharge	3,902,783
State match	
Budget for this FY	752,344
Additional from prior FY	329,233
<b>Total Available Resources</b>	<b>13,039,698</b>

### Expenses

Bond repayment obligations	694,353
New funding authorizations	-
Administrative costs	180,910
<b>Total Expenses</b>	<b>875,263</b>

**Projected Fund Balance** **12,164,436**

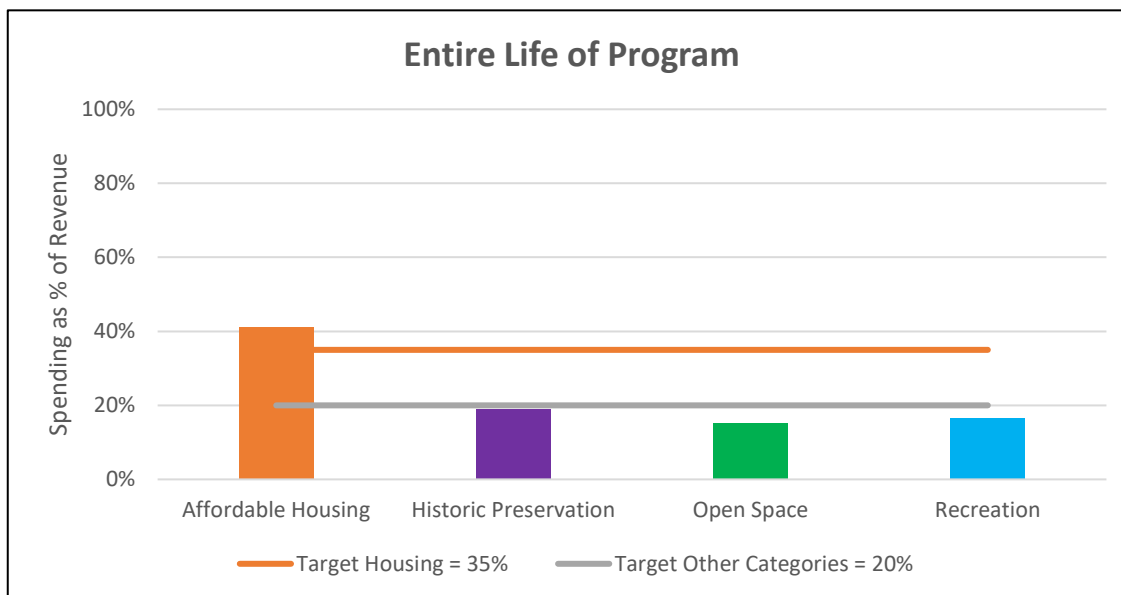
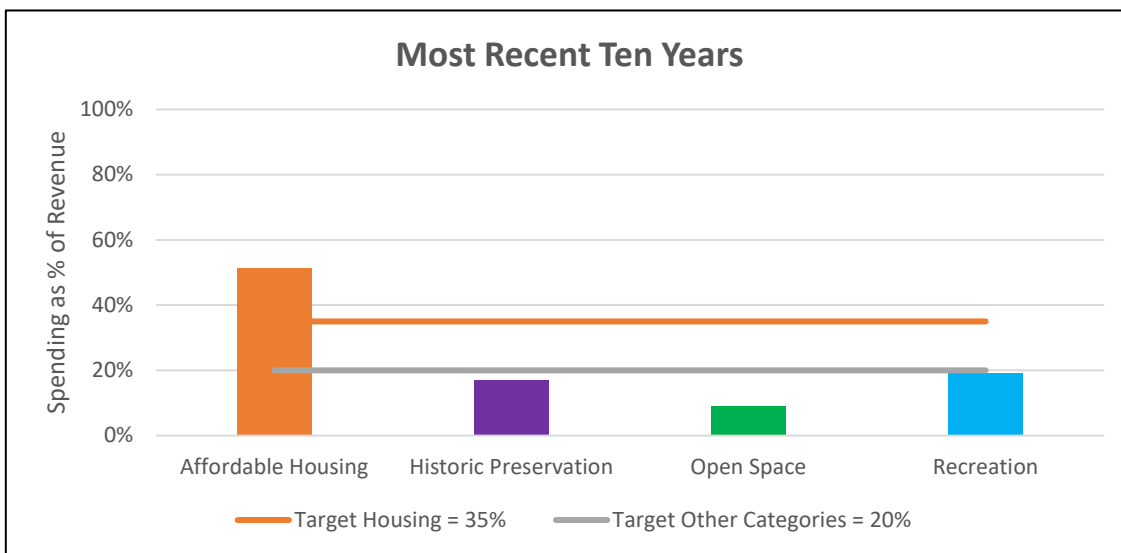
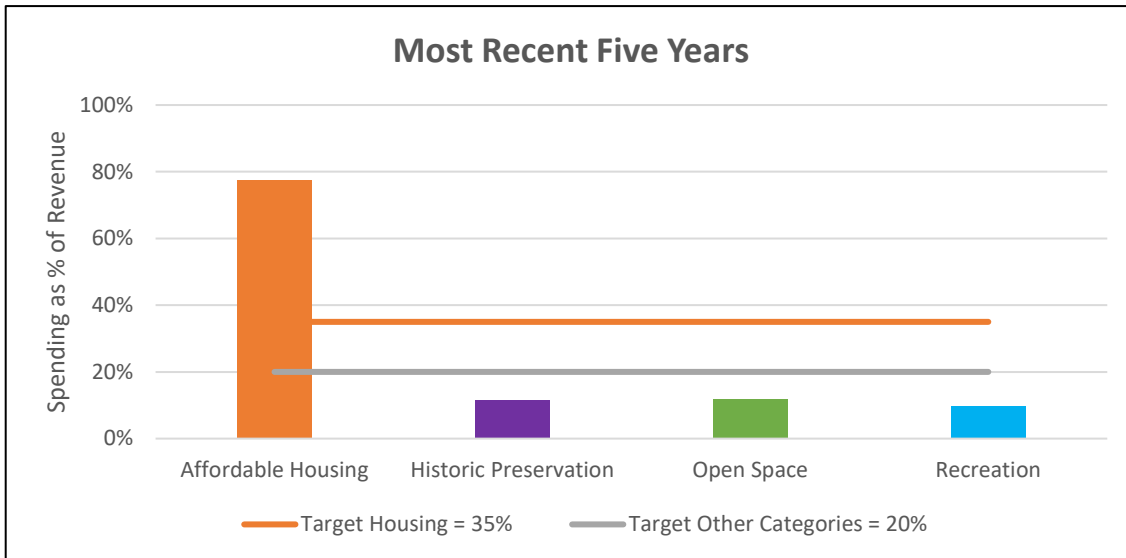
## Spending Compared to Program Area Targets

As of November 2, 2021

Note: spending on projects funded through bond issues is recorded as a series of annual debt service payments

	Program Area					Total Spending	Total Current Revenue
	Affordable Housing	Historic Preservation	Open Space	Recreation	Administration		
<b>Most Recent Five Years</b>							
Spending	16,486,349	2,438,874	2,541,370	2,094,775	728,150	24,289,519	21,255,953
% of Total Current Revenue	78%	11%	12%	10%	3%		114%
Target %	35%	20%	20%	20%	5%		100%
Percentage Point Difference Between Actual and Target	43%	-9%	-8%	-10%	-2%		
<b>Most Recent Ten Years</b>							
Spending	20,380,624	6,699,213	3,574,995	7,543,272	1,294,302	39,492,407	39,618,146
% of Total Current Revenue	51%	17%	9%	19%	3%		100%
Target %	35%	20%	20%	20%	5%		100%
Percentage Point Difference Between Actual and Target	16%	-3%	-11%	-1%	-2%		
<b>Entire Life of Program</b>							
Spending	31,507,703	14,512,496	11,653,248	12,758,517	2,346,754	72,778,719	76,593,233
% of Total Current Revenue	41%	19%	15%	17%	3%		95%
Target %	35%	20%	20%	20%	5%		100%
Percentage Point Difference Between Actual and Target	6%	-1%	-5%	-3%	-2%		

# Spending as % of Revenue, Compared to Guidelines





## Spending History

Note: for projects funded by bond issues, list only the annual debt service payments on this sheet

Fiscal Year	Project	Phase	Debt Service Payment?	Affordable Housing	Historic Preservation	Open Space	Recreation	Administration	Total	Status
2023	Administration							180,910	180,910	Approved
2023	Webster Woods		Debt			694,353			694,353	Approved
2022	Administration							180,910	180,910	Approved
2022	Webster Woods		Debt			693,103			693,103	Approved
2022	Grace Church Tower Restoration	Stone tower stabilization and restoration			441,755				441,755	Approved
2022	Levingston Cove Improvements Project	Construction of open space/recreation amenities				288,069	1,152,275		1,440,344	Approved
2022	Athletic Fields Improvements	Design through construction of six sites					420,000		420,000	Approved
2022	Nonantum Village Place Affordable Housing	Roof, Siding and HVAC Repair/Replacement		500,000					500,000	Approved
2022	Municipal Historic Exterior Building Envelope Study	15 exterior envelope assessments			100,000				100,000	Funds requested
2022	New Art Center/Church of the Open Word Restoration	Feasibility and Design			76,000				76,000	Funds requested
2021	Administration							125,572	125,572	Actual admin
2021	Coleman House Preservation			4,214,622					4,214,622	Approved
2021	Commonwealth Ave Carriageway						390,000		390,000	Approved
2021	COVID-19 Emergency Housing Assistance	Phase 2		1,200,000					1,200,000	Approved
2021	Durant-Kenrick Homestead	4 Gutter and Window Repair			16,884				16,884	Approved
2021	Gath Pool Enhancements	Design study					60,000		60,000	Approved
2021	Golda Meir House Expansion			1,244,857					1,244,857	Approved
2021	Grace Church Tower Restoration	Stone tower stabilization and restoration			991,245				991,245	Approved
2021	Haywood House Senior Living			77,900					77,900	Approved
2021	Jackson Homestead Museum	Fence Replacement			28,990				28,990	Approved

**Community Preservation Act Funds  
Current Status of Active Funded Projects**

Fiscal Year	Project Title	Address	Funding Category	CPA Funding Appropriated	Total Expended to Date	CPA Funds Remaining	Notes on Progress
FY18	AUBURN STREET (affordable housing & historic preservation)	236 Auburn Street, Auburndale, MA 02466	Community Housing/Historic Preservation (\$677,700/\$300,000)	\$977,700	\$977,700	\$0	Property sold to Housing Authority along with other CANDO properties - Law Dept. working with NHA attorney to finalize Preservation Restriction
FY22	Athletic Fields Improvements	Four to Six Sites (See Project Website)	Recreation	\$420,000	\$0	\$420,000	Approved by City Council - Oct. 4, 2021
FY21	Coleman House Senior Housing Preservation	677 Winchester Street, Newton Highlands	Community Housing	\$4,214,622	\$0	\$4,214,622	Project in progress - expecting first requisition in November
FY21	Commonwealth Avenue Carriageway Redesign	Auburndale - Charles River to Lyons Field	Recreation	\$390,000	\$95,421	\$294,579	Approved in October 2020 - Design work in progress
FY20, FY21	COVID-19 Emergency Housing Relief Program	Citywide	Community Housing	\$3,200,000	\$2,727,017.60	\$472,982.40	Program continuing but CPA funded work completed in September. Expect Final Reports in November/December 2021
FY16, FY17	Crescent Street Site Assessment, Feasibility and Design	70 Crescent Street, Auburndale	Community Housing/Recreation	\$360,000	\$225,403.00	\$134,597.00	Project on hold since 2018.
FY21	Durant-Kenrick Gutter and Window Repairs	286 Waverley Avenue Newton Corner, MA 02458	Historic Resources	\$16,884	\$16,884	\$0	May 2021 - Restoration and repair work nearly complete. Funding Request submitted
FY21	Gath Memorial Pool Feasibility Study	256 Albemarle Road Newtonville	Recreation	\$60,000	\$0	\$60,000	Funding approved May 17, 2021. Contact signed with Consultants Aug 2021
FY19, FY21	Golda Meir House Senior Housing Expansion (Stanton Avenue)	160 Stanton Ave, Auburndale, MA 02466	Community Housing	\$4,494,857	\$2,341,675	\$2,153,182	Project underway - First funding requisition submitted October 2021
FY21	Grace Episcopal Church Tower Restoration	70-76 Eldredge Street, Newton Corner	Historic Resources	\$1,433,000	\$0	\$1,433,000	Grant Agreement in process. Scaffolding and building protection elements put in place Fall 2021
FY19, FY21	Haywood House Senior Housing Development	Jackson Road (behind 83-127 Kennedy Circle), Newton Corner, MA 02458	Community Housing	\$3,077,900	\$500,000	\$2,577,900	Site preparation work now underway, Groundbreaking held on Oct. 7, 2021
FY15	HISTORIC BURYING GROUNDS 3, East Parish Burying Ground	Newton Corner, MA 02458	Historic Resources	\$208,700	\$132,502	\$76,198	CPC approved the reallocation of funds to the South Burying Ground fence replacement project in Oct. 2020
FY21	Jackson Homestead Fence Replacement	537 Washington Street, -2458	Historic Resources	\$28,990	\$0	\$28,990	Project delayed while waiting for custom fencing to be produced - old fencing to come down October 2021
FY14	Myrtle Village Affordable Housing Development	12 and 18-20 Curve Street, West Newton, MA 02465	Community Housing	\$910,179	\$910,179	\$0	Waiting for Final Report - Reached out to Applicants Spring 2020
FY18	NEWTON CEMETERY Whipple-Beal Cast Iron Fence	791 Walnut Street, Newton Center, MA 02459	Historic Resources	\$60,000	\$54,000	\$6,000	Final Report Approved; Preservation Restriction under review with MHC as of 9/13/21
FY20	NEWTON CONSERVATORS, Conservation Restrictions (Kesseler Woods)	200 Vine Street (bordered by La Grange St.), Chestnut Hill, MA 02467	Open Space	\$15,000	\$0	\$15,000	On hold pending completion of Conservation Restriction
FY04, FY06, FY09, FY14, FY15	Newton HOMEBUYER ASSISTANCE Program, Phases 1-5	Citywide	Community Housing	\$3,209,050	\$2,446,327	\$762,723	Three potential resales in progress
FY20	PIGEON HILL TRAIL (Riverside Greenway) Design	Connecting Evergreen Street to Lasell Boathouse to Charles Street in Auburndale, including two underpasses under Interstate 90	Recreation	\$50,000	\$3,737.93	\$46,262	Design work complete and working with DCR on design and future maintenance responsibility for pathway. Expect to be back to CPC in future to reallocate funding to construction work
FY20	Webster Woods/ 300 Hammond Pond Parkway (Land Acquisition)	300 Hammond Pond Parkway, Chestnut Hill, MA 02467	Open Space	\$15,740,000	\$15,200,000	\$540,000	Includes both purchase funds and legal fees. Remaining funds include legal fees and discount received from bond sale; Conservation Restriction in Progress.
FY21	West Newton Armory Affordable Housing Development	1135 Washington Street West Newton	Community Housing	\$21,270	\$21,270	\$0	Studies complete - property purchased by City. Final Report needed.
<b>Project Totals</b>				<b>\$38,888,152.00</b>	<b>\$25,652,116.50</b>	<b>\$13,236,035.50</b>	

### November 2021 Potential Future Project List

Potential Project Name	Applicant	Potential Funding Request	Category	Description
Small Scale Affordable Housing Projects	TBD	\$300,000	Community Housing	Funding to restore, rehab, and/or preserve existing affordable housing units in Newton
West Newton Armory	TBD	TBD	Community Housing	Funding to assist construction of new 100% affordable housing development
Potential Accessible Affordable Housing Project	55 Chinian Path	?	Community Housing	Purchase existing property and construct fully accessible affordable group home.
Newton Architectural Survey, 1946-1971	Planning and Development Department	\$15,000-\$25,000	Historic Resources	Match to MHC Survey and Planning Grant to complete review of Newton's Mid-Century housing stock between 50 and 75 years old
Municipal Historic Structure Building Envelope Study	Public Buildings	\$100,000	Historic Resources	Funding to review and assess building envelope on up to 15 city owned historic structures
New Art Center/Church of the Open Word Restoration	New Art Center	\$76,000	Historic Resources	Funding to complete initial studies necessary to determine the preservation needs and costs of the ca. 1890s stone structures
Angino Farmhouse Restoration	Public Buildings, Farm Committee	TBD	Historic Resources	Work necessary for boiler, roof, and windows of historic structure. Considering for larger passive building project
Newton Highlands Women's Club Building	Newton Highlands Women's Club	\$60,000	Historic Resources	Restoration work on existing historic building
New Trail	Conservation Committee	TBD	Open Space/ Recreation	Create Trail from Harwich Road to Lagrange
Norumbega Conservation Area	Conservation Committee	TBD	Open Space/ Recreation	Convert the main oval path at Norumbega Conservation Area and the path at the Upper Falls Riverwalk Conservagtion Area to stone dust or crushed stone for accessibility
Upper Falls Greenway	Conservation Committee	TBD	Open Space/ Recreation	Install steps between the Upper Falls Greenway to conservation land in south and Braceland Park in north
Gath Pool Construction	Parks, Recreation and Culture, Public Buildings	TBD	Recreation	Potential future request for funding to implement results of current Gath Pool Feasibility Plan including replacement, restoration, and/or repair
Athletic Fields Restoration	Parks, Recreation and Culture	TBD	Recreation	Potential future request(s) to implement the current work now underway to redesign 4-6 of Newton's existing playing fields



Ruthanne Fuller,  
Mayor

**City of Newton, Massachusetts**  
Department of Planning and Development  
1000 Commonwealth Avenue Newton, Massachusetts 02459

---

Telephone  
(617) 796-1120  
Telefax  
(617) 796-1142  
TDD/TTY  
(617) 796-1089  
[www.newtonma.gov](http://www.newtonma.gov)

Barney S. Heath  
Director

**Community Preservation Committee**

**MINUTES**

**October 12, 2021**

The virtual meeting was held online on Tuesday, October 12, 2021 beginning at 7:00 P.M. Community Preservation Committee (CPC) members present included Mark Armstrong, Dan Brody, Eliza Datta, Byron Dunker, Susan Lunin, Robert Maloney, Jennifer Molinsky, and Judy Weber. Committee member Martin Smargiassi was not present for this meeting. Community Preservation Program Manager Lara Kritzer was also present and served as recorder.

Chair Dan Brody opened the Community Preservation Committee's public meeting at 7:02 P.M. and introduced the CPC members present at this time.

**Committee Member Introductions**

Mr. Brody explained that at each meeting, two members would have a chance to briefly introduce themselves to the rest of the Committee. This meeting's introductions were from members Bob Maloney and Jennifer Molinsky.

Mr. Maloney began by explaining that he was a 25 year resident of Newton and was going into his fourth year on the CPC as the Mayor's appointee for Recreation. He had been approached by the prior Recreation representative, Jim Robertson, when his term was ending. Mr. Maloney explained his background in business and real estate and that he currently worked in commercial real estate for A.W. Perry, Inc. Prior to joining the CPC, he had spent 10-12 years coaching youth sports and had been approached to join the CPC just as that career was ending. He had come to the CPC with an interest in sponsorship as well, having run the Boston Marathon twice to raise funds for Newton's Little League. He added that he was married with three kids, one of whom was still in college, and that he was happy to be able to contribute to the community through his work on the CPC.

Jennifer Molinsky stated that this was her third year on the CPC and that she had two high schoolers. She explained that she has a background in land use policy and works for Harvard's Joint Center for Housing Studies where her lead work is in housing and aging. She explained that her work looks at accessibility issues and the connection between housing and health and that she co-teaches at Harvard as well. She explained her work with health and homelessness and that she had previously worked as a researcher for the Lincoln Institute of Land Policy and as a Chief Planner for Long Range Planning in Newton, where she staffed the Open Space Plan work at that time. As a graduate student in Cambridge, she had served on their planning board and now serves on both Newton's Planning Board and Housing Partnership.

Mr. Brody thanked both members for their service.

*website* [www.newtonma.gov/cpa](http://www.newtonma.gov/cpa)

*staff contact* Lara Kritzer, Community Preservation Program Manager

*email* [lkritzer@newtonma.gov](mailto:lkritzer@newtonma.gov), *phone* 617.796.1144

### **Liora Silkes – Energy Coach meeting**

Mr. Brody stated that the City has adopted a Climate Policy in response to the climate crisis which he thought the CPC should be considering when funding projects. He had suggested that the CPC meet with the City's new Energy Coach Liora Silkes to learn more about the City's programs and goals.

Ms. Silkes explained that Newton had adopted an energy action plan in 2019 which included both items that were currently in progress and goals which the City wanted to reach. This action plan was intended to go through 2025 with the ultimate goal of making Newton a net zero community by 2050. Mr. Brody asked if Ms. Silkes could define what the City meant by "net zero". Ms. Silkes stated that she was not sure that there was any official definition but that it was essentially a calculation that could calculate energy use data from many sources. She explained that realistically, it was hard to give a current definition because the 2013 inventory of gas emissions was in the process of being updated. She stated that they hoped to have updated information announced soon. She explained that they did not yet have a good way of looking from a city level at residents' personal energy uses but that in terms of buildings, they could consider the embodied carbon and energy it uses.

Ms. Silkes moved on to a presentation beginning with a pie chart that showed the City's energy usage in 2013. She pointed out that residential building and vehicles made up more than 50% of the usage. Ms. Silkes noted that it is important for the City to understand where they are starting from and that the City's buildings are its primary energy users. At a municipal level, the City was working on initiatives such as installing new solar collectors at schools and the Main Library, which would be coming online soon, and that all of the non-emergency vehicles in the City were now electric. She pointed out that even though the City had done a lot of work on these improvements, that it still only represented 2% of the energy usage on the chart.

Ms. Silkes explained that the next step was to consider improvements to residential usage including sustainable development design and required electrification. She noted that sustainable design was now a requirement of the special permit process and that it was helpful when parties were in the same place using the same language. She thought that it would be helpful for the CPC to be aware of these requirements as the Committee often looked at projects in their early stages. She explained that the requirements only applied to Special Permit projects over 20,000 sf. and included five elements. Of these five, only two – the rating system and electric vehicle (EV) charging requirements have been defined so far. The other three were considered to be "reserved" while the City worked on further defining them.

Ms. Silkes explained that the first requirement, the rating system, allowed new buildings to use two potential systems, LEED and Passive House, to determine the sustainability of the structure. She explained that the LEED system was generally broad and focused on sustainability while the Passive House system was centered on energy and focused on the envelope and HVAC systems. Passive House systems looked at operating cost effectiveness and construction costs as well. She presented an example of a current Passive House development in Cambridge which would be 100% affordable housing when complete. Ms. Silkes explained that the overall construction cost increased only by 1-2% to meet Passive House requirements and noted that Mass Saves also had incentive programs that could be applied throughout construction. In Newton, both the Riverside and Northland

developments were pursuing Passive House standards as well. She also pointed to Fitchburg's Moran Square development as a Passive House example which includes rehabilitation of an historic structure as well as new construction. She explained that this project was both meeting Passive House standards and had been approved by the National Park Service for historic tax credits. She explained that she could provide more examples if members were interested on these types of projects and noted that a lot of work has been done to understand the high level of insulation work to be done on historic structures. She noted that a lot of this requirement involved thinking about the building envelope and what can be done with it to improve energy efficiency.

Ms. Silkes moved to the second requirement, which covers the need to add EV charging stations to 10% of the parking spaces with an additional 10% of the spaces to be ready for future EV charging stations. The third requirement is reserved for solar panels. At present, the City does not have a written standard for solar panels as they need to consider a range of issues including roof conditions, types of panels, and the potential for leasing space. Ms. Silkes thought that federal tax credits had funded many of the existing solar panel installations on homes and was looking into ways to expand these programs to give non-profits options as well.

Requirement four involved the "net zero" or making decisions which allow the building to be self-sufficient without a need for outside energy. Ms. Silkes noted that even with solar installations, a building might not generate all the electricity it needed to meet the structure's needs. She noted that this was a hard requirement to define and that in most cases, this goal could not be met just with solar installations. However, she thought that considering these issues was a positive step for new developments. Embodied Carbon was also considered in this requirement. Ms. Silkes explained that this dealt with the high carbon costs needed to produce new elements and noted that there could be a benefit to holding onto historic buildings when one considered the amount of cement, steel, etc. that would need to go into replacing the structure. She added that this is a growing and changing field and that the City was working to put together language to address this requirement.

The last requirement is electrification of HVAC, cooking water heating and laundry systems in new buildings. Ms. Silkes noted that the City had considered a Home Rule petition to require this in all new construction and heat pumps were anticipated to be the primary solution. She noted that heat pumps have been found to be the most efficient way to heat an indoor space, but that it was still a challenge to use only electric systems for water heaters in large buildings. She ended her presentation by noting that the listed requirements were the main items which the City was considering when looking at project reviews even though the requirements were not fully defined for all of these elements yet.

Ms. Weber asked if Ms. Silkes could make this power point presentation available as she thought that this was something that the Committee would need to revisit and saw this as the start of the CPC's education process. Mr. Brody noted that Ms. Silkes had assisted the Nonantum Village Place project in redesigning its roof and HVAC system to be more energy efficient. Ms. Silkes stated that in that case, they were working with an owner that knew a lot about green systems and was a good example of where a slightly bigger investment now would lead to a better project. She noted how important the CPC had been in this project as once the owners understood that the CPC supported the energy efficiency changes, they were willing to move forward with those changes.

Ms. Armstrong noted that building codes were constantly changing to include these elements and expected that it would be something that more applicants would need to consider in the future. He thought that the City could be a leader in supporting these elements and promoting these changes to the building code. Ms. Molinsky asked if these elements were considered for every project that went to Inspectional Services for a permit or only the Special Permit projects. Ms. Silkes answered that these requirements did not apply to by-right development but that they were working on outreach and opt-in programs and discussions as a way to get these ideas out into the public.

Mr. Brody asked whether the CPC needed to require these elements if sustainable design development reviews would require them anyway. Ms. Silkes noted that many projects held their initial discussions with the City through the CPC and thought that it would be helpful to those projects for the CPC to start the discussion when possible. Mr. Brody thought that new pre-proposals should discuss these issues and suggested that the CPC could raise them in an open way rather than dealing with too many specifics. He agreed that the CPC was often a project's first stop and that getting applicants to think about these issues early in the process could be beneficial.

Ms. Weber asked if the City had a statement on this program or a formally enacted position that the CPC could point to as a guide. Ms. Silkes recommended using the Climate Action Plan or the Mayor's statement explaining how addressing climate issues involves every department and person in Newton. Ms. Weber thought that the CPC could easily work as an advocate for these programs and encourage applicants to consider these steps as part of any CPA funding request. Members agreed that the CPC was receptive to passing along suggestions for more energy efficient projects and encouraging applicants to work with the City on these goals. Ms. Molinsky noted that the CPC had made a point of including in the recommendation to City Council that it had taken these improvements into consideration in recommending the CPA funds.

Josephine McNeil, developer from CANDO, stated that, she did not want to see the CPC adding more redundancy or requirements for their projects that are already being covered by other City reviews.

Members agreed to revise the guidelines to add the Mayor's statement on climate change and asked Ms. Kritzer to consult with Ms. Silkes on those changes. Ms. Silkes thought that it would make sense for any language in the CPC's documents to mirror the requirements for Special Permits and other reviews. She also noted that this program was in its early stages and would continue to develop, change and grow.

### **Pre-Proposal Review of City of Newton Municipal, School, and Historical Exterior Building Envelope Study**

Project Manager Rafik Ayoub from the Public Buildings Department was present to discuss their pre-proposal for the City of Newton's Municipal, School, and Historical Exterior Building Envelope Study project. Mr. Ayoub explained that the Public Building Department was requesting proposals from on-call designers to complete envelope studies on fifteen buildings listed in the pre-proposal. The goals of the project include evaluating the foundation, walls, windows, doors, roof and other envelope-elements of each structure; determine if there are any deficiencies and record them; recommend corrective actions; and develop appropriate solutions. He stated that there was a lot of support for

this project from the administration and noted that their overall goal was to preserve, restore, and rehabilitate the City's existing historic resources.

Mr. Ayoub explained that in 2012, the City had completed a CPA funded project to assess the historic significance of its municipal structures in order to allow for intelligent investments in the future and the protection of the City's historic assets. The City invests significant amounts of capital into its City buildings and Mr. Ayoub noted the accounts and funding sources used for this work. The Public Building Departments focus was on stabilizing structures and was also interested in reducing energy consumption. The newly proposed project could assist their department in both goals and would better inform them on where future investments were needed. He noted that the building envelope work could assist them in directing projects to the CIP and allow them to develop more informed and targeted projects. Mr. Ayoub stated that the idea was not to use CPA funding to look at all of the City's buildings and noted that both the CIP and City's Green Building initiatives looked at a wide range of projects throughout the City. He also noted that he had spoken with Ms. Kritzer about the fact that several of the buildings in the proposed project including Fire Stations 1 and 2 and the Main Library. He stated that these buildings were included in Phase I of the 2012 study and thought that the Fire Stations could now be considered historically significant due to their area and architectural interest and that the Main Library was a civic structure with great importance. Mr. Ayoub stated that they were requesting \$100,000 in CPA funding for the envelope study. He added that they were flexible and were interested in learning if the CPC had any recommendations for altering their approach to the project.

Ms. Molinsky asked how the City chose the buildings included in the pre-proposal. Mr. Ayoub explained that this work was an action item in the 2011 study and that only a brief physical assessment of the buildings was done at that time. He noted that the list was broken into two parts and that the second half of the list included buildings that would be researched if funding remained after the initial work. He reiterated that all of the properties included in the pre-proposal were discussed in the 2011 plan.

Ms. Datta noted that the project requested funding only to look at the building envelopes. She asked if the City regularly completed Capital Needs Assessments (CNA) municipal structures and asked for more information on how the current project fit into the City's regular processes. Mr. Ayoub stated that the pre-proposal included information on the yearly maintenance budget for these buildings. He noted that the City spends over \$500,000 annually maintaining the buildings included in this project and that the current proposal was focused on stabilizing and extending their useful lives. The intent was to complete a deep and informed study of these building envelopes and their difficulties. He noted that the City needed to understand the building envelopes before initiating any projects on these buildings. Mr. Ayoub stated that Public Buildings had a lot of other projects in the pipeline that were already included in the Capital Improvements Plan (CIP). Once this study was completed, the City would have the information it needed to consider projects on these structures. Ms. Datta asked if it was the City's practice to do CNAs for its buildings. She asked for more information on the City's regular practices in the final proposal.

Mr. Maloney noted that the meeting notes had questioned whether the Main Library was eligible for funding and stated that he was confused as to whether the Main Library was in the project or not. Mr. Ayoub stated that the Main Library was included in the project. Ms. Kritzer clarified that the



Community Preservation Act required that Historic Resource projects either be listed on the state or National Registers of Historic Places or be found by the local historical commission to be locally significant. The meeting notes pointed out that several of the buildings included in the proposal were not currently listed and had not yet been reviewed by the Newton Historical Commission. She explained that the Main Library might be particularly difficult to find historically significant at this time because it was only thirty years old, and fifty years was usually the minimum age for this designation. Mr. Ayoub stated that he was working with the City's Chief Preservation Planner Valerie Birmingham to address these questions and would be going to the NHC's next meeting to discuss these properties. He felt that the Library could be considered historically significant because the Phase I report had noted that it had civic significance. Ms. Kritzer explained her interpretation of the Phase I report and the process for finding a building to be historically significant.

Marcia Johnson, League of Women Voters, asked if the Crafts Street Stable was included in the project. She noted that this building had been the subject of restoration discussions for many years and wanted to make sure that it was brought to the City's attention. Mr. Ayoub confirmed that the building is part of the current proposal.

Ms. Lunin asked if the CPC was to assume that all of the buildings had been accepted as Historic Resources when the project is next reviewed. It was noted that the NHC would complete their review of the buildings prior to the submittal of the full proposal. Mr. Brody noted that the proposal included two lists and that only those buildings that have been determined to be historically significant would be considered eligible for funding. He added that he would be agreeable to seeing a final proposal for this project but that it should only include buildings that were considered to be historically significant.

Mr. Maloney thought that the main proposal should include more information on how much funding was allocated to each building and the work to be completed. He noted that the current proposal broke down to about \$7,000/building and was not sure that that was enough to do a complete assessment. He thought that it would be useful to have a more detailed budget for the project. Ms. Molinsky asked about these buildings' major systems such as their boilers. She wondered if looking at the buildings more comprehensively would be a more efficient process.

Mr. Dunker pointed out that the CPC had not supported the City's prior proposal for funding for the War Memorial steps because they considered it to be maintenance. He expressed concern with the current project and how to determine whether the proposal should be classified as regular maintenance or historic preservation. Mr. Brody agreed that the CPC could not fund regular maintenance but pointed out that the CPC could fund the difference between completing a repair and completing a repair in an historically correct manner. He wanted to know if this work needed to be completed regardless of the historic significance of the properties, and whether it should be done on a routine basis anyway. Both Mr. Dunker and Mr. Brody shared their concerns that the CPA funding cannot be used to fund maintenance work.

Mr. Ayoub stated that the purpose of this project was not regular maintenance and that all of the buildings would be assessed to find out what needed to be done to preserve them. He reiterated that the City needed this assessment before any further work could be planned.

Ms. Lunin noted that the City had a goal of developing more energy efficient systems. She wondered if damage could be done to the City's historic structures without this information as it moved forward with its goals for energy efficiency. It was noted that the City could be asking to fund with a close look at these buildings to assist in their energy efficiency.

Ms. Molinsky asked again why the project was stopping at the building envelope and thought that this was a missed opportunity. Mr. Ayoub thought that the City had already done an assessment on accessibility but was not sure if it had already looked at systems and maintenance. Members asked that any completed studies on these buildings be included in the full proposal and that the proposed work be more closely defined.

Mr. Brody moved to invite the Public Buildings Department to come back before the CPC with a full proposal after first finding out if all of the proposed structures were historically significant and that the full proposal also include information on the cost per building in the study. He added that the full proposal should also include information on whether the City has studies concerning other work needed on these buildings already. Ms. Molinsky seconded the motion. She added that this project to be possible for the CPC to approve and that to do that, the proposal needed to be clearer and more in line with the CPC's guidelines. She supported the motion as a way to get to that clarity and also asked for information on how all of the buildings are currently used. The motion passed by unanimous vote.

### **Approval of Revised Community Preservation Plan Guidelines**

An updated draft of the CPP Guidelines which included member revisions had been sent out with the meeting materials for review. Mr. Brody noted that the Committee had just discussed adding energy efficiency and related issues to the guidelines and suggested that the Committee hold off on a vote at this time. He stated that he would prefer not to have multiple votes on changes to the guidelines and noted that the CPC was still waiting to have its annual meeting with the City Council where more changes might be suggested. He explained that he had been in touch with President Albright about this meeting and expected that it would happen at some point. He suggested that the Committee hold off on approving the changes for now and share the draft document with the City Council along with the At A Glance updates and current target levels. He thought that before the CPC solicited new information from the public on potential target levels that it would be helpful to have a consultation on the question with the City Council first. Members agreed that they were fine with holding on the draft guidelines for now.

### **Review of Current Finances**

Ms. Kritzer reviewed the updated finance information sent out in the meeting packet, noting that the Athletic Fields project had been approved by City Council since the last meeting. There were no other changes to the financial information at this time.

### **Approval of September 20 Minutes**

Ms. Weber had conducted the initial review of the draft minutes before they were sent out to the full Committee. Members had no further changes at this time. Mr. Maloney moved to approve the draft

minutes as submitted. Ms. Lunin seconded the motion which passed by a vote of seven to zero with Mr. Dunker abstaining from the vote as he had not been present for the full meeting in September.

**Designate Member for October Minute Review**

Ms. Lunin agreed to be the initial reviewer for the October draft minutes.

**Other**

Members thanked Mr. Brody for bringing Ms. Silkes in to meet with the Committee on the City's energy programs.

Mr. Dunker and Ms. Lunin agreed to do the member introductions at the November meeting.

Ms. Lunin moved to adjourn. Mr. Maloney seconded the motion which passed by unanimous voice vote. The meeting was adjourned at 8:43 P.M.