



COMMUNITY PRESERVATION COMMITTEE AGENDA

July 12, 2022 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.

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. At the above date and time, click on “Join a Meeting” and enter the following Meeting ID: **88299711373**

Ruthanne Fuller
Mayor

To join this meeting on your computer, go to:

<https://us02web.zoom.us/j/88299711373>

Barney S. Heath
Director of Planning and
Development

One tap mobile: **+16465588656,,88299711373#**

At the start of the meeting, CPC members will designate a member to be responsible for reviewing the draft minutes for this meeting.

COMMUNITY PRESERVATION COMMITTEE

PROPOSALS AND PROJECTS

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

7:00 P.M. - Update on Future Recreation Projects from Parks, Recreation, and Culture Department

7:20 P.M. - Public Hearing on the [Gath Pool Project - Design and Construction Drawings](#) (Requesting \$486,500 in CPA Recreation Funding)

7:45 P.M. Public Hearing on the [Jackson Homestead Basement Rehabilitation Study](#) (Requesting \$75,000 in CPA Historic Resource Funding)

www.newtonma.gov/cpa

OTHER BUSINESS

Program Staff
Lara Kritzer
Community Preservation
Program Manager
lkritzer@newtonma.gov
617-796-1144

- 1) Review of Updated Logo Design
- 2) Review of Current Finances
- 3) Approval of June 14 Minutes
- 4) Other

1000 Commonwealth Ave
Newton, MA 02459
T 617.796.1120
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 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

Update on Future Recreation Projects from Parks, Recreation, and Culture Department

During last month's discussion on the Gath Pool Pre-Proposal, members suggested that it would be helpful to learn more about the Parks and Recreation Department's current projects and what might be coming to the CPC in the future. Commissioner Nicole Banks will be present to an update and status report on the Athletic Fields and other Parks projects, including rough numbers on what funding requests are likely to be coming to the CPC in the near future. I expect this to be a 10-15 minute presentation with some time allowed for questions.

Public Hearing on the Gath Pool Project - Design and Construction Drawings

The Parks, Recreation and Culture Department met with the Committee last month to review their pre-proposal for the next phase of work on the Gath Pool Renovation Project. The Proposal has not changed from the pre-proposal reviewed last month – the application requests \$486,500 in CPA Recreation funding to complete Phase II of the project which will finalize the schematic designs, turn them into construction documents, and complete the permitting and bidding process so that the project can move forward with actual construction work in the next phase.

While the Proposal is the same as the Pre-Proposal, it did not include all of the attachments found in the original proposal such as the preliminary plans and letters of support. All of that information is available on the project webpage at:

<https://www.newtonma.gov/government/planning/community-preservation-program/proposals-projects/gath-memorial-pool-renovation-project>

Public Hearing on the Jackson Homestead Basement Rehabilitation Study

Lisa Dady of Historic Newton had met with the Committee in April to discuss a pre-proposal for the full project to correct the moisture and water problems in the basement of the Jackson Homestead and make the space useable for storing and displaying the City's historic archives and collections. Since that time, the applicants have decided to scale back the project and are now only requesting

initial funding to begin the process by hiring consultants to study the space and develop plans and a budget for its restoration. The full proposal with a narrative statement explaining the changes is attached.

OTHER BUSINESS

- 1) Review of Updated Logo Design – I met with the NNHS student who is working on the new logo after the last meeting to go over the updated designs. I don't have the revised design yet, but am hopefully that will have it by Tuesday for the Committee to review.
- 2) Review of Current Finances - The Finances At a Glance document has been updated this month with two additional pages. In the past, the document included a table and chart that looked at the CPA funding in the last 5 years, 10 years, and over the life of the program in comparison to the program's revenue. This becomes a little tricky when looking at recent years, however, as we have spent down the pot of saved prior year funds so we are spending more than we brought in in new revenue during those periods. To address this, there is now a table and chart that compare the funding to spending over time, which gives a better sense of how the funding has been divided out between categories in recent years. Otherwise, I don't think the funding amounts have changed since our last meeting.

I have also updated the Current Projects list and attached it here for review.

- 3) Approval of June 14 Minutes – These may not be ready to do at this time - I am hoping to have the draft minutes out to you all before the meeting.
- 4) Other - Just in case.

Newton Community Preservation Program
CPC Staff *READER'S GUIDE* to New Proposal
Gath Memorial Pool Renovation Project, Phase II –
Design Development and Construction Drawings

CPA REQUEST: \$486,500 – Approx. 92% of Phase II costs, 90% of total project costs

TOTAL COSTS: \$525,700

This proposal requests CPA funding to continue work to renovate and restore the existing Gath Memorial Pool Facility. Phase II will build on the work completed over the last year on the existing conditions study of the pool facility by developing the pool design into construction and bidding documents. The goal of Phase II is to make the project “shovel-ready” and complete all of the steps necessary to move forward with construction in Phase III.

RECOMMENDED CONDITIONS for CPC FUNDING

1. Funding is intended to be used to hire a consultant to complete the work necessary to complete all of the necessary design and construction documents for the property including the schematic design and site approval process, design development, construction documents and specifications, and bidding documents to bring the project to “shovel-ready” status.
2. The CPC shall receive a copy of the completed plans and specifications for inclusion on the project website.
3. All recommended CPA funds should be appropriated by the City Council within 6 months and expended within one year of the date of any CPC recommendation. If either deadline cannot be met, the applicant should request a written extension from the CPC, which the CPC may grant at its discretion.
4. Any CPA funds appropriated but not used for the purposes stated herein shall be returned to the Newton Community Preservation Fund.

DETAILED NOTES & QUESTIONS

This project is eligible for CPA funding for the Preservation, Rehabilitation and Restoration of a Recreation site and facility.

QUESTIONS

- Is the Feasibility Study now complete or are there more elements to be done? Did it include an estimate for the potential construction costs?
- Has the schematic design been chosen? If not, what is the review and approval process for choosing the design?
- When does the City anticipate it will be ready to start/complete the construction?

COMMUNITY NEEDS

This proposal is the next step in a much larger Recreation project to restore and improve the existing 60 year old Gath Memorial Pool Complex. During the first phase of the project, the Committee received numerous letters of support from organizations and individuals who regularly use Newton’s only public swimming pool facility. Those initial discussion and the recently completed conditions assessment have highlighted the critical need for this repair as the facility’s systems and features are now well beyond

their useful life. The current proposal would complete all of the research and design work needed to take the project from its current stage through to construction.

This project has been included in the City of Newton’s Capital Improvement Plan (CIP) for several years. In 2021, the project moved up the list due to the increased urgency of the work needed there and is currently listed as Priority #44 in the FY22-26 CIP. The project is specifically noted in the Open Space and Recreation Plan’s Seven Year Action Plan as a “Possible Aquatic Project” in Goal 2, Objective 2B, #25 which includes “Replacing the pool, kiddie pool, and bath house” (<https://www.newtonma.gov/Home/ShowDocument?id=47207>, Section 9, Pages 151-152). The current proposal also notes that the current project would address additional goals in Section 8 of the OSRP including the following:

- Section 8, Page 141 Goal 3 Objective 3A: Increased accessibility in the City’s Park land.
- Section 8, Page 142 Goal 4 Objective 4A: Improved existing open space resources where need is greatest.

DEVELOPMENT USES & SOURCES

CPA funding is requested to hire the existing consultants, Bargmann Hendrie + Archetype, Inc. (BH+A), to continue their work on the project and take it to construction ready status. The CPA funding allocated for Phase I was used to hire BH+A to complete the initial assessment materials, including a schematic design, which are included with the proposal. The Phase II funding will build directly on the information gathered during Phase I to complete the necessary plans and permitting to complete the restoration work. The proposal includes an attachment from BH+A on Design Services which includes a detailed list of the Phase II work to be done and its proposed costs. The CPA funding will be matched by the City with staff time that will be used to oversee the project and consultants through the design review, approval and permitting process.

PROJECT FINANCES

This request is the second step in the process of replacing and restoring the Gath Memorial Pool Facility to ensure that it will continue to be a resource for Newton residents in the future. The ultimate cost of the completed project is not noted in the Phase I materials submitted with the application but an estimate was anticipated to be completed as part of the initial feasibility study. CPA funding was used for the majority of the funding of Phase I and is requested to cover all of the consulting costs for Phase II as was anticipated when the initial funding was approved. It is possible that additional CPA funding will be requested in the future to assist with the physical restoration of the site once the final plans are complete and approved.

SPONSOR QUALIFICATIONS AND INSTITUTIONAL SUPPORT

The project will be overseen by Luis Perez Demorizi from Parks and Recreation and Rafik Ayoub from Public Buildings. Both are currently overseeing the Phase I work and have completed similar plans and construction projects for the City, including the CPA funded work at the Waban Hill Reservoir. The initial Phase I proposal also includes institutional letters of support from Mayor Ruthanne Fuller and Commissioner Nicole Banks.

SITE CONTROL

Gath Pool is owned by the City of Newton and has been operated and maintained Parks, Recreation and Culture Department since its construction.

City of Newton



Ruthanne Fuller
Mayor

Newton, Massachusetts Community Preservation Program FUNDING REQUEST

PRE-PROPOSAL

PROPOSAL

(For staff use)
date rec'd:

Last updated October 2020.

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

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

Lara Kritzer, Community Preservation Program Manager

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

lkritzer@newtonma.gov

617.796.1144

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

Project TITLE	GATH POOL PROJECT, PHASE II			
Project LOCATION	256 Albemarle Road, Newtonville MA 02460			
Project CONTACTS	Name & title or organization	Email	Phone	Mailing address
Project Manager	Luis Perez Demorizi, Open Space Coordinator Parks, Recreation & Culture/ Rafik Ayoub, Project Manager, Public Buildings Department	lpdemorizi@newtonma.gov rayoub@newtonma.gov	617-769-1500 617-796-1621	246 Dudley Road, Newton MA, 02459/52 Elliot Street, Newton, 02461
Other Contacts	Nicole Banks, Commissioner Parks, Recreation & Culture/ Josh Morse, Commissioner Public Buildings	nbanks@newtonma.gov jmorse@newtonma.gov	617-796-1500 617-796-1608	246 Dudley Road, Newton MA, 02459/ 52 Elliot Street, Newton, 02461
Project FUNDING	A. CPA funds requested: \$ 486,500.00 – Phase II Design	B. Other funds to be used: \$ 39,200.00 – approximate cost for staff time	C. Total project cost (A+B): \$ 525,700.00	
Project SUMMARY	Explain how the project will use the requested CPA funds. You may provide more detail in attachments, but your PROJECT SUMMARY MUST FIT IN THE SPACE BELOW. Use a cover letter for general information about the sponsoring organization's accomplishments.			

The Gath Pool is situated within the Russell J. Halloran Sports and Recreation Complex, a.k.a. Albemarle Playground (Currently under Improvements Design Phase through separate CPA design funding). The property is owned and operated by the City of Newton under the care and control of the Parks, Recreation & Culture Department.

Gath Pool is the sole public outdoor swimming pool for Newton's +85,000 residents and non-resident guests. It welcomes 30,000 users per season. Newton Parks, Recreation & Culture (PRC) has managed Gath Memorial Pool since it was constructed over 60 years ago. The pool is used daily, hosting swim lessons, summer camps, recreational and lap swimming, Special Athletes programs, senior programs and the City's coed Bluefish Swim Team made up of 200 members ages 5-18. Gath Pool also hosts the annual Summer Suburban Swim League regional championships with teams from 12 nearby communities and over 5,000+ visitors.

Neither the pools nor the bathhouse meets current ADA or MAAB accessibility guidelines; the 60-year old pools, deck, systems and equipment are past end-of-life; the pool leaks significantly; the decks are tripping hazards, marred by cracks, drains and other infrastructure; there is a need for more lap lanes.

Over the span of the past 8 months (September 2021 thru May 2022), the Parks, Recreation and Culture Department (PRC), in concert with the Public Buildings Department (PB) and with support of the consultant Bargmann Hendrie + Archetype, Inc. (BH+A) herein referred to as "The Team" has managed a series of Community and focus group meetings so seek input from a number of stake holders including, the Friends of Albemarle, Newton Bluefish, Commission on Disability, Conservation Commission, and the Parks and Recreation Commission, Athletes Unlimited, along with members of groups representing the LGBTQ+ and 55+ community and with much input from Newton Residents as a whole to help steer the direction of the pool improvements. This effort has led to the Draft Existing Conditions attached to this application. The Existing Facilities Study has been funded utilizing CPA funds in the Sum of \$60,000. The report is a result of the CPA support for a new pool.

The application for additional funding herein is a request to continue developing the pool design into a shovel-ready project, with the intent to seek construction funds at the appropriate time in the planning phase of the project over the course of the next calendar year. It is the team's intent to amend the consultant's contract to capture the tasks required to bring the project into Phase 2, design development through Bidding. Another contract amendment is expected at the time of the construction funding request to cover construction administration.

As noted above, PRC and co-sponsor Public Buildings, with the support of the community for a new pool, are seeking to amend the consultant's contract to include the following scope for Phase II of design:

Phase II tasks of the design phase are outlined below:

- Schematic Design/Site Plan Approval
 - Civil and Environmental Engineering Design for Conservation Commission Permitting
 - Landscape Architectural Services for Environmental permitting
 - Architecture and Aquatic design for Permitting
 - MEP Design around utilities and Stormwater design
 - Traffic and Parking Study
 - Hazardous Material Investigation
 - Geotechnical Investigation (Soil Borings and report)
 - Sustainability and technology assessment
- Design Development
 - Advance design resulting from SD/permitting
- Construction Documents
 - Geotechnical Specifications
 - Hazardous material Specifications
 - Technological, infrastructure and equipment specification
- Bidding
 - Construction bidding assistance
 - Addenda review
 - Contractor bid evaluation assistance

Project TITLE	GATH POOL PROJECT, Phase II		
USE of CPA FUNDS	RECREATION		
	Preservation	x	
	Rehabilitate/ Restore	x	
COMMUNITY NEEDS	From each of at least 2 plans linked to the Guidelines & Forms page of www.newtonma.gov/cpa , provide a brief quote with plan title, year, and page number, showing how this project meets previously recognized community needs. You may also list other community benefits not mentioned in any plan.		
<p><u>Open Space and Recreation Plan Update 2020-2027</u></p> <ul style="list-style-type: none"> Section 8, Page 141 Goal 2 Objective 2B: Improved City parks, playgrounds, and other recreational facilities. Section 8, Page 141 Goal 3 Objective 3A: Increased accessibility in the City's Park land. Section 8, Page 142 Goal 4 Objective 4A: Improved existing open space resources where need is greatest. Section 9, Pages 145-146 Goal 2 Objective 2A #25: Gath Pool: Develop feasibility study and implement an improvement plan that addresses: Replacing the pool, kiddie pool, and bath house <p><u>Capital Improvement Plan FY2022-2026</u></p> <ul style="list-style-type: none"> Page 11, <i>Protecting Woods and Open Spaces & Caring for our Parks and Recreational Spaces</i> – "...The need to renovate or replace the Gath Pool has been raised in priority in this CIP. A study will be conducted this year to analyze the maintenance needs and provide possible options for more substantial renovations..." CIP by Priority FY 2022-2026, Priority 44: "Gath Memorial Pool has served Newton residents for over 50 years. Though the building was recently renovated in 2013, the swimming pool and all attendant components (i.e. pump, filter, piping, decking, electrical, and chemical feeder) require complete renovation and replacement work to ensure continued enjoyment by the community." "A renovation plan is needed to determine the cost to upgrade systems and restore the pool shell to stop water loss through leaks." 			
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
	Arthur Magni, Chairman Parks & Recreation Commission	magni@rcn.com	
	Cedar Pruitt, President Friends of Albemarle	friendsofalbemarle@gmail.com cpruitt@gmail.com	
	Sean Nickerson	snickerson@newtonma.gov	

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	GATH MEMORIAL POOL RENOVATION PROJECT	
SUMMARY CAPITAL/DEVELOPMENT BUDGET		
Uses of Funds		
Phase II: Design Consultant Contract Amendment – Not-to-exceed amount.		\$486,500.00
Approximate staff time for the duration of Phase II Design @ 20/hrs per week for 10 months (49,00/HR)		\$39,200.00
		\${amount}
		\${amount}
		\${amount}
D. TOTAL USES (should equal C. on page 1 and E. below)		\$525,700.00
Sources of Funds	Status (requested, expected, confirmed)	
CPA funding	Requested	\$486,500.00
Approximate staff time for the duration of project	expected	\$39,200.00
		\${amount}
		\${amount}
E. TOTAL SOURCES (should equal C. on page 1 and D. above)		\$525,200.00
SUMMARY ANNUAL OPERATIONS & MAINTENANCE BUDGET (cannot use CPA funds)		
Uses of Funds		
Approximate Staff Payroll		\$141,316.00
Pool testing supplies		\$500.00
Pool treatment materials (chlorine, Carbon Dioxide, Calcium Chloride and Sodium bicarbonate)		\$17,520.00
Pool water – Includes filling, backwashes & leak		\$140,000.00
Staff Uniforms		\$500.00
F. TOTAL ANNUAL COST (should equal G. below)		\$284,068.00
Sources of Funds		
Revolving Fund Account (Part-time and seasonal staff only)		\$70,316.00
Operating budget (Aquatics manager salary and supplies)		\$159,520.00
G. TOTAL ANNUAL FUNDING (should equal F. above)		\$284,068.00
Project TIMELINE	Phase or Task	Season & Year
	Schematic Design/ Site Plan Approval/ Permitting	July-September 2022
	Design Development	September-December 2022
	Construction Documents	December – March 2022
	Bidding	April 2022
	Total Phase 2 Duration	10 Months

Project TITLE		GATH MEMORIAL POOL RENOVATION PROJECT	
↓ Check off submitted attachments here.			
REQUIRED.		PHOTOS	of existing site or resource conditions (2-3 photos may be enough)
		MAP	of site in relation to nearest major roads (omit if project has no site)
Pre-proposals: separate attachments not required, just use page 3 of form. Full proposals: separate, detailed budget attachments REQUIRED.	PROJECT FINANCES printed and as computer spreadsheets, with both uses & sources of funds		
		Development budget: include total cost, hard vs. soft costs and contingencies, and project management – amount and cost of time from contractors or staff (in-kind contributions by existing staff must also be costed) Operating/maintenance budget, projected separately for each of the next 10 years (CPA funds may not be used for operations or maintenance)	
		Non-CPA funding: commitment letters, letters of inquiry to other funders, fundraising plans, etc., including both cash and est. dollar value of in-kind contributions Purchasing of goods & services: briefly summarize sponsor’s understanding of applicable state statutes and City policies	
REQUIRED for all full proposals.	SPONSOR FINANCES & QUALIFICATIONS, INSTITUTIONAL SUPPORT		
		For sponsoring department or organization, most recent annual operating budget (revenue & expenses) & financial statement (assets & liabilities); each must include both public (City) and private resources (“friends” organizations, fundraising, etc.) For project manager: relevant training & track record of managing similar projects	
REQUIRED for all full proposals involving City govt., incl. land acquisition.		CAPITAL IMPROVEMENT PLAN	current listing/ranking & risk factors for this project
		COVER LETTER	from head of City department, board or commission confirming: current custody, or willingness to accept custody, of the resource and commitment of staff time for project management
	ZONING & PERMITTING		
		Permits required: including building permits, environmental permitting, parking waivers, demolition, comprehensive permit, or special permits (if applicable) Other approvals required: Newton Conservation Commission, Newton Historical Commission, Newton Commission on Disabilities, Parks and Recreation Commission, Massachusetts Historical Commission, Massachusetts Architectural Access Board, etc.	
	DESIGN & CONSTRUCTION		
		Professional design & cost estimates: include site plans, landscape plans, etc. Materials & finishes; highlight “green” or sustainable features & materials	
OPTIONAL for all proposals.		LETTERS of SUPPORT	from Newton residents, organizations, or businesses

Community Preservation Program
CPC STAFF READER'S GUIDE

Proposal Title: **Jackson Homestead Basement Rehabilitation, Phase I**

CPA Funding Request: \$75,000 for the Preservation, Restoration and Rehabilitation of Historic Resources (91% of total project)

Total Project Cost: \$82,000

RECOMMENDED QUESTIONS, REQUESTS, or CPC ACTIONS prior to FUNDING VOTE:

Historic Newton is requesting Historic Resource funding to preserve, restore and rehabilitate the basement level of the ca. 1809 Jackson Homestead by hiring consultants to develop plans for addressing the water infiltration and moisture issues in the basement which are damaging the foundation and collections stored in that space. In considering Historic Resource Projects, members may want to start by considering the following general questions:

- 1) Is this building a significant historic resource that deserves to be preserved with CPA funding?

The Jackson Homestead is considered to be a significant historic resource for the City of Newton. The Federal style building is an excellent example of its period which has retained its defining historic features and setting. The property was individually listed on the National Register of Historic Places in 1973. This designation was amended in 2003 to recognize the role of the property as a site on the Underground Railroad. The Homestead was given to the City by the Jackson family in 1949 and is used as both the City's History Museum and the repository for Newton's historical collections and archives.

- 2) Is the proposed work eligible for funding under the Community Preservation Act? To be eligible for CPA funding as an Historic Resource, a project must meet three requirements:
 - The property, structure, building or artifact must be either listed on the State or National Register of Historic Places, or must be considered locally significant by the Newton Historical Commission,
 - The type of work to be completed must meet the definition of allowable work under the Community Preservation Act, and,
 - The work to be completed must meet the Secretary of the Interior's Guidelines for Rehabilitation.

As noted above, the property meets the first requirement as it is listed on the National Register of Historic Places.

The second question is whether or not the type of work proposed is allowable under the CPA's requirements. CPA funding has been requested to Preserve and Rehabilitate/Restore the Jackson Homestead by hiring consultants to complete a thorough study of the problem and potential solutions. The CPA defines Preservation as the "protection of personal or real property from injury, harm or destruction." It goes on to provide more detail on the uses of CPA funding in the definition of Rehabilitate/Restore, which states that CPA funding can only be used for the following purposes:

- Capital Improvements to the Historic Resource. Under the Act, Capital Improvements are defined as *“reconstruction or alteration of real property that:*
 - (1) materially adds to the value of the real property, or appreciably prolongs the useful life of the real property;*
 - (2) becomes part of the real property or is permanently affixed to the real property so that removal would cause material damage to the property or article itself; and*
 - (3) is intended to become a permanent installation or is intended to remain there for an indefinite period of time.”*
- Extraordinary Repairs for the purpose of making the Historic Resource functional for its intended use
- Improvements to comply with the American with Disabilities Act and other federal, state or local building and access codes.

The Act also specifies that no CPA funding can be used under any funding category for work that is considered to be regular maintenance (Section 5(b)(2)). Maintenance is defined in the legislation as *“incidental repairs which neither materially add to the value of the property nor appreciably prolong the property’s life, but keep the property in a condition of fitness, efficiency or readiness.”*

Assuming that the project meets the first two requirements, members must also consider whether or not the specific work to be completed will comply with the Secretary of the Interior’s Standards. In this case, no physical work is being completed on the project so this last requirement does not apply at this time.

3) Is the proposed work a Capital Improvement or Maintenance?

As noted above, the Act is very clear that Historic Resource funding may be used only for Capital Improvements and not regular maintenance items. Since the proposed project will study existing condition and develop plans for future construction, this question does not need to be addressed at this time. However, I think it is reasonable for members to consider whether or not the ultimate work to be done is a capital improvement as part of this review. This project is similar in scope to the work recently reviewed for the Newton Community Farm where water infiltration issues are also damaging the foundation of the building and endangering the overall structure.

4) Does the proposed work meet the Secretary of the Interior’s Guidelines for Rehabilitation?

As noted above, this question may not be necessary for this project as it no longer includes construction funding. It should be noted, though, that many communities require that applicants complete a thorough study of the condition of the Historic Resource before receiving construction funds to ensure that the work is necessary and well planned to meet the Secretary of the Interior’s Standards for the site (Further information on the Standards is available at: <https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>)

5) Is any of the proposed work considered to be for Education only?

The Department of Revenue has issued guidance that Historic Resource funding cannot be used for projects that are essentially informative or educational – projects that are solely for signage, brochures, and/or exhibits are not considered to be allowable uses. This means that museum projects have to walk a fine line between work that is being done to preserve its collections and

work that is being done for interpretation or displays. Funding can be used to properly preserve and store artifacts, but not to create their displays or interpretive materials.

FUNDING CONDITIONS:

Deadlines - All recommended CPA funds should be appropriated within 6 months and the project should be completed within 2 years after the date of any CPC recommendation, with the understanding that these deadlines may be extended by submitting a written request to the CPC outlining the reason the extension is necessary and the proposed new deadline.

Use of Funds – All CPA funding must be used for the work specified in the CPA funding recommendation and will be used to study the existing condition and develop restoration plans for the basement of the Jackson Homestead.

Interim Products - The Applicant should be prepared to update the CPC at regular intervals and/or as requested on the status of the project.

Final Products - The Applicant will be required to submit a copy of the completed study along with a final project report and updated budget to the CPC at the completion of the project. The Applicant will be expected to present these materials at a public meeting of the CPC for their review and approval before the project is considered to be complete.

Return of Unspent Funds: Any unused CPA funds remaining in the project fund at the completion of the project must be returned to the CPA general fund for use on other future projects.

DETAILED NOTES on PROPOSAL as SUBMITTED

(focus is on requirements either not met or not met well)

The proposal is considered to be complete as submitted, including all requested attachments.

PROJECT SUMMARY

Project Scope - Historic Newton requests CPA funding to complete Phase I of their project to preserve, restore, and rehabilitate the Jackson Homestead’s foundation and basement level. This first phase of the project will use the CPA funding to hire a consultant to evaluate the existing conditions and develop plans and design options to address them.

Project Outcomes - If successful, CPA funding will allow the City and Historic Newton to develop plans that address the water infiltration and humidity issues in a manner which meets the Secretary of the Interior’s Standards for the historic structure while also addressing the need for the appropriate climate controls and systems in the space for the protection and storage of the City’s historic collections and archive materials.

USE(S) OF CPA FUNDS

The project has been revised since the CPC reviewed the pre-proposal in order to take a step by step approach to the project. The only funding requested at this time is for the initial funds to study the current conditions and develop plans, designs, and budget information to address them. The applicant has submitted a draft Scope of Work for the project along with a revised project narrative that lays out the new strategy and anticipated results.

PROJECT TIMELINE

Historic Newton is working with the Public Buildings Department on this project and has already developed a draft Scope of Work for the consultant. The project is anticipated to take six months to complete.

COMMUNITY NEEDS

The Jackson Homestead is one of the City’s most important historic structures and the home of its historic collections and archives. The application notes that the Jackson Homestead is the history institution for all of Newton and should be considered as one of the City’s “special public resources” which is called out in the Community Preservation Plan as a priority for support. The building is also listed as being of High Significance in the Newton Public Buildings Survey Phase II Analysis of Historical Significance.

The Applicant noted that the project has been on the City’s to-do list for several years and is listed as Priority #211 on the City’s Capital Improvement Plan for FY23-FY27. The humidity and moisture problems have been ongoing, compounded recently by ductwork that has generated condensation that dripped on artifacts and walls and has raised the need for this work to a higher level of priority.

PROJECT DEVELOPMENT BUDGET

Part of the consultant’s work during this phase will be to develop a budget for the construction work to be completed in the next phase. The project will be completed in coordination with the Public Buildings Department, which will be involved in the development of the project’s construction budget.

OPERATIONS AND MAINTENANCE BUDGET

The Jackson Homestead is a City property which is operated by Historic Newton. Maintenance of the site is conducted by Historic Newton with assistance from other City Departments, including the Public Buildings and Parks, Recreation, and Culture Departments. The regular maintenance costs for the site are included in the City’s annual budget.

PURCHASING/PROCUREMENT

This is City project and is required to follow the City’s standard procurement process. Historic Newton has submitted a draft Scope of Work for the project consultants and the work will be overseen by Public Buildings Commissioner Josh Morse and Historic Newton Executive Director Lisa Dady.

HISTORIC SIGNIFICANCE

Including overall significance, significant features, treatment

The ca. 1809 Jackson Homestead is significant as the home of an early Newton settler which was occupied and maintained by his descendants for nearly 300 years. The City of Newton has owned and maintained the property since 1949. The property is run by Historic Newton and houses the City’s history museum and an archive facility. Originally listed on the National Register in 1973, the property’s individual listing was updated in 2003 to reflect its history as a stop on the Underground Railroad. The property is also listed on the State Register of Historic Places and is considered to be of “High Significance” in City historic surveys. A preservation restriction was also placed on the property in 1997.

Additional information on the history of the Jackson Homestead is available on Historic Newton’s website at <https://www.newtonma.gov/government/historic-newton/visit-museum/jackson-homestead-and-museum/history-of-the-jackson-homestead> and on the CPA project page at: <https://www.newtonma.gov/home/showpublisheddocument/39723/637341404152600000>

SITE CONTROL, DEED RESTRICTIONS

The property is owned and maintained by the City with Historic Newton overseeing its daily operations. The property is also subject to a preservation restriction held by the Massachusetts Historical Commission which was placed on the property in 1997.

Description of Phase One Proposal

23 June 2022

To the Community Preservation Committee:

Thank you for allowing this project's pre-proposal to move forward to the proposal stage. Historic Newton and Public Buildings have been studying the project and determined that it should be split into two phases. The first phase, for which we are applying for funds here, is to analyze the building's conditions and various options to achieve the goals of the project.

We are requesting the authorization of \$75,000 in CPA funds to pay for the feasibility study. Not only is this the first step in a well-managed proposal and project, but it is also meant to be responsive to the concerns expressed by CPC about the project costs. From this study, we will have expert opinions, in detail, on the various design options and true costs of the full rehabilitation project. That will allow for the best possible discussion when we return to CPC to request funds for the completion of design and construction. Next Steps, *if* this funding request is approved:

- Public Buildings, in coordination with Historic Newton, will post a Request for Proposal (RFP) for design and engineering services to accomplish the feasibility study. **Attached is a draft scope for that RFP.** This draft scope will be finalized by Public Buildings, formatted into RFP standards, and released through the purchasing process of the City of Newton.
- We anticipate that the call for proposals, the screening and selection of applicants, and the study itself with final report, will take six months.
- With the report in hand, we will select the best course of action and return to CPC with detailed cost estimates and a "Phase 2" proposal. (If there is any CPA money left from Phase 1, it is hoped it would be extended to the Phase 2 stage).

Thank you for your consideration of this two-part plan. We look forward to answering any questions and discussing the proposal in more detail.

City of Newton



Ruthanne Fuller
Mayor

Newton, Massachusetts Community Preservation Program FUNDING REQUEST

PRE-PROPOSAL

PROPOSAL

(For staff use)
date rec'd:

Last updated February 2020.

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

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

Lara Kritzer, Community Preservation Program Manager

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

lkritzer@newtonma.gov

617.796.1144

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

Project TITLE	Jackson Homestead Basement Rehabilitation, Phase I		
Project LOCATION	Full street address (with zip code), or other precise location. 527 Washington Street Newton, MA 02458		
Project CONTACTS	Name & title or organization	Email	Phone
Project Manager	Lisa Dady, Director, Jackson Homestead, Historic Newton	ldady@newtonma.gov	617-796-1451
Other Contacts	Josh Morse, Commissioner of Public Buildings, City of Newton	jmorse@newtonma.gov	617-796-1608
Project FUNDING	A. CPA funds requested: \$75,000	B. Other funds to be used: \$7,000	C. Total project cost (A+B): \$82,000
Project SUMMARY	Explain how the project will use the requested CPA funds. You may provide more detail in attachments, but your PROJECT SUMMARY MUST FIT IN THE SPACE BELOW. Use a cover letter for general information about the sponsoring organization's accomplishments.		
<p>The intent of this project is to stabilize and rehabilitate the basement of the Jackson Homestead, a Newton historical treasure. The end-goal is to achieve a space that is safe for artifacts, enjoyable for visitors, and structurally sound in support of the building for generations to come.</p> <p>The basement needs to be renovated to eliminate or control water infiltration in order to stabilize and protect the structure. The gallery is obsolete and requires redesign and renewal to meet contemporary standards of collection preservation, museum display, and public engagement.</p> <p>The space is inadequately conditioned resulting in wide swings in relative humidity during winter and summer seasons. The museum has closed the basement to the public as it works to remove the City's collections from the space to avoid continuing damage. The lack of public access and the high-humidity and moisture damage to the artifacts put our national accreditation at risk. Jackson Homestead serves as the history institution for the entire city and its exhibits and programming draw thousands of people from the region. It is not only important to have a well-kept appearance for the public but also, we must make this area safe and pleasant for visitors.</p> <p>Jackson Homestead is truly an Historic Landmark, but with a deteriorating foundation it is at great risk. Community Preservation Act funds are critical for the preservation of the entire building through its foundational structures.</p> <p><i>See attached narrative regarding the existing conditions, project organization, and scope of construction.</i></p>			

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

Project TITLE		Jackson Homestead		
USE of CPA FUNDS		HISTORIC RESOURCES		
CHECK ALL THAT APPLY	Preserve	X		
	Rehabilitate/ Restore	X		
COMMUNITY NEEDS	From each of at least 2 plans linked to the Guidelines & Forms page of www.newtonma.gov/cpa , provide a brief quote with plan title, year, and page number, showing how this project meets previously recognized community needs. You may also list other community benefits not mentioned in any plan.			
<p>The CPA plan calls out “special public resources and public-private partnerships: publicly or privately owned assets that benefit all Newton residents & neighborhoods,” as a priority. As <i>the</i> history institution for all of Newton this site is a special public resource.</p> <p>Capital Improvement Plan (CIP) – Requires that projects on City-owned sites, or that involve work by City staff, must be sponsored by the appropriate City department. In this case the project is sponsored by the City department of Historic Newton.</p> <p>The NEWTON PUBLIC BUILDINGS SURVEY PHASE II – ANALYSIS OF HISTORICAL SIGNIFICANCE lists Jackson Homestead with a Level of Significance of High. [Individually listed building on the National Register of Historic Places, 1973 ... Preservation Phase II: Analysis of Historically Significant City Buildings, Newton, Massachusetts Jackson Homestead DRAFT 2/17/2012 PART 1 – Analysis].</p> <p>This project has been on the City’s to-do list for several years. The humidity and moisture problems have been ongoing, compounded recently by ductwork that has generated condensation that dripped on artifacts and walls. Thus, this project has a high level of priority.</p>				
COMMUNITY CONTACTS	List at least 3 Newton residents or organizations willing and able to comment on the project and its manager’s qualifications. No more than 1 should be a supervisor, employee or current work colleague of the project manager or sponsor. Consult staff on the community contacts required for your specific proposal.			
	Name & title or organization	Email	Phone	Mailing address
	Josh Morse Commissioner of Public Buildings City of Newton	jmorse@newtonma.gov	617-796-1608	52 Elliot St. Newton MA 02461
	Russel Feldman, AIA, NCARB Principal Emeritus TBA Architects, Inc.	RFeldman@tbaarchitects.com	617 429-5033	9 Damonmill Square, Suite 5C Concord, MA 01742
	Lawrence Bauer, AIA Schwartz / Silver Architects	lbauer@sbgarch.com	617-542-6650 x240	75 Kneeland Street Boston, MA 02111

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	Jackson Homestead Basement Rehabilitation – PHASE 1	
SUMMARY CAPITAL/DEVELOPMENT BUDGET		
Uses of Funds		
Design & Engineering – Phase 1 Feasibility Study		\$75,000
* This is a portion of the requested \$1,000,000 from the Pre-Proposal		
Project Management		\$7,000
D. TOTAL USES (should equal C. on page 1 and E. below)		\$82,000
Sources of Funds – phase 1	Status (requested, expected, confirmed)	
CPA funding – Phase 1	Requested	\$75,000
In-kind salaries: Rafik Ayoub, Project Manager, Public Buildings – Phase 1	Confirmed	\$5,000
In-kind salaries: Lisa Dady (assisted by pro-bono expertise from Historic Newton’s Buildings & Grounds Committee) – Phase 1	Confirmed	\$2,000
CPA funding - Subsequent Phases	Requested	\$925,000
In-kind City department salaries - Subsequent Phases	Confirmed	\$37,107
E. TOTAL SOURCES (should equal C. on page 1 and D. above)		\$1,044,107
SUMMARY ANNUAL OPERATIONS & MAINTENANCE BUDGET (cannot use CPA funds)		
Uses of Funds		
		\${amount}
		\${amount}
		\${amount}
		\${amount}
F. TOTAL ANNUAL COST (should equal G. below)		\${amount}
Sources of Funds		
		\${amount}
		\${amount}
G. TOTAL ANNUAL FUNDING (should equal F. above)		\${amount}
Project TIMELINE	Phase or Task	Season & Year
See Attachment		

Project TITLE			
↓ Check off submitted attachments here.			
REQUIRED.	X	PHOTOS	of existing site or resource conditions (2-3 photos may be enough)
	X	MAP	of site in relation to nearest major roads (omit if project has no site)
Pre-proposals: separate attachments not required, just use page 3 of form. Full proposals: separate, detailed budget attachments REQUIRED.	PROJECT FINANCES printed and as computer spreadsheets, with both uses & sources of funds		
		Development pro forma/capital budget: include total cost, hard vs. soft costs and contingencies, and project management – amount and cost of time from contractors or staff (in-kind contributions by existing staff must also be costed)	
		Maintenance budget, projected separately for each of the next 10 years (CPA funds may not be used for operations or maintenance)	
		Non-CPA funding: commitment letters, letters of inquiry to other funders, fundraising plans, etc., including both cash and est. dollar value of in-kind contributions	
		Purchasing of goods & services: briefly summarize sponsor’s understanding of applicable state statutes and City policies	
Pre-proposals: recommended. Full proposals: REQUIRED.	X	HISTORIC SIGNIFICANCE	ATTACHMENT 1: Analysis of Historical Significance (narrative; maximum 1 page)
			ATTACHMENT 2: Description of Historically Significant Features (maximum 1 page)
			ATTACHMENT 3. Summary & Justification of Proposed Treatment (maximum 1 page)
			ATTACHMENT 4. Newton Historical Commission Review (based on attachments 1-3 above)
REQUIRED for all full proposals.	SPONSOR FINANCES & QUALIFICATIONS, INSTITUTIONAL SUPPORT		
		For sponsoring organization, most recent annual operating budget (revenue & expenses) & financial statement (assets & liabilities); each must include both public (City) and private resources (“friends” organizations, fundraising, etc.)	
		for project manager: relevant training & track record of managing similar projects	
	DESIGN & CONSTRUCTION		
		Professional design & cost estimates: include site plan, floor plans & elevations	
		Materials & finishes: highlight “green” or sustainable features & materials	
		Environmental mitigation plans (if applicable): incl. lead paint, asbestos, etc. (including disposal of existing fence elements that cannot be repaired or restored)	
OPTIONAL for all proposals.		LETTERS of SUPPORT	from Newton residents, organizations, or businesses

DRAFT consulting scope for Jackson Homestead Basement Rehabilitation Project

Phase 1: Feasibility Study

Qualifications

The prime consultant is to be experienced in the preservation of historic structures including wood-frame structures similar to the Jackson Homestead. The consultant team must be experienced in design and construction of museum spaces in buildings similar to the Jackson Homestead and able to propose high-performance mechanical solutions with estimates of associated temperature and humidity ranges that can be achieved in light of the proposed renovations.

Project Organization

The City of Newton will administer this contract through the Public Buildings Department (PBD), as managed by their project manager. The operating agency is the Historic Newton Department which operates the Museum and is directed by the Director. The Director will create a Review Committee of museum staff and members of the Joint Board of Historic Newton, along with PBD's Project Manager, which will provide information and review materials submitted by the Consultant. In addition, the Director, on behalf of the Owner's Review Committee, will commission a museum designer to develop a program and performance specifications for the exhibit on Newton History that will be housed in the proposed gallery.

Consultant Scope of Work

Task 1: Review of existing material, both historical information on the structure and information gathered as part of renovations and repair. Material to include:

1. HABS drawings of site, building plans, elevations and details, 1935
2. Photographs and drawings of the building and grounds
3. Plans and specifications of renovation of the building exterior performed by the city including:
 - a. Exterior and foundation prepared by TBA Architects, Inc., 1997
 - b. Renovation of the Jackson Room prepared by TBA Architects, Inc., **date**
 - c. Renovation of archive and access and safety system improvements to exterior prepared by Durkee, Brown, Viveiros & Werenfels Architects (D,B,V&W), 2011
 - d. HVAC repair and equipment most-recent replacement prepared by PBD's Contractor
 - e. Exterior envelope repair and repainting prepared by PBD, **date**
 - f. Record of relevant work orders performed recently

4. Prior master plans for JH reconfiguration and expansion
 - a. Space Needs Program Study for the Newton History Museum, prepared by Solomon+Bauer Architects, Inc., 2005
 - b. Long Range Plans for Maintenance and Operations of the Durant-Kenrick House and Jackson Homestead, 2017
 - c. Schematic studies by D,B,V&W, , date
5. Update/confirmation of existing conditions documents to assure that recommendations are based on the installed and dimensionally accurate conditions.

Task 2: Review of proposed program: work is to be coordinated with the consultant and Owner's Review Committee.

1. Building Stabilization
 - a. The building shows evidence of water infiltration from the fieldstone foundation walls and rising damp from below the existing concrete slab on grade, resulting in deterioration of the foundation wall, and of wood windows, frames and sills of the structure above. Brick walls and piers are deteriorating with spalling and crumbling due to rising damp. This has required exhibit materials be relocated to the main level, severely restricting the museum use of the lower level. Additionally, high humidity levels are migrating to the building above, damaging wood structural elements and compromising the museum's ability to properly store and preserve its collections.
 - b. Consultant is to recommend building system solutions to control water infiltration to the structure and building interior.
2. Exhibit Space
 - a. House a new exhibit on Newton history. Work will be coordinated with HN staff and an independent exhibit design consultant commissioned by the Newton Historical Society.
 - b. A goal of this aspect of the study is to maximize exhibit area and configure it to maintain flexibility. Reconfiguring existing utilities and service spaces can be considered.
 - c. Temperature and humidity control are critical components of the study. We recognize that the area under consideration is largely below grade with a fieldstone foundation and wood structure above. Alternative scopes of construction are to be considered in light of estimated temperature and humidity ranges that can be achieved.
3. Accessibility
 - a. Currently, the lower level is accessed from the back through a separate entrance, requiring either separate (street) parking or long walkway access. Main level access is provided by a ramp to the main entrance and reception. The building's upper level is currently not accessible.

- b. Explore options for providing access between two or three building levels. Options to consider include an interior lift, or a new lift constructed outside the historic building envelope. Reconfiguration of the existing lower-level stair access may be considered.
- 4. Storage
 - a. Identify areas for storage. Storage is to be configured for efficiency and flexibility. Consultant will identify the estimated range of temperature and humidity control for each proposed alternative.
- 5. Restroom
 - a. An existing, noncompliant restroom exists in the lower level (with a compliant restroom on the main floor). Consultant to consider building-wide compliance to determine whether this is required in the lower level.
- 6. Mechanical and Service
 - a. Currently, an existing mechanical closet houses a gas-fired boiler (installed **date**). Other utilities in the basement include an electrical panel, sprinkler valves and controls, and _____. Consultant to review existing systems and identify opportunities for higher performance to meet or advance the museum’s goals for temperature and humidity control.

Task 3: Concept Plans and Outline Specifications: Consultant team is to provide draft conceptual plans and specifications and details sufficient to establish the parameters of a solution for final design and engineering.

- 1. Draft recommendations to include estimated costs for final design services and construction, with recommended spending priorities.
- 2. Meetings to discuss recommendations.
- 3. Revisions as required.
- 4. Final Report.

Schedule

Work on the feasibility study will commence immediately on award with progress milestones as follows:

Month	Scope	Deliverable
1	Contract Award	
2	Task 1	Confirmation Memo
3	Task 2	Draft Program Submitted
5	Task 3	Draft Plans and Cost Estimates
6		Final Report

Preapplication text on the project

The intent of this project is to stabilize and rehabilitate the basement of the Jackson Homestead, a Newton historical treasure. The end-goal is to achieve a space that is safe for artifacts, enjoyable for visitors, and structurally sound in support of the building for generations to come.

Existing Conditions

The existing space is used for whole building heating, air conditioning and ventilation (HVAC), electrical service, water service, main sprinkler system supply piping and valves, and a small non-accessible bathroom. Most of its area is used for museum gallery space, created in the 1980's. The below-grade space is relatively high-ceilinged and has fieldstone walls, brick structural piers and an unsealed concrete slab on grade. There is a compliant accessible entrance (but arguably sub-standard entrance from a Universal Design perspective) along the north wall. The basement space suffers from water infiltration through the foundation walls and floor. The brick structural piers show damage from creeping damp due to the infiltration. Water infiltration is also damaging the stone mortar, as well as the wood windows and frames. The space is inadequately conditioned resulting in wide swings in relative humidity during winter and summer seasons. The Museum has closed the basement to the public as it works to remove the City's collections from the space to avoid continuing damage. The basement needs to be renovated to eliminate or control water infiltration in order to stabilize and protect the structure. The gallery is obsolete and requires redesign and renewal to meet contemporary standards of collection preservation, museum display, and public engagement.

Project Organization

We propose to complete the project through two design and engineering contracts. The first contract, commissioned by the City and supported largely by the City's CPC funds, will provide detailed analysis of the existing conditions and result in structural repairs and stabilization, new interior structure and wall, floor and ceiling finishes, lighting, power and HVAC. The second contract, commissioned by the non-profit Newton Historical Society (NHS), will include gallery interior and exhibit design and installation. The redesign will also result in a small storage space to replace three awkward, damp, and underutilized closets as well as allow for collection storage in exhibit furniture and elsewhere. The two design contracts will overlap in schedule and be coordinated by Public Buildings and Jackson Homestead staff, Historic Newton's Buildings and Grounds Committee, and supported by members of the Historic Newton community.

Scope of Construction

Although the final design approach has yet to be determined, our current expectation is that most of the construction work will be largely on the building interior. The fieldstone walls

and floor will be sealed on the interior by a continuous membrane. New wall and floor framing, and interior wall surfaces and flooring will create a sealed interior gallery space as well as enclosures for the various utilities. Access stairs from the main floor of the Museum will be modified as required to adjust for the new floor level. We will also install new sealed windows and properly flashed frames. The space between the new membrane and the interior face of the fieldstone walls and concrete floor will be configured to actively drain away any water that infiltrates the structure. Related site work will include modification of window wells to assure proper drainage and examination of the condition of previous infiltration efforts. Existing catch basins will be inspected, cleaned, and repaired if necessary. The building's overall HVAC system will be assessed, upgraded or an additional unit installed to achieve museum-quality climate control. Additional capacity will be designed with regard to the City's "green" goals, including increased efficiency and reduction of fossil fuel consumption. New ceilings and gallery lighting will be coordinated with the gallery design.

Jackson Homestead is truly an Historic Landmark, but with a deteriorating foundation it is at great risk. The main Newton history exhibit is sorely outdated (both in content and design). However, when this project is finalized, the entire building will be preserved through its foundational structures and new climate control, and the public will be served by an exhibit with more modern, diverse, and engaging presentations, for years to come.



Ruthanne Fuller,
Mayor

Newton, Massachusetts
Community Preservation Committee
COMMUNITY PRESERVATION PLAN
 Revised December 14, 2021

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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
 contact Lara Kritzer, Community Preservation Program Manager
 email 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%

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. Extent to which the Project includes Sustainable Development Design Elements

The CPC supports the City's goal to reach carbon neutrality by 2050 and encourages all applicants to incorporate sustainability into their projects through design decisions such as: eliminating or reducing fossil fuel use; reducing embodied carbon, especially by reusing existing resources, prioritizing energy efficiency through methods like the Passive House standard, incorporating EV charging stations and/or solar panels, etc. CPA funding applicants should also consider that any projects over 20,000 sq. ft of new construction or substantial reconstruction will be expected to meet the City's Sustainable Development Design requirements as outlined in Section 5.13 of the Zoning Ordinance as the project goes through the Special Permit process. Additional information on these requirements is available on the City's website at: <https://www.newtonma.gov/home/showpublisheddocument?id=29553>

The CPC feels strongly that new CPA funded projects should move the City forward in meeting its sustainable energy goals and is aware that by adding in energy-saving measures a project may have higher upfront costs, particularly for renovations. The CPC encourages projects to incorporate all relevant energy efficiency and electrification measures into their proposals to be included in their discussions with the CPC. Any project which does not include these elements will be expected to provide a written explanation as to why they cannot be incorporated into the project with their funding proposal.

6. 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.

7. 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	
Total Funded Projects, FY16-FY21 = \$22,641,369	\$15,986,349	\$2,438,874	\$2,253,302	\$1,962,844	
Fy15-Fy20 - Percentage of allocation by resource	68%	10%	10%	8%	
CPC target allocations by resource, ± 5%	35%	20%	20%	20%	
Current Proposals or Pre-proposals, with Related Future Proposals (in order of submission to CPC) ✓ = Fy20 appropriation ? = recommended by CPC but not yet funded * = cost revised or estimated by CPC staff CIP = City of Newton Capital Improvement Plan. In this plan, for "Priority," lower numbers = higher priorities; for "Urgency," 100 = highest, 1 = lowest.					
Sources & CIP Priority October 2021	Project Title	Affordable Housing	Historic Resources	Open Space	Recreation
CIP 25, 31, 81 (54) 37.2 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 & design, Mar. 2017)</i>				
CIP 90 (35.2) Pre-proposal discussed by CPC	Fy21 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	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		
CIP 44	Gath Memorial Pool Renovations - <i>Request for Phase II funding submitted May 2022. Pre-Proposal review June 2022</i>				\$486,500
CIP 198 (19)	Jackson Homestead Basement Rehabilitation <i>Pre-Proposal submitted for April 2022 review. Request for design and construction funds to remediate water issues and create climate controlled gallery space.</i>		\$75,000		
NA	Webster Wood Debt Service (FY22 Funds Only)			\$693,103	
Total Requested Funding by Category		\$0	\$175,000	\$693,103	\$486,500
Percentage of Allocation by Resource		0%	13%	51%	36%
Future Funding Target Allocations					
FIVE-YEAR FORECAST: Total Available Revenue for FY22-FY26 = \$24,483,113					
Target Allocation over Five Years:	\$8,569,090	\$4,896,623	\$4,896,623	\$4,896,623	
TEN-YEAR FORECAST: Total Available Revenue for Fy22-FY31 = \$76,335,984					
Target Allocation over Ten Years:	\$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)					
CIP Priority (Urgency) Oct. 2021	Project Title	Affordable Housing	Historic Resources	Open Space	Recreation
CIP 33 (53.3)	Pellegrini Park Field House Exterior Impmts		\$200,000		<i>could also be listed here</i>
CIP 38 (52.9)	New Park at 150 Jackson Road				TBD
CIP 40 (52.7)	Gath Memorial Pool Project (<i>replacement</i>)				\$5,060,000
CIP 44 (51.9)	Brown/Oak Hill Middle Schools Fields				\$1,000,000
CIP 45 (49.8)	Burr Elementary School Fields Development				\$1,000,000
CIP 46 (48.3)	McGrath Park Fields Redesign and Development				\$1,000,000
CIP 47 (47.9)	Marty Sender path Phase 2 - Boardwalk and Trail Improvements				\$150,000
CIP 51 (46.9)	Halloran Field Lights and Field Reconfiguration Phase I (at Albemarle)				\$3,270,000
CIP 76 (37.9)	Crystal Lake Beach Improvements				\$500,000
CIP 1717 (30.3)	Jeanetter Curtis West Rec Ctr (The Hut)		<i>Could also be listed here</i>		\$2,500,000
CIP 122 (29.7)	Waban Library Accessibility Upgrades		\$150,000		
CIP 123 (29.7)	Old Cold Spring Field				\$350,000
CIP 132 (28.9)	Burr Park Fieldhouse Accessibility/Site Upgrades		\$250,000		<i>could also be</i>
CIP 134 (28.6)	Forte Park Lighting and Accessibility (<i>including synthetic turf, which cannot be purchased with CPA funds</i>)				\$2,000,000
CIP 140 (28.1)	Kennard Estate Accessibility, gutters, plumbing		\$500,000		
CIP 142 (28.1)	Crafts Street Stable (<i>DPW</i>)		\$3,000,000		
CIP 144 (27.8)	Auburndale Library - Windows and Doors		\$200,000		
CIP 151(29.6)	West Newton Police Annex Building Envelope, Windows, Doors		\$200,000		
CIP 151 (26.9)	Police Annex - Exterior Windows and Doors, Building Envelope		\$200,000		
CIP 153 (27.5)	Crystal Lake Bathhouse		<i>could also be listed here</i>		\$5,000,000
CIP 154 (26.8)	City Hall - Clerks OfficeArchives (<i>facilities</i>)		\$100,000		
CIP 155 (26.4)	Vernon Street Building - Building Envelope		\$335,850		
CIP 160 (25.6)	Burr Park Fieldhouse Building Envelope and Window Restoration		\$313,500		<i>could also be listed here</i>
CIP 163 (25.6)	West Newton Police Annex Roof Restoration/Repair		\$255,825		
CIP 167	City Hall Exterior Restoration		\$3,000,000		
CIP 168 (24.7)	Pellegrini Field Lights				\$250,000
CIP 172 (23.7)	Upper Falls/Braceland Playground				\$1,675,000
CIP 176 (22.7)	Former Newton Centre Library Building Envelope		\$1,500,000		
CIP 178 (22.2)	Auburndale Library - Accessibility and Site Upgrades		\$265,000		
CIP 180 (21.4)	Newton Corner Library - Exterior Windows and Doors		\$217,000		
CIP 185 (20.8)	Nonantum Library - Accessibility/Site		\$204,000		
CIP 188 (20.7)	Kennard Estate Building Envelope, Windows and Doors		\$240,000		
CIP 189 (20.7)	City Hall Historic Landscape		\$1,500,000		
CIP 190 (20.7)	Chaffin Park Wall (<i>Fy21</i>) (<i>abutting Farlow Park</i>)		\$200,000		
CIP 194 (20.0)	Crafts Street Stable Building Envelope Restoration, Windows, Roof		\$2,000,000		
CIP 199 (17.9)	Waban Library Building Envelope and Entrance		\$325,000		
CIP 204 (15.1)	Jackson Homestead Doors & Windows		\$250,000		
CIP 207 (9.6)	Nahanton Park Accessibility (<i>renovate parking areas, path to Nature Center</i>)				\$150,000
CIP 209 (9.4)	City Hall Doors & Windows		\$3,125,000		
CIP 213 (9.0)	Waban Library Exterior Windows and Doors		\$118,500		
CIP 214 (8.0)	City Hall Cupola/Roof Repair/Replacement		\$1,700,000		
CIP 215 (8.7)	Auburndale Library Building Envelope and Roof		\$260,900		
Other Potential Projects Total By Category		\$0	\$20,610,575	\$0	\$23,905,000
% Allocation by Resource		0%	46%	0%	54%

Newton Community Preservation Plan

CPA Target Allocations by Resource	35%	20%	20%	20%
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City of Newton Community Preservation Committee

Finances At a Glance

As of July 7, 2022

Fiscal Year 2023

Revenue

Beginning balance	6,530,519
Local CPA surcharge	3,922,024
State match	
Budget for this FY	765,273
Additional from prior FY	875,618
Total Available Resources	<u>12,093,434</u>

Expenses

Bond repayment obligations	694,353
New funding authorizations	3,133,002
Administrative costs	179,376
Total Expenses	<u>4,006,731</u>

Current Fund Balance 8,086,703

Fiscal Year 2024

Revenue

Beginning balance	8,086,703
Local CPA surcharge	4,069,100
State match	
Budget for this FY	784,405
Additional from prior FY	
Total Available Resources	<u>12,940,208</u>

Expenses

Bond repayment obligations	694,853
New funding authorizations	-
Administrative costs	179,376
Total Expenses	<u>874,229</u>

Projected Fund Balance 12,065,979

Spending Compared to Program Area Targets

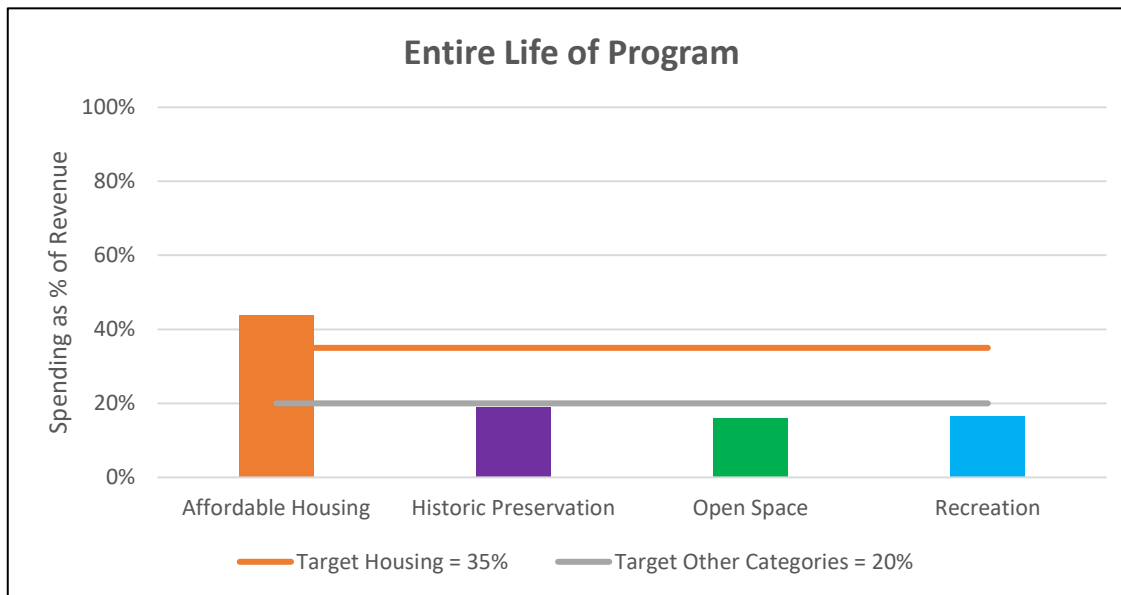
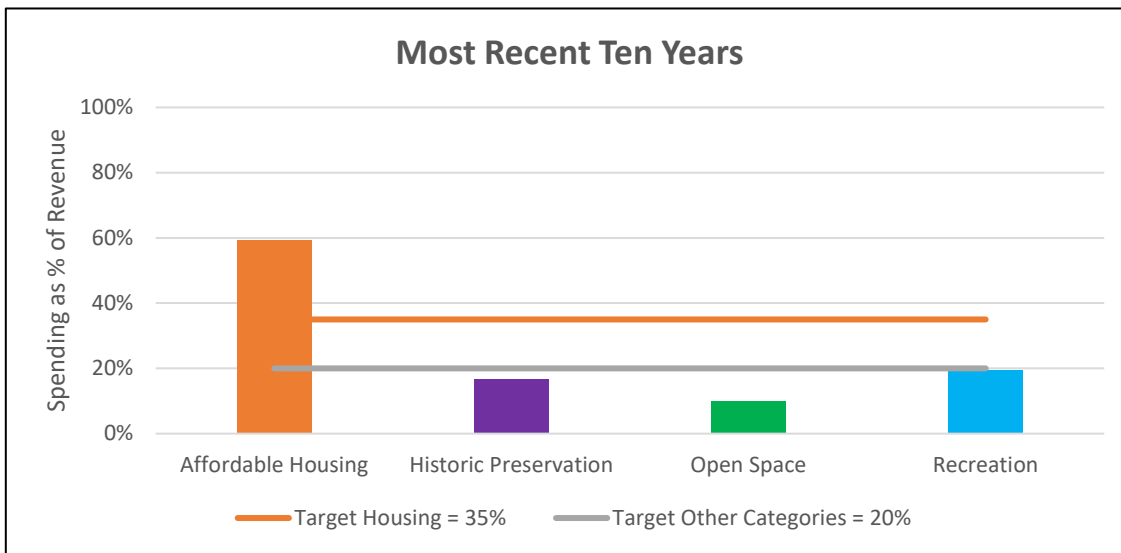
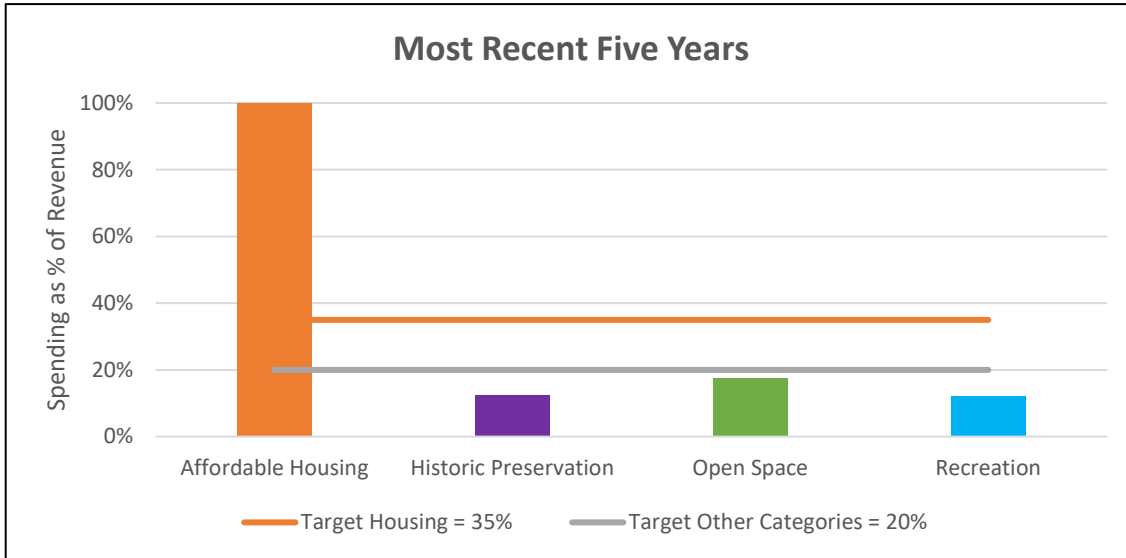
Comparisons Based on % of Current Revenue

As of July 7, 2022

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		
Most Recent Five Years							
Spending	19,137,773	2,279,528	3,235,723	2,227,777	763,364	27,644,165	18,369,421
% of Total Current Revenue	104%	12%	18%	12%	4%		150%
Target %	35%	20%	20%	20%	5%		100%
Percentage Point Difference Between Actual and Target	69%	-8%	-2%	-8%	-1%		
Most Recent Ten Years							
Spending	22,186,176	6,216,367	3,744,223	7,217,274	1,360,911	40,724,951	37,333,878
% of Total Current Revenue	59%	17%	10%	19%	4%		109%
Target %	35%	20%	20%	20%	5%		100%
Percentage Point Difference Between Actual and Target	24%	-3%	-10%	-1%	-1%		
Entire Life of Program							
Spending	34,031,827	14,685,781	12,347,601	12,891,519	2,526,130	76,482,858	77,471,811
% of Total Current Revenue	44%	19%	16%	17%	3%		99%
Target %	35%	20%	20%	20%	5%		100%
Percentage Point Difference Between Actual and Target	9%	-1%	-4%	-3%	-2%		

Spending as % of Program Revenue, Compared to Guidelines



Spending Compared to Program Area Targets

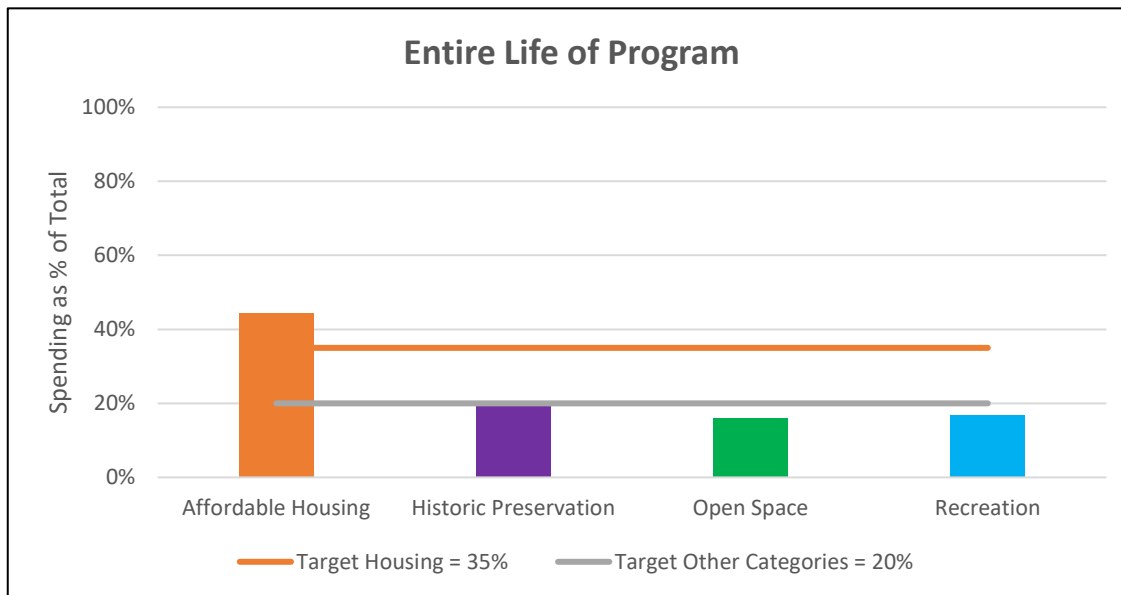
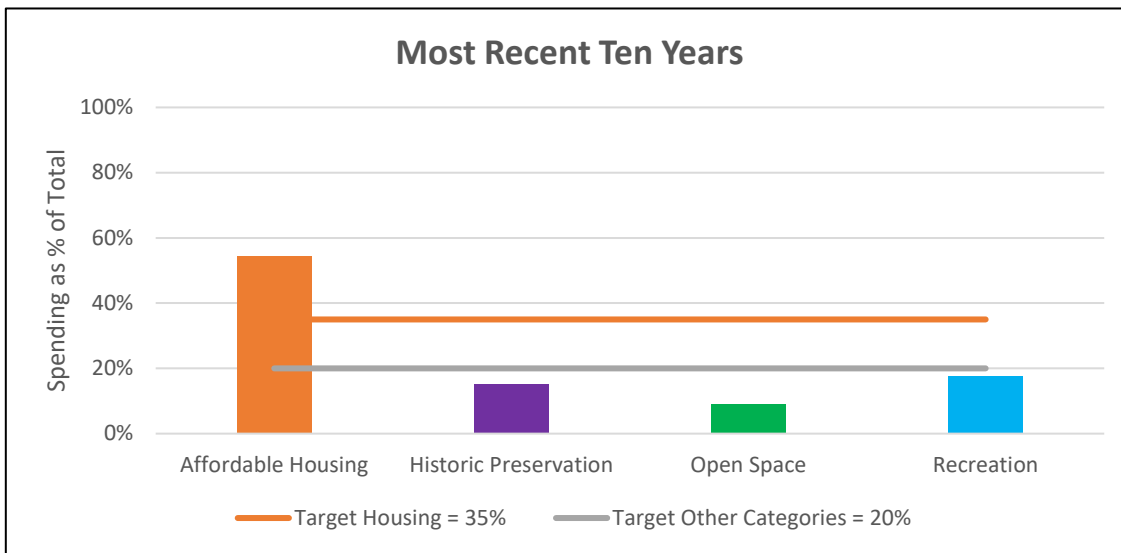
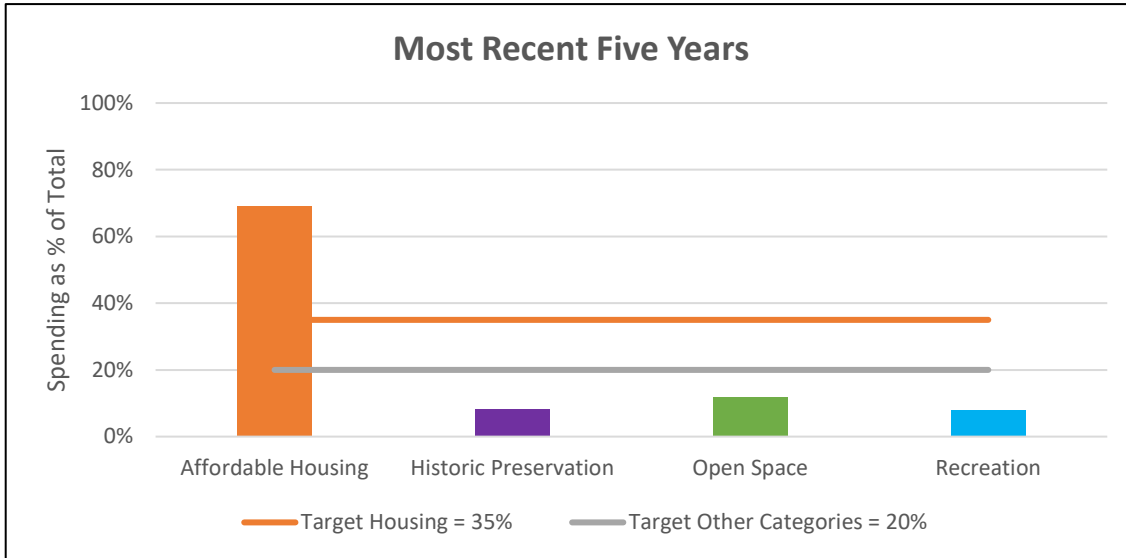
Comparisons Based on % of Current Spending

As of July 7, 2022

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

	Program Area					Total Spending
	Affordable Housing	Historic Preservation	Open Space	Recreation	Administration	
Most Recent Five Years						
Spending	19,137,773	2,279,528	3,235,723	2,227,777	763,364	27,644,165
% of Total	69%	8%	12%	8%	3%	100%
Target %	35%	20%	20%	20%	5%	100%
Percentage Point Difference Between Actual and Target	34%	-12%	-8%	-12%	-2%	
Most Recent Ten Years						
Spending	22,186,176	6,216,367	3,744,223	7,217,274	1,360,911	40,724,951
% of Total	54%	15%	9%	18%	3%	100%
Target %	35%	20%	20%	20%	5%	100%
Percentage Point Difference Between Actual and Target	19%	-5%	-11%	-2%	-2%	
Entire Life of Program						
Spending	34,031,827	14,685,781	12,347,601	12,891,519	2,526,130	76,482,858
% of Total	44%	19%	16%	17%	3%	100%
Target %	35%	20%	20%	20%	5%	100%
Percentage Point Difference Between Actual and Target	9%	-1%	-4%	-3%	-2%	

Spending as % of Annual Spending, 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
2024	Administration							179,376	179,376	Approved
2024	Webster Woods		Debt			694,853			694,853	Approved
2023	Administration							179,376	179,376	Approved
2023	Webster Woods		Debt			694,353			694,353	Approved
2023	Jackson Homestead Basement Rehabilitation	Phase I			75,000				75,000	Funds requested
2023	Gath Pool Enhancements	Phase II - Design and Construction Documents					486,500		486,500	Funds requested
2023	Commonwealth Ave Carriageway Redesign	Additional Funding to Complete Final Design					133,002		133,002	Rec'd by CPC
2023	West Newton Armory Affordable Housing	Construction of 43 Affordable Housing Units		3,000,000					3,000,000	Rec'd by CPC
2022	Administration							180,910	180,910	Approved
2022	Webster Woods	Bond Payment	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	New Art Center/Church of the Open Word Restoration	Feasibility and Design			94,600				94,600	Approved
2022	Newton Architectural Survey 1940-1972	140 Inventory Forms			17,500				17,500	Approved
2022	Newton Community (Angino) Farm Farmhouse Rehabilitation and Restoration Project				88,554				88,554	Approved
2021	Administration							125,572	125,572	Actual admin
2021	Coleman House Preservation			4,214,622					4,214,622	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
FY22	Athletic Fields Improvements	Four to Six Sites (See Project Website)	Recreation	\$420,000	\$0	\$420,000	Parks and Rec working on contracts with two consulting firms who will share the design work
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	Preservation Restriction signed and sent to MHC for final signatures
FY21	Coleman House Senior Housing Preservation	677 Winchester Street, Newton Highlands	Community Housing	\$4,214,622	\$3,708,399	\$506,223	In Progress
FY21	Commonwealth Avenue Carriageway Redesign	Auburndale - Charles River to Lyons Field	Recreation	\$390,000	\$193,724	\$196,276	Design work in progress - Adnl Funding recommended May 2022 and under City Council Review
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	Gath Memorial Pool Feasibility Study	256 Albemarle Road Newtonville	Recreation	\$60,000	\$49,000	\$11,000	Project Underway - Bargmann Hendrie + Archetype chosen to complete work.
FY19, FY21	Golda Meir House Senior Housing Expansion (Stanton Avenue)	160 Stanton Ave, Auburndale, MA 02466	Community Housing	\$4,494,857	\$4,045,371	\$449,486	Project underway - Four requisitions to date and have used all funding except 10% retainage
FY21	Grace Episcopal Church Tower Restoration	70-76 Eldredge Street, Newton Corner	Historic Resources	\$1,433,000	\$386,442	\$1,046,558	Scaffolding and building protection elements are in place and beginning interior work - Next Requisition Submitted June 2022
FY19, FY21	Haywood House Senior Housing Development	Jackson Road (behind 83-127 Kennedy Circle), Newton Corner, MA 02458	Community Housing	\$3,077,900	\$2,761,180	\$316,720	Project 25% complete - have used all funding except 10% holdback to date
Multiple	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 to 2022 - contractor unable to get adequate materials to complete custom job
FY22	Levingston Cove Improvements Project	Crystal Lake, Lake Avenue, Newton Highlands	Open Space/Recreation	\$1,440,344	\$0	\$1,440,344	Funding Approved Oct. 2021 - Work to begin Summer 2022
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
FY22	New Art Center/Church of the Open Word Restoration	19 Highland Avenue, Newtonville	Historic Resources	\$94,600	\$0	\$94,600	Funding Approved Oct. 2021, Grant Agreement to be signed
FY22	Newton Architectural Survey, 1940-1972	Various	Historic Resources	\$17,500	\$0	\$17,500	Grant funding received from Mass. Historical Commission - March 25, 2022
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 (Kessler 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	\$2,584,958	\$624,092	In Progress
FY22	Nonantum Village Senior Housing Preservation	241 Watertown Street	Community Housing	\$500,000	\$0	\$500,000	Grant Agreement complete - project moving forward this summer
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	\$15,219,426	\$520,574	Includes both purchase funds and legal fees. Remaining funds include legal fees and discount received from bond sale; Conservation Restriction in Progress.
Project Totals				\$37,702,442.00	\$31,252,021.94	\$6,450,420.06	