

CITY COUNCIL

CITY OF NEWTON

DOCKET REQUEST FORM

DEADLINE NOTICE: Council Rules require items to be docketed with the Clerk of the Council NO LATER THAN 7:45 P.M. ON THE MONDAY PRIOR TO A FULL COUNCIL MEETING.

To: Clerk of the City Council

Date: December 11, 2023

From (Docketer): Mollie Hutchings, Community Preservation Program Manager

Address: Planning Department, Newton City Hall, 1000 Commonwealth Avenue Newton MA 02459

Phone: 617-796-1147

E-mail: mhutchings@newtonma.gov

Additional sponsors: Community Preservation Committee

1. Please docket the following item (it will be edited for length if necessary):

At its monthly meeting on Tuesday, November 14, 2023, the Community Preservation Committee recommended, with a vote of 7 to 1, that \$125,500 in Community Preservation Act funding be appropriated from the FY24 Historic Resource Reserve Funds to the control of the Planning & Development Department for a grant to the Second Church in Newton for the restoration.

2. The purpose and intended outcome of this item is:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Fact-finding & discussion | <input type="checkbox"/> Ordinance change |
| <input checked="" type="checkbox"/> Appropriation, transfer, | <input type="checkbox"/> Resolution |
| <input checked="" type="checkbox"/> Expenditure, or bond authorization | <input type="checkbox"/> License or renewal |
| <input type="checkbox"/> Special permit, site plan approval, | <input type="checkbox"/> Appointment confirmation |
| <input type="checkbox"/> Zone change (public hearing required) | <input type="checkbox"/> Other: _____ |

3. I recommend that this item be assigned to the following committees:

- | | | |
|---|---|--|
| <input type="checkbox"/> Programs & Services | <input checked="" type="checkbox"/> Finance | <input type="checkbox"/> Real Property |
| <input checked="" type="checkbox"/> Zoning & Planning | <input type="checkbox"/> Public Safety | <input type="checkbox"/> Special Committee |
| <input type="checkbox"/> Public Facilities | <input type="checkbox"/> Land Use | <input type="checkbox"/> No Opinion |

4. This item should be taken up in committee:

Immediately (Emergency only, please). Please state nature of emergency:

- As soon as possible, preferably within a month
- In due course, at discretion of Committee Chair
- When certain materials are made available, as noted in 7 & 8 on reverse
- Following public hearing

5. I estimate that consideration of this item will require approximately:

- One half hour or less
- More than one hour
- More than one meeting
- Up to one hour
- An entire meeting
- Extended deliberation by subcommittee

6. The following people should be notified and asked to attend deliberations on this item. (Please check those with whom you have already discussed the issue, especially relevant Department Heads):

City personnel

Citizens (include telephone numbers/email please)

Mollie Hutchings _____

Lara Foote -footepath7@gmail.com _____

Barney Heath _____

7. The following background materials and/or drafts should be obtained or prepared by the Clerk's office prior to scheduling this item for discussion:

8. I have or intend to provide additional materials and/or undertake the following research independently prior to scheduling the item for discussion. *

CPC Funding Recommendation includes a link to the full proposal on the City's website.

(*Note to docketer: Please provide any additional materials beyond the foregoing to the Clerk's office by 2 p.m. on Friday before the upcoming Committee meeting when the item is scheduled to be discussed so that Councilors have a chance to review all relevant materials before a scheduled discussion.)

Please check the following:

- 9. I would like to discuss this item with the Chairman before any decision is made on how and when to proceed.
- 10. I would like the Clerk's office to contact me to confirm that this item has been docketed. My daytime phone number is:
- 11. I would like the Clerk's office to notify me when the Chairman has scheduled the item for discussion.

Thank you.

Mollie Hutchings
Signature of person docketing the item

[Please retain a copy for your own records]



Ruthanne Fuller
Mayor

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Barney S. Heath
Director

Community Preservation Committee Funding Recommendation for the Second Church in Newton Preservation Project

Date: December 11, 2023
From: Community Preservation Committee
To: The Honorable City Council
CC: The Honorable Mayor Ruthanne Fuller

PROJECT GOALS & ELIGIBILITY

The goal of this project is for the restoration of the roof and masonry at Second Church in Newton, located at 60 Highland Street. The capital improvements to the structure would include the replacement of the original copper roof above the main entrance and drainage system, restoration of stonework, rebuilding of lead weather caps at gables, and selective repointing to prevent further water infiltration and damage. This project is eligible for CPA funding for the restoration/rehabilitation of an historic resource as it is listed on the National Historic Register, and has received grant funding from the Massachusetts Historic Commission for this project with the support of the Newton Historical Commission.

RECOMMENDED FUNDING

At its monthly meeting on Tuesday, November 14, 2023, the Community Preservation Committee recommended, with a vote of 7 to 1, that \$125,500 in Community Preservation Act funding be appropriated from the FY24 Historic Resource Reserve Funds to the control of the Planning & Development Department for a grant to the Second Church in Newton for the restoration

Proposed CPA Funding Accounts for the Second Church in Newton			
Account Name	Account Number	Amount Currently Available in Account	Proposed Amount for Second Church in Newton
FY24 Historic Resource Reserve Funds	5810 3599	481,588.00	\$125.500
Total Project Funds			\$125,500

www.newtonma.gov/cpa

Lara Kritzer, Community Preservation Program Manager
lkritzer@newtonma.gov 617.796.1144

Preserving the Past  Planning for the Future

SPECIAL ISSUES CONSIDERED BY THE CPC

Repointing: It was a topic of conversation among the CPC whether repointing could be funded with CPA funds, or whether it would be considered a maintenance expense. It was determined that repointing, while needing to be done periodically on stone and brick buildings, was a major expense that occurred on a 20-40 year cycle, and not part of routine maintenance expenses.

Project Budget: The project meets the CPC’s guidelines for the funding of private projects through public-private partnerships as it provides slightly more than a 50% match to the CPA funds. It has already received a Massachusetts Preservation Project Fund award from the Massachusetts Historical Commission and received a letter of support from the Newton Historical Commission as part of that application process. The CPC’s recommendation also included a condition that all of the CPA funding for this project come from the City’s existing and future Historic Resource Reserve funds.

Sources of Funding	
Fundraising and endowment	\$85,100
MHC Massachusetts Preservation Project Fund Grant	\$50,000
FY24 Historic Resource Reserve – Total CPA Funding Request	\$125,500
Total Project Funding	\$260,000

Funding of Private/Religious Institutions: While the topic of using CPA funds for improvements on religious buildings was not discussed in detail at the November 14, 2023 meeting, the topic was raised as part of previous discussions of the Committee regarding other projects, including the recently completed Grace Church Tower Restoration. It was determined at that time agreed that these projects must be reviewed in the same manner that any historic resource project would be considered, based on the historic significance of the structure, its importance to the community, and the merits of its restoration process and plan.

Architectural and Historical Significance: The Second Church in Newton was designed by architects Allen & Collens in 1915, with a Tudor Revival addition built 1938 to accommodate the growing number of children enrolled in the weekday nursery school, which is still operating. Allen & Collens specialized in Gothic Revival churches, including the Emmanuel Episcopal Church in Back Bay. Outside of their Gothic Revival signature, they were the architects for Newton City Hall and War Memorial. The church is listed on the National Register of Historic Places as part of the Newton Multiple Resource Area (1908-1940) and occupies a very prominent part of the West Newton streetscape.

Community spaces & services: The proposal details the extensive public use of this property as a performance venue, particularly for the Newton Piano Summit and New Philharmonic Orchestra, nursery school, and community meeting place for Girl Scouts, support groups, and more. It has been noted in the discussion for previous projects on religious buildings, however, that many historic resources are not public buildings but provide a benefit to their neighborhood and community by contributing to the community’s architectural and historic landscape and character.

Project design & permitting: Plans for the masonry and roof restoration, designed by Building Conservation Inc. are attached to the proposal. As this project has already been awarded grant funding that needs to be used by the end of the fiscal year, the expectation is that the permitting process should be initiated as soon as possible.

ADDITIONAL RECOMMENDATIONS *(funding conditions)*

1. Recommended CPA funds should be appropriated within 1 month and the project should be completed within 1 year after the date of its approval by City Council, 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.

2. All funding for this project will be taken from the City's CPA Historic Resource Reserve accounts, using both its current balance of available funding and additional funding from FY24 as needed.
3. All CPA funding will be used solely for the restoration of the masonry, roof and copper drainage elements as public elements of the building which is visible from all surrounding public ways and park spaces. No funding can be used for the support of any religious activities, or for the restoration of any other elements of the building which are solely used for religious purposes.
4. The Applicant will be asked to update the CPC on the status of the project at regular intervals as requested. Periodic site visits to check the status of the restoration work may also be requested.
5. The CPC will hold 10% of the project's CPA funding until all restoration work is complete, at which time a final report and updated project budget must be submitted to the CPC for approval. The Applicant will be expected to present these materials at a public meeting of the CPC for their review and approval before the final funds are released.
6. The release of CPA funds will be governed by a grant agreement that includes but is not limited to the usual conditions for the phased release of CPA funds for historic resource projects, including a final report to the CPC and the return of unspent funds.
7. Any CPA funds appropriated but not used for the purposes stated herein should be returned to the Newton Community Preservation Fund.

KEY OUTCOMES: The successful outcomes of this project will be the restoration of the church, including a replaced copper roof, and the exterior restoration of the facades by repointing and replacing failed masonry elements to prevent water infiltration and damage in the future. The ultimate goal of this project is to have a building that can be viewed and accessed by the public.

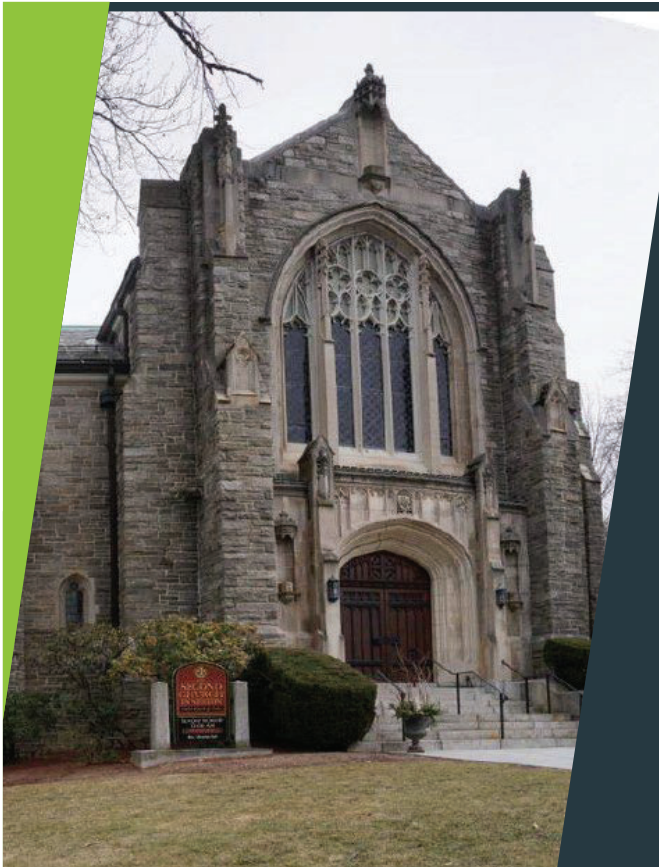
ATTACHMENTS

- Proposal:
<https://www.newtonma.gov/home/showpublisheddocument/113018/638338497352770000>

Additional information not attached to this recommendation, including petitions and letters of support, are available on the CPC's website at: <https://www.newtonma.gov/government/planning/community-preservation-program/proposals-projects/second-church-in-newton-preservation-and-accessibility-project>

Second Church in Newton Restoration Project Recommendation

Community Preservation Committee
Presentation to Zoning and Planning Committee
January 22, 2024

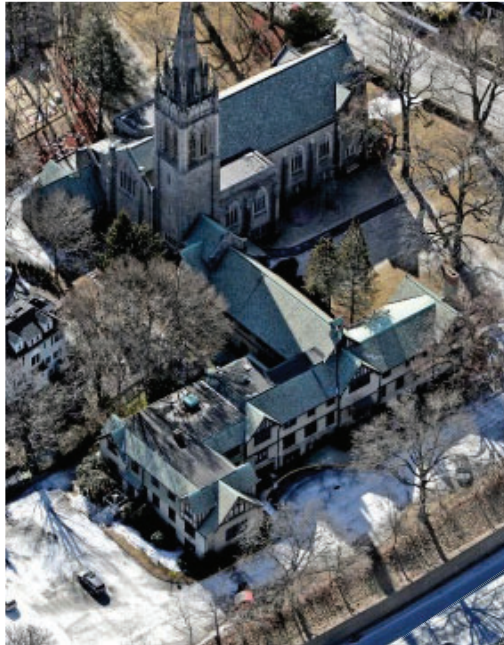


Project Overview

- ▶ The Second Church in Newton is a 1916 Gothic Revival stone structure by architects Allen & Collens, with a Tudor Revival annex built in 1938.
- ▶ Second Church is listed on the National Register of Historic Places
- ▶ The applicant is seeking to restore the exterior fabric to avoid the risk of costly structural problems in the future, and to achieve this “Sharing Space” goal as an asset to the City of Newton.

Scope of Work

- ▶ Work on this project includes the following preservation work. The specifications call for matching the original materials wherever possible.
 - ▶ Restoration of stonework, with selective repointing
 - ▶ Cleaning granite and limestone
 - ▶ Rebuilding header
 - ▶ Installing lead weather cap at gable
 - ▶ Deep repointing at limestone window headers and belt course at east elevation
 - ▶ Installation of copper drip edges in masonry at select locations
 - ▶ Replacement of the original 1915 copper roof over west church entrance
- ▶ The project is set to be completed by June 2024.



Project Funding Sources

Funding Sources	Amount
Requested CPA Funding	\$125,500
Massachusetts Historical Commission Preservation Projects Funds (Received)	\$50,000
Other Funds Raised	\$85,100
PROJECT TOTAL	\$260,600

Current Funding Recommendation

The current CPA funding request is for the FY24 Historic Resource funds needed to preserve and restore the masonry of the Second Church in Newton.

Recommended Sources of CPA Funding	
FY24 Historic Resource Reserve Funds	\$125,500



Questions & Discussion

► Thank you!

