



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:

Mollie Hutchings, Community Preservation Manager
City of Newton Planning & Development Department, 1000 Commonwealth Ave., Newton, MA 02459
mhutchings@newtonma.gov 617.796.1147

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	Staples Farmhouse – Restoration and Accessibility		
Project LOCATION	Full street address (with zip code), or other precise location. Suzuki School of Newton, Inc. 1615 Beacon Street, Waban, MA 02468		
Project CONTACTS	Name & title or organization	Email	Phone
Project Manager	Sachiko Isihara, Exec Dir, Suzuki School of Newton	sachiko.isihara@gmail.com	617.964.4522 (office) 617.549.8383 (direct)
Other Contacts	Bill Byrne, Project Manager John LaFreniere, Architect	Wbyrne97@gmail.com jl@l-architects.net	617.794.0974 617.661.4222
Project FUNDING	A. CPA funds requested: \$600,000	B. Other funds to be used: \$1,932,000	C. Total project cost (A+B): \$2,532,000
Project SUMMARY	<p>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> <p>The Staples Farmhouse is a recognizable and beloved landmark anchoring Waban Village. Dating to 1750, it is the oldest original building in the village, at the crossroads of Beacon Street and Windsor Road. When the last family owner sold the building in 2015, it faced an uncertain future and the threat of demolition. Preservation advocates, neighbors and officials joined efforts so that the building was designated a City of Newton Local Landmark. The Suzuki School of Newton purchased the farmhouse in 2017 with a commitment to adapt and restore it to active use. The school was welcomed by the neighborhood and seen as a “rescuer” of this historic building. Currently it is a beehive of activity, serving hundreds of people throughout the year, as a music school, pre-school, art gallery and event space. Converting the farmhouse to a school and community gathering space has required significant investment.</p> <p>Phase I Between 2018 and 2024, we carried out about \$2.3m in capital expenditure, funded through operating revenues and a capital campaign. This initial phase of improvements comprised prioritizing code compliance for safety, plumbing and electrical, all essential for occupying the building.</p> <p>Phase II The total capital expenditure now required for the current 2025-27 initiative is \$2,532,000. This has two components, as detailed in Attachment 3.</p> <p>(a) Further restore the exterior fabric of the original building through work on windows, siding, front porch and gutters.</p> <p>(b) Construct a rear classroom annex compatible with the historic building incorporating an elevator shaft to provide accessibility to all floors.</p> <p>Timing: Some of Phase II(a) on the exterior could start summer 2026 and we have quotes in hand for those components. For Phase II(b), we have architectural drawings and elevations by LaFreniere Architects, a detailed schematic design estimate and construction schedule. The window de-leading and the new construction can only take place when the building is not occupied. The school would temporarily relocate its programs for the 2026/27 academic year.</p> <p>Other than the above, the building is well maintained in sound structural condition.</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		Staples Farmhouse – Restoration and Accessibility	
USE of CPA FUNDS		HISTORIC RESOURCES	
CHECK ALL THAT APPLY	Preserve	√	
	Rehabilitate/ Restore	√	
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.		
<u>Comprehensive Plan 2007, updated 2011 :</u>			
<ul style="list-style-type: none"> • Demand excellence in designs for new construction and in the stewardship of historic properties and places (page 14) • Coordinate financial and technical support and promote partnerships between public and private organizations for projects that address any combination of housing, open space and hist preservation goals (page 179) • Use incentives and partnerships to encourage preservation and adaptive re-use of city’s historic buildings (page 190) 			
<u>CREATE Newton Comprehensive Arts & Culture Plan 2019</u>			
<ul style="list-style-type: none"> • Address lack of performance and rehearsal space city wide (pages 42-43) 			
<u>Newton Commission on Disability:</u>			
<ul style="list-style-type: none"> • Foster equal access to community life and activities • Promote adherence to laws and regulations that prohibit discrimination against people with disabilities including the Americans with Disabilities Act 			
<u>City of Newton Historic Preservation Guidelines on Sustainability (2012):</u>			
<ul style="list-style-type: none"> • By reusing an existing structure, the investment of natural resources in the original construction can be reclaimed. Historic buildings materials are generally easier to repair when compared with modern materials. The preservation of historic buildings and sites plays a key role in the protection of cultural resources and community character, promoting social sustainability (p. 1) 			
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
Chris Pitts, President, Waban Improvement Society; Co-Chair, Newton Cultural Council		cbpitts@gmail.com	617.515.7579
Rena Getz Escudero, City Councilor-at-Large, Ward 5		rgetz@newtonma.gov	617.312.8123
John Rice, former City Councilor, former member of Newton Historical Commission		jrice@tsnn.com	617.527.4933
Alice Jacobs, Waban Library Center, Director of Volunteers		wabanlibrary@gmail.com	617.244.0700
David Gaylin, Treasurer, Board of Directors, Suzuki School of Newton		david.gaylin@gmail.com	978.318.6911
			Mailing address
			PO Box 6 Waban, MA 02468
			192 Pine Ridge Road Waban, MA 02468
			Hyde Community Center 90 Lincoln Street, Newton Highlands, MA 02461
			1608 Beacon Street Waban, MA 02468
			180 Mildred Circle Concord, MA 01742

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	Staples Farmhouse – Restoration and Accessibility	
SUMMARY CAPITAL/DEVELOPMENT BUDGET		
Uses of Funds		
Phase II (a) Building fabric: windows, siding, porch, gutters		282,000
Phase II (b) Accessible Classroom Annex: new construction at rear		2,250,000
D. TOTAL USES (should equal C. on page 1 and E. below)		2,532,000
Sources of Funds	Status (requested, expected, confirmed)	
CPA funding	Requested	600,000
Capital Campaign	Pledged	1,000,000
Continued capital campaign, incl a confirmed \$300k match	Expected	807,000
Other grants; potentially Mass Cultural Council	Expected	125,000
E. TOTAL SOURCES (should equal C. on page 1 and D. above)		\$2,532,000
SUMMARY ANNUAL OPERATIONS & MAINTENANCE BUDGET (cannot use CPA funds)		
Uses of Funds		
Program Services (of which, personnel: \$0.9m)		1,512,560
Management and general expenses		380,494
Fundraising		22,716
F. TOTAL ANNUAL COST (should equal G. below)		\$1,915,770
Sources of Funds		
Program Services incl tuition and fees		1,510,195
Public support and donations; other sources; drawdown in net assets		405,575
G. TOTAL ANNUAL FUNDING (should equal F. above)		\$1,915,770
Project TIMELINE	Phase or Task	Season & Year
Fundraising		Sept 2025- Feb 2026
Complete construction documents; bidding; award contracts; permitting		Nov 2025 - Mar 2026
Some exterior work on original building – siding, gutters, front porch		April to July 2026
Accessible Classroom Annex – site preparation and groundbreaking		August 2026
Complete work on original windows including de-leading		Fall 2026
Accessible Classroom Annex - occupancy		Fall 2027

Project TITLE		Staples Farmhouse – Restoration and Accessibility	
↓ 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 pro forma/capital budget: include total cost, hard vs. soft costs and contingencies, and project management – amount and cost of time from contractors or staff (in-kind contributions by existing staff must also be costed)	
		Maintenance budget, projected separately for each of the next 10 years (CPA funds may not be used for operations or maintenance)	
		Non-CPA funding: commitment letters, letters of inquiry to other funders, fundraising plans, etc., including both cash and est. dollar value of in-kind contributions	
		Purchasing of goods & services: briefly summarize sponsor’s understanding of applicable state statutes and City policies	
Pre-proposals: recommended. Full proposals: REQUIRED.	✓	HISTORIC SIGNIFICANCE	ATTACHMENT 1: Analysis of Historical Significance (narrative; maximum 1 page)
			ATTACHMENT 2: Description of Historically Significant Features (maximum 1 page)
			ATTACHMENT 3. Summary & Justification of Proposed Treatment (maximum 1 page)
			ATTACHMENT 4. Newton Historical Commission Review (based on attachments 1-3 above)
REQUIRED for all full proposals.	SPONSOR FINANCES & QUALIFICATIONS, INSTITUTIONAL SUPPORT		
		For sponsoring organization, most recent annual operating budget (revenue & expenses) & financial statement (assets & liabilities); each must include both public (City) and private resources (“friends” organizations, fundraising, etc.)	
		For project manager: relevant training & track record of managing similar projects	
REQUIRED for all full proposals involving real estate acquisition, construction or other building/ landscape improvements.	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