

**CITY HALL RESTORATION COMMISSION
SUMMARY OF MEETING HELD ON MONDAY MAY 17TH 2010**

Location: Third Floor Conference Room, City Hall.

Present: Jan Bell, J.J. Bell, Steve Dexter, Steve Pardee, Maggie Rosa, David Campbell

Meeting opened at 10:00 a.m.

Minutes of April 26th and May 10th meetings

Accepted as is.

Clock/Bell Project Update

David Campbell reported that the bell work starts on Tuesday May 25th and the clock will be done in the first week in June.

Maintenance Issues

David said that the gutters will be cleaned out during the upcoming work, that the downspout was disconnected because it was blocked and full of debris. It would take a steeplejack about two days to do the work.

Action Item: Steve Dexter will contact Mike Hale and Mark Cole to address this issue.

Window repair in auditorium should be done by the end of June, the work is being done by W.W. Woodworks (www.woodworks.com) of 29 Dover Street in Brockton (508-584-4971).



W.W. Woodworks
W.W. Woodworks LLC
33 Dover Street
Brockton, MA 02301

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Contact the Partners @ W.W.Woodworks

General Questions
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Logo Concept: Edek Wasilewski
Web Design and Graphics:

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David also said that the steel beams in the staircase that are showing signs of rust will be taken care of during the bell work.

Action Item: J.J. to contact David to ask him to let us know when the clock hands will be removed so that Jan can contact Gail McCarthy for a photo opportunity.

During the discussion with David he mentioned that he is currently working on the restoration of Needham Town Hall with McGinley, Kalsow & Associates. This \$18 million project is being paid for largely out of CPA funds. (<http://www.communitypreservation.org/enews/Needham.htm>). Also see a Powerpoint presentation on the ongoing project in the list of files on <http://www.needhamma.gov/index.aspx?NID=1759>

Fundraising

- Maggie drafted the CPA Eligibility Determination Form and it was approved to be sent to CPC.

- As follow up to the conversation with State Senator Bruce Tarr, Matt and Susan ascertained that the Mass Cultural Facilities Fund was no longer giving out grants. Maggie forwarded the informed to Bruce Tarr.

Action Item: Maggie to follow up with Susan re whether City Hall is included in the funding opportunities being pursued by the Mayor.

- The MPPF Round 16 awards should be announced after June 9th.
- David Campbell concurred with J.J. re the priorities for the exterior restoration phases.
- Ring the bell on St Peter's Fiesta and July 3

Auditorium Sound System

Action Item: Maggie to suggest to the Mayor that any funds left over from the gift used to clean up I4C2 be put towards upgrading the sound system in the City Hall auditorium.

Flyer

Action Item: Maggie to send out flyer so that people can review it for the purpose of updating it.

Preservation Events (Thursday May 27 and Saturday May 29)

Action Item: Maggie to send out information regarding the times and need for volunteers for the Saturday Open House.

Other

- J.J. has spoken with Rob Chandler regarding finding architect(s) who would be willing to serve as advisors to the Commission.
Jane Weinzapfel was contacted by Maggie and she has expressed an interest in getting an update on the restoration project.

Action Item: Maggie to contact Lisa Howe.

- Jan mentioned that the GDT is holding a poll on the use of money that is given to the City for "best use" purposes.

Action Item: Maggie to contact Ray Lamont to find out more

Meeting closed at 11:30 a.m. Next Meeting; May 24th at 10:00 a.m.

Needham Town Meeting OKs \$18 million renovation for Town Hall

By Greg Kwasnik

Wicked Local Needham

Posted May 19, 2009 @ 10:09 PM

Needham —

Needham's Town Hall will soon get a long-awaited makeover, thanks to a nearly unanimous vote at Town Meeting May 11 that appropriated more than \$18 million for the project.

About 80 percent of the cost to restore the historic building, erected in 1902, and add office space and other upgrades, will come from Community Preservation Act funds.

The Community Preservation Act, approved by Town Meeting in 2005, adds 2-percent surcharge to the property tax for historical preservation, open space and affordable housing.

Several Town Meeting members spoke out in support of the project, which they said was long overdue. Selectwoman Denise Garlick said the project had been a "deferred priority for over a decade," likening the long delay to the lifespan of the youngest town meeting member, who at 18 had just reached voting age.

"We've been debating what to do with Town Hall for most of his life," Garlick said. "This project cannot be deferred any longer."

Prior town meetings paved the way for Monday night's approval of the Town Hall renovation funding. At the 2007 Town Meeting, members approved \$50,000 in Community Preservation Funds to launch a feasibility study for the project; at the 2008 meeting, \$1 million was approved for architectural design and engineering plans; and at last October's Special Town Meeting, members voted to approve the design concept put forward by the firm McGinley, Kaslow and Associates.

Town Meeting member Bob Larsen also spoke in support of the project, but stressed caution.

"I'm concerned that we may, in our zeal to carry through with this very important project, lose sight of what makes this building so beautiful," Larsen said. To assure the aesthetic integrity of the building, Larsen recommended that the renovation be done with absolute historical fidelity.

The warrant article for the Town Hall renovation project proved to be the most expensive of the evening, and discussion for it took up most of the first half of the meeting. Still, members voted on a total of 19 warrant articles throughout the evening, 18 of which received majority approval. The exception came near midnight, when the 5 motions filed under the evening's omnibus article all received majority "no" votes.

**Needham Town Hall:
Largest CPA Project Ever Tackles Complex Financing Issues on Path to Rehabilitation**
July 2009

The largest appropriation of CPA funds for a single project was recently approved by residents of Needham. At Town Meeting in May, residents gave their stamp of approval to the Community Preservation Committee's (CPC) recommendation to [restore Needham Town Hall](#) using \$15 million in CPA funds. □□ This project demonstrates the town's commitment to CPA and historic preservation, and the willingness of many town boards to work together to tackle tough issues and find solutions for financing this complex project.

□ At Town Meeting on May 4, 2009, Needham residents approved the Community Preservation Committee's recommendation to allocate \$15,029,233 in CPA funds for the restoration of Needham Town Hall (\$7.2 million will be bonded). According to Paul Siegenthaler, Chair of the Needham CPC, the restoration has been discussed for ten years, and CPA funding was instrumental in allowing the project to move forward. In fact, the potential restoration of 1902 Town Hall was one of the galvanizing forces behind the town's adoption of CPA in 2004, said Kate Fitzpatrick, Needham Town Manager. □□ One of the most complex parts of this project was determining exactly what could be paid for with CPA funds, and what would need to be paid for from the town's general budget, since the project included work on the historic building and a more modern Annex.

□ **Determining the CPA/General Fund Split** □□ The Needham CPC had three representatives on the town's Permanent Public Building Committee (PPBC), which oversaw the hiring of the architect for this project. The architect who was ultimately selected for the Town Hall renovation has experience with historic preservation work, including Town Halls and CPA projects in other communities. □□ The CPC developed a list of historic features that they were concerned about, including the gold dome, the windows, the roof and balustrade, and interior trim work. The CPC presented this list to the PPBC and met with the architect and a representative of the PPBC to discuss each item. □□ One member of the Needham CPC is an architect by trade, and worked closely with the PPBC to determine what parts of the project would be eligible for CPA funds (the historic renovation portion) and what would not (the new construction/Annex portion). For example, the heating system in the renovated portion will be eligible for CPA funds, as it will be incorporated into the standing historic structure, while the heating system in the Annex will not.

□□ Because of the constant communication between the CPC and the PPBC, the CPA/non-CPA financial split was generally agreed upon by the time estimates were available. □□ **Resources: a local architect, and a Circuit Rider** □□ The Needham CPC says that having a CPC member who is also an architect was invaluable, as he was able to "speak the same language" as the project architect. Had they not had an architect on their committee, the CPC likely would have hired a consultant to help them work through the process. Particularly challenging was applying the [Secretary of the Interior's Standards for Rehabilitation](#) to the project. □□ In addition to their resident architect, the Needham CPC took advantage of the [Circuit Riders](#), a project of Preservation Massachusetts and the National Trust for Historic Preservation. These Circuit Riders travel the state and offer their preservation expertise to local communities. According to the Needham CPC, working with a Circuit Rider was extremely helpful as they determined what parts of their project would be paid for from which town account. □□ **Moving Forward** □□ The CPC liaisons to the PPBC will continue to attend those meetings, and minutes are forwarded to all CPC members. Though CPC members don't have an actual vote on the PPBC, their involvement, observation and questions will help ensure that the spirit of CPA is followed during this complex project. □□ The town expects the project to go out to bid in the fall. The Needham CPC is happy to share their insights with CPCs in other towns who are dealing with similar issues; project documents are [available online](#), and Patricia Carey can be contacted at pcarey@needhamma.gov for further information.