



CITY OF SOMERVILLE, MASSACHUSETTS COMMUNITY PRESERVATION COMMITTEE



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COMMUNITY PRESERVATION COMMITTEE FY21 FUNDING RECOMMENDATION FOR BROADWAY HOUSE, 181 BROADWAY

PROJECT DESCRIPTION

Broadway House (181 Broadway) is a significant community asset, a historic building providing affordable housing for disabled young adults experiencing chronic mental illness. The Broadway House will rehabilitate the building's exterior and window replacement, improving energy efficiency and preserving historic details.

ELIGIBILITY

Historic resources: The Historic Preservation Commission approved eligibility for historic resources.

RECOMMENDED FUNDING

On December 16, 2020 by a vote of 8-0 the Community Preservation Committee recommended appropriate \$125,000 from the Community Preservation Act Fund, \$76,670 from the historic resources reserve budget and \$48,330 from the budgeted reserve, to the control of the Broadway House for the overall purposes summarized in this document.

Project Budget

Recommended funding amount:

Expenses	Amount
Study	\$0
Soft costs	\$0
Construction	\$125,000
Total	\$125,000
Sources	
CPA historic resources funds- requested	\$125,000
Replacement Reserve	\$56,785
Sponsor Contribution	\$11,993
Total	\$193,778

ALIGNMENT WITH FY21 COMMUNITY PRESERVATION PLAN

This project will update the accessible side entrance with a more user-friendly automatic door opener that can also be operated from the accessible lift on the opposite side of the entry door. The outdated common kitchen will be completely redone, with a revised layout and new appliances that will improve handicapped accessibility.

FUNDING CONDITIONS

1. Execution, and recording, of an historic preservation restriction.
2. Upon commencement of the Project and as appropriate, the Broadway House agrees to post a sign stating that the Project was funded through the City of Somerville's Community Preservation Act program.
3. CPA funds will only go towards the eligible costs.

MEASURES OF SUCCESS

The 181 Broadway renovation is intended to address much-needed exterior renovations within historic guidelines, as well as use replacement reserve funding to improve building accessibility for current and future residents. Through these renovations, the project team will preserve the building's historic features, increase resident comfort, facilitate better use of community spaces, and support the long-term durability of Broadway House.

Success will be measured through;

- Renovated exterior trim and siding work and replacement windows that will minimize leaks and/or drafts observed.
- Reducing frequency of work orders related to these envelope issues.
- Improving the condition of the exterior and installing tighter, more efficient windows WHICH will minimize the property's energy use and lower operating costs over time.
- A positive evaluation of the quality of the historic preservation scope.
- Better building accessibility related to improvements in the exterior side entrance and common kitchen renovation.
- Less damage to common area finishes over time, especially related to use by wheelchair-bound residents.
- Timely completion of the project.

The full proposal is available at: <https://www.somervillema.gov/cpa>