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MAYOR

CITY OF SOMERVILLE, MASSACHUSETTS COMMUNITY PRESERVATION COMMITTEE



COMMUNITY PRESERVATION COMMITTEE RECOMMENDATION FOR Mudflat Studio FY23 Façade Renovation Study

PROJECT DESCRIPTION

Mudflat Pottery School, Inc. requests funds to prepare an assessment of current conditions and a plan to preserve the façade of their building at 81 Broadway in East Somerville. While the organization has previously undertaken significant interior improvements to convert the former movie theater to a pottery arts school and studio, exterior renovations were limited due to funding availability at the time. Decorative elements that are original to the building now need some attention to be preserved. Problem areas include metal trim that is pulling away, deterioration of stucco leading to water penetration, and restoration of decorative trim elements at the top of the façade. The study represents the first phase of the restoration project; a future second phase will entail hiring contractors to make recommended repairs.

ELIGIBILITY

Historic Resources: This project would rehabilitate and restore a historic building.

RECOMMENDATION

On January 25, 2023, by a vote of 6-0, the Community Preservation Committee recommended approval to City Council that \$15,000 of Community Preservation Act funds be awarded to Mudflat Pottery School, Inc. to complete a condition assessment and plan to restore the façade of its building at 81 Broadway, as described in their application from the following account:

Category: Historic Preservation	Recommended Funding Source	Amount
Mudflat Studio FY23 Façade Restoration Study	Historic Preservation Reserve	\$15,000
	Total	

FUNDING CONDITIONS

- The CPA-funded portion of the project must be initiated within three years unless extension is granted by the CPC.
- CPA funds will be used only for CPA eligible expenses.
- The property will be placed in a Local Historic District.
- A Preservation Restriction will be placed on the property in perpetuity, to be held by the City of Somerville.
- Mudflat Studio will acknowledge CPA funding in any public communication about the project.

ALIGNMENT WITH COMMUNITY NEEDS

The project will enable the restoration of original elements of the building’s façade to preserve an iconic East Somerville landmark, and will ensure that any repair work complies with historic preservation standards. The property owner, Mudflat Pottery School Inc., is a nonprofit organization that provides classes, workshops, artist studios, and community programming for all ages.

PROJECT BUDGET AND SCOPE

CPA Expenses	Amount
Study	\$15,000
Soft Costs	2,500
Contingency	2,000
Total	\$19,500
Sources	
CPA funds	\$15,000
Mudflat Pottery School Inc.	\$4,500
Total	\$19,500

MEASURES OF SUCCESS

The goals of this project are to:

- Investigate to fully understand what needs to be done to repair the façade of the building.

The full original proposal is available at:

https://drive.google.com/file/d/1rxsj28clxkEoVxjXVpcOKlp2kdrfoFoR/view?usp=share_link