

Needham School Administration

# Emery Grover Building

January 20, 2022

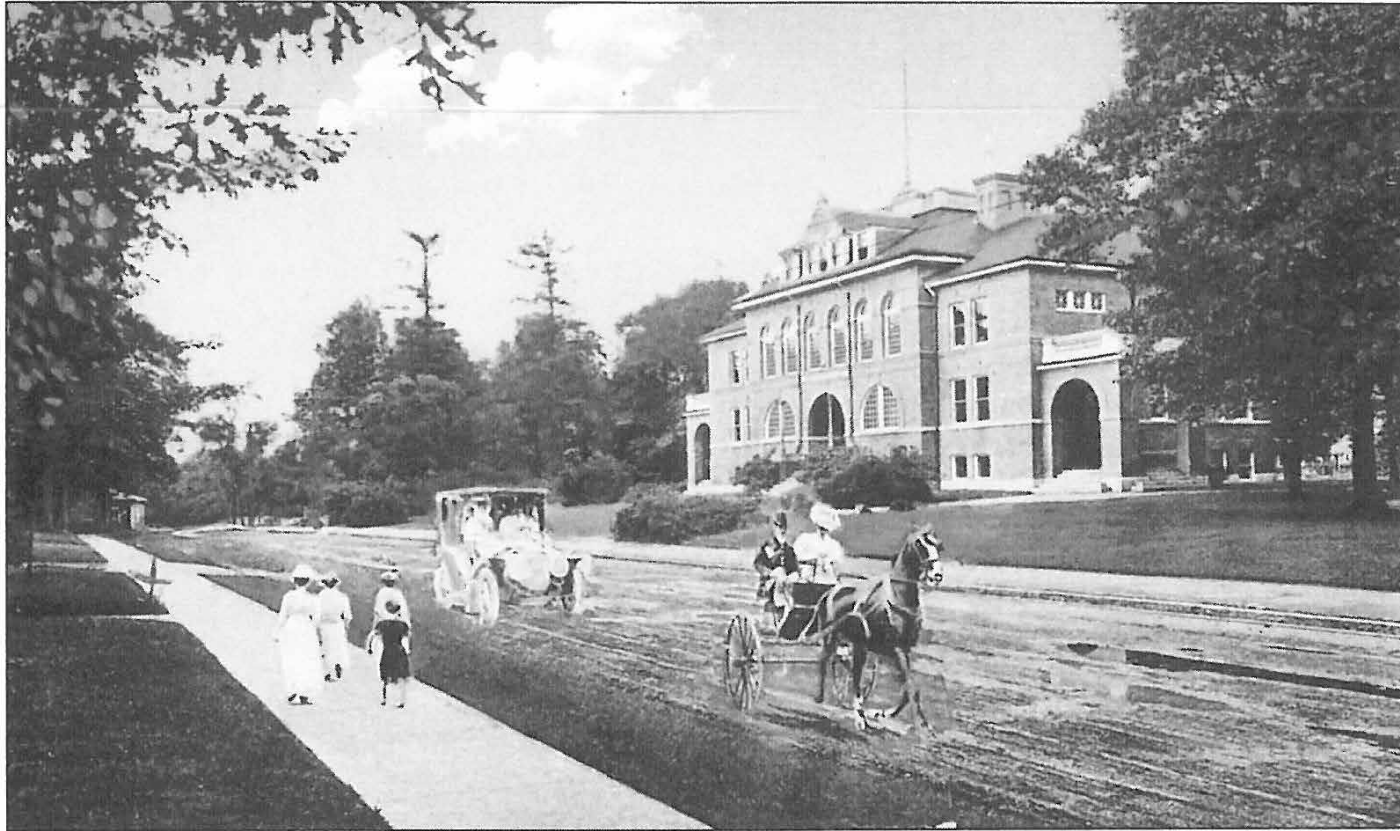
Presentation to the Community Preservation Committee







# Historic Gateway Building on Highland Ave



Built in 1898, this was the town's first high school and only example of the Renaissance Revival style. It was built halfway between the two sections of town on a site donated by knitting company owner John Moseley. Named for Judge Emery Grover, a twenty-two-year member of the school committee, the building has been the office of the school administration since 1930



View from Highland Ave

early 1900's (Needham Historic Society)

and Today



United States Department of the Interior  
National Park Service

JUL 24 1987

National Register of Historic Places  
Registration FormNATIONAL  
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

## 1. Name of Property

historic name Emery Grover Building (preferred)other names/site number Needham High School

## 2. Location

street & number 1330 Highland Avenue N/A not for publicationcity, town Needham N/A vicinitystate Massachusetts code 025 county Norfolk code 021 zip code 02192

## 3. Classification

Ownership of Property

☐ private☒ public-local☐ public-State☐ public-Federal

Category of Property

☒ building(s)☐ district☐ site☐ structure☐ object

Number of Resources within Property

Contributing

1

Noncontributing

       buildings       sites       structures       objects1 Total

Name of related multiple property listing:

N/ANumber of contributing resources previously  
listed in the National Register 0

## 4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of certifying official Valerie A. Talmage July 20, 1987Executive Director, State Historic Preservation Office, Massachusetts Historical Commission

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

## 5. National Park Service Certification

I, hereby, certify that this property is:

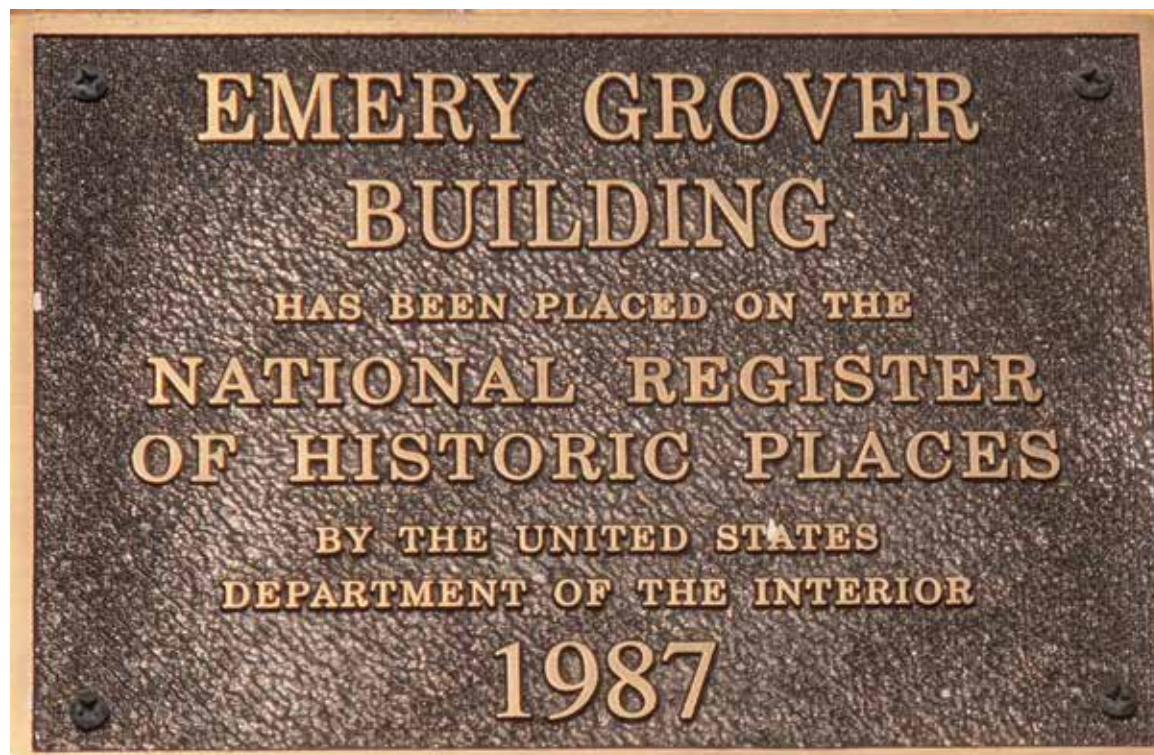
☒ entered in the National Register.☐ See continuation sheet.☐ determined eligible for the National Register. ☐ See continuation sheet.☐ determined not eligible for the National Register.☐ removed from the National Register.☐ other, (explain:)Entered in the  
National Register8/20/87

Signature of the Keeper

Date of Action

## National Register Building

August 20, 1987



# Highland Ave School

- Built in 1924 to adjacent to EG as "new" High School
- Sold & Demolished in 1984 for Condominiums



With rapid population growth in Needham after World War I, the 1898 high school building proved inadequate. The town needed a modern facility with a gym and science rooms. The Highland Avenue School was located next to the old high school. This new building also became inadequate for a high school; it served as a junior high and finally an elementary school

# Emery Grover Building

- Converted to School Administration in 1947
- Preservation needed or demolition likely





# Historic Significance of the Emery Grover Building

## Constructed in 1897 as a High School

- Designed by Whitman & Hood
- GC was F. G. Colburn
- Served as the Town's High School until 1923
- A Junior HS from 1923 to 1929
- Elementary School 1929-1944

## The oldest Public Building in Needham

- Second Renaissance Revival Style
- Location was chosen between the Heights and Needham Center
- Housed School Administration from 1947 to present
- 8/20/1987 – listed in the National Register of Historic Places

# "Notable Needhamites"

"Images of America- Needham"  
(Needham Historical Society)

Named after: Judge Emery Grover



In a 50th wedding anniversary picture in 1918 are Judge Emery Grover and his wife, the former Lydia Orr, daughter of Needham manufacturer Galen Orr. The present Needham Public Schools administration building, which was the former high school (1898), now bears Emery Grover's name, honoring this prominent judge and local official who also served as selectman and school committee member.

Land donated by: William Moseley



An important manufacturer of silk and elastic stockings, knit surgical bandages, and underwear was William G. Moseley, who also served as town moderator for twenty-eight town meetings from 1899 to 1911. An incorporator of the Needham Cooperative Bank in 1902, Moseley was admitted to the Massachusetts Bar in 1907 and served as town auditor, selectman, and school committee member.



# Why CPA funds are appropriate for this Emery Grover Project

- Last major historic public building needing renovation
- EG is highest Historic Commission preservation priority
- Preservation of Gateway Building into downtown
- Cost effective path to preservation – equal to demolition and new building for current use
- Best chance for preservation is Town renovation and reuse
- Demolition likely if property is sold to a developer



# Why CPA funds are appropriate for this Emery Grover Project

- Urgent need due to decades of deferred maintenance while waiting for this plan
- ADA/MAAB accessibility to a major public building
- Life safety upgrades required
- Code required thresholds for roof and window projects will trigger a comprehensive renovation to meet current energy, seismic, egress, fire safety, mechanical, electrical and plumbing requirements.

# Community Preservation Act

## Part C Historic Preservation Factors for Consideration:

Factors for consideration by the Committee toward approval of funding through the Community Preservation Act.



- Preserves and protects historic and cultural properties and sites to the extent allowed under the CPA.



- Demonstrates a public benefit to preserve historic resources. Town-owned facilities may be preferred in The Committee's evaluation process.



- Incorporates the remodeling, reconstruction, renovation and making of extraordinary repairs to historic resources, such as improvements intended to make historic facilities functional for their intended use, including but not limited to, handicapped accessibility and building code requirements.

Emery Grover is included in the Town of Needham Community Preservation Plan



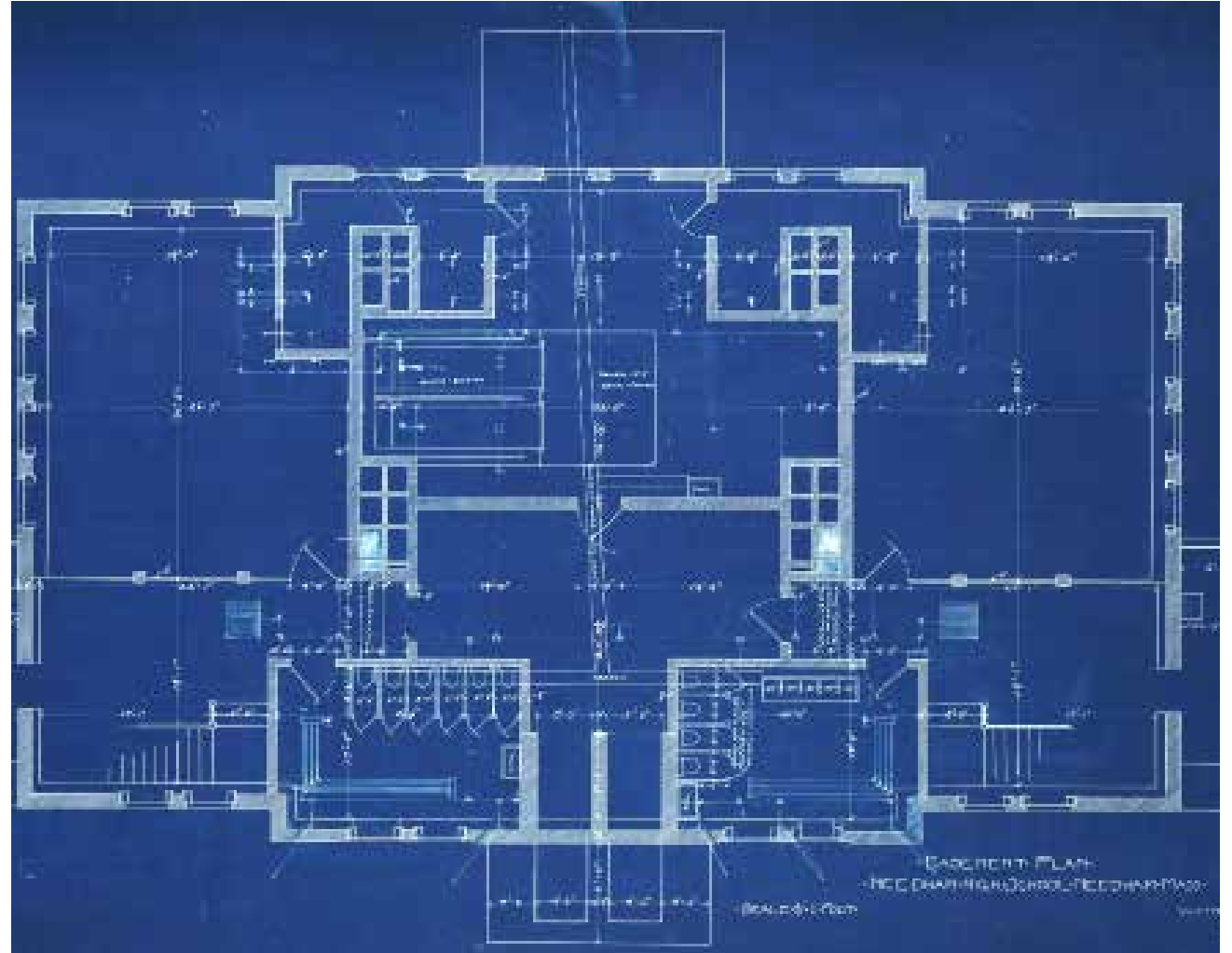
EXISTING CONDITIONS

# Basement Level

"The basement contains the hearing and ventilating apparatus, manual training room, bicycle & janitor's rooms and sanitaries"

(Needham Chronicle 8/21/1898)

Coal fired furnace and ventilation shafts at center of the plan

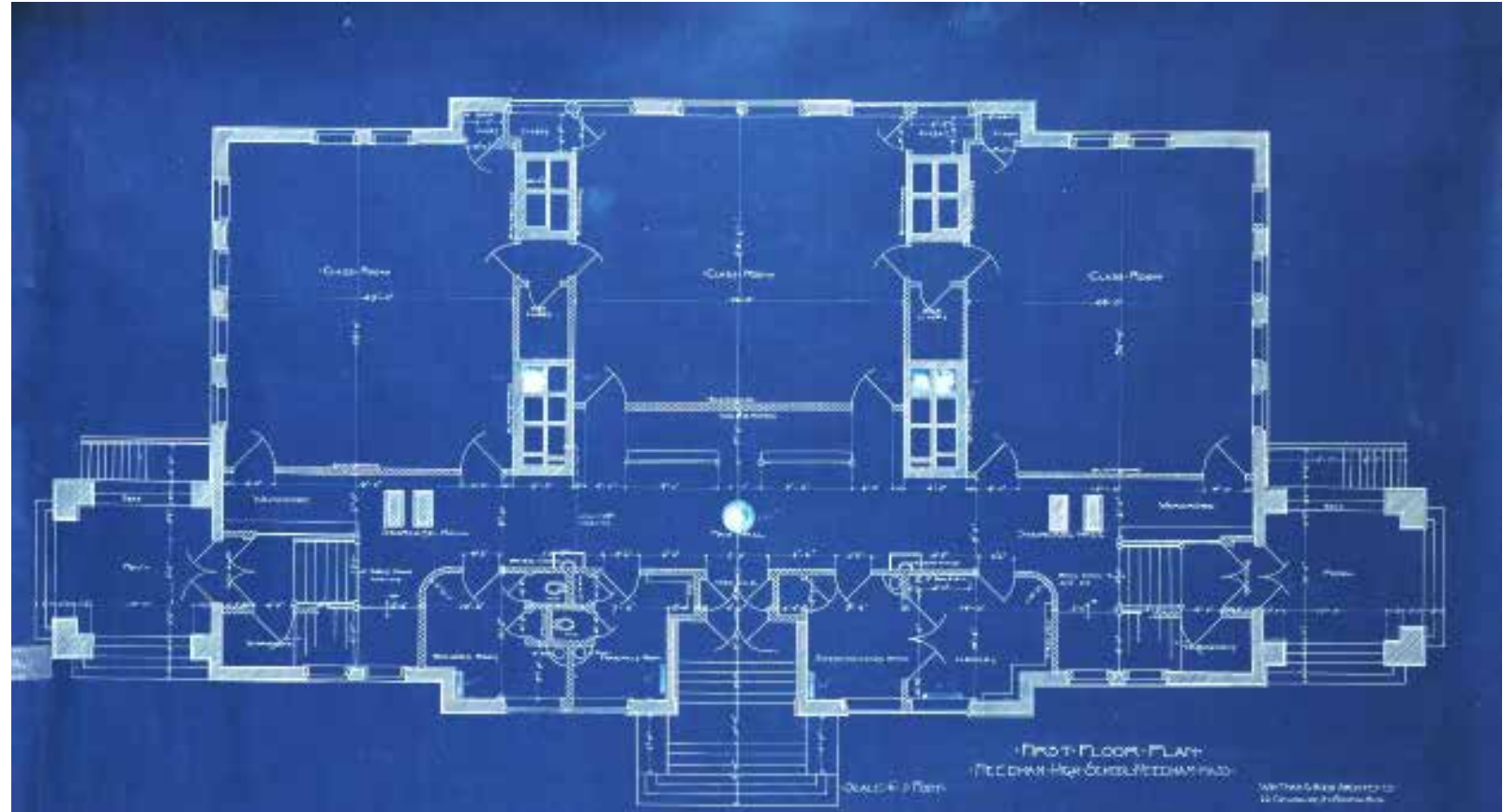




# First Floor

"On the first floor the main corridor runs from end to end with wardrobes. On the sides are three classrooms, superintendent's, committee's, teachers and principal's room."

(Needham Chronicle 8/21/1898)

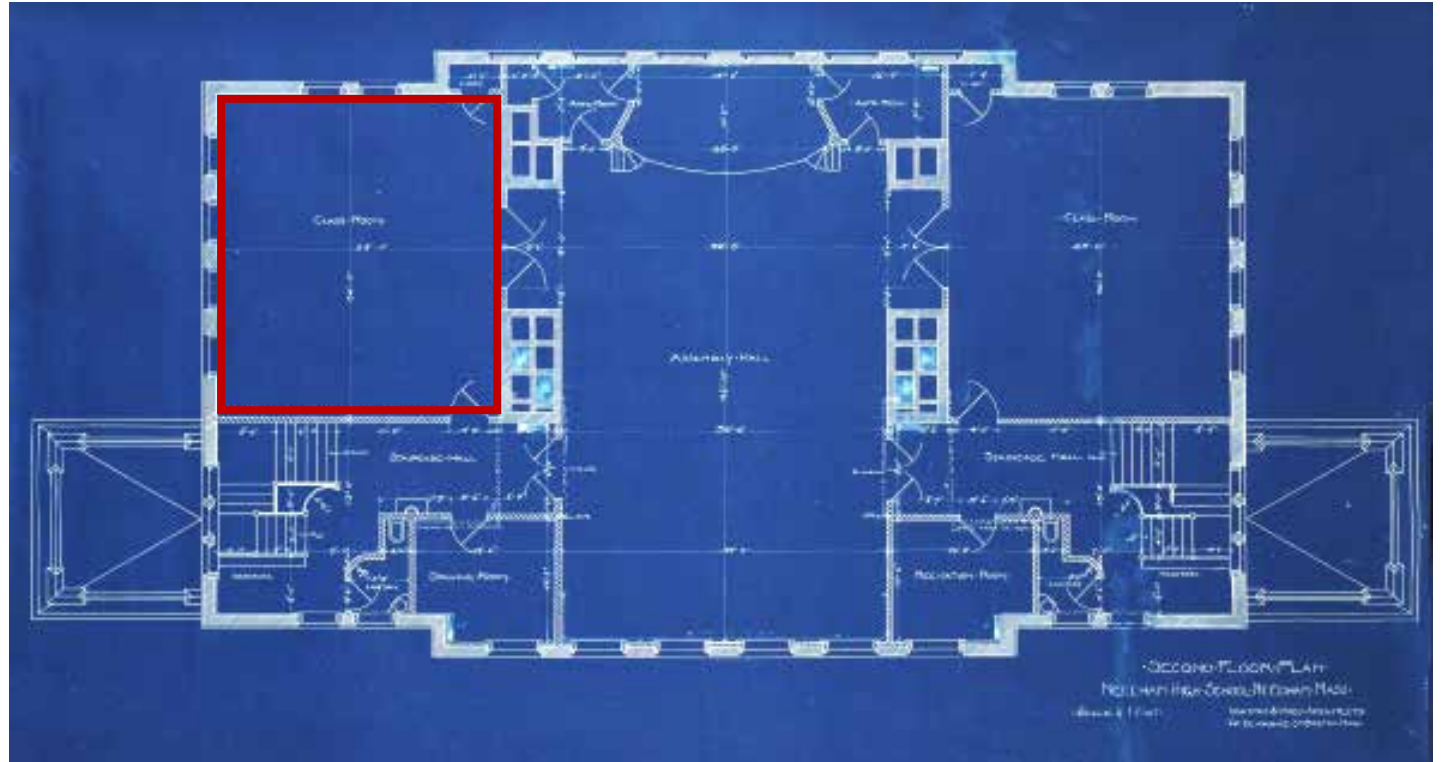


# Second Floor

“On the second floor there are two classrooms, a recitation room, and an assembly hall with 14-ft studs, seating 275. A room here will be used for a library room.”

(Needham Chronicle 8/21/1898)

- The left side room is still a conference room today
- All the other spaces have been subdivided for School Administration offices.



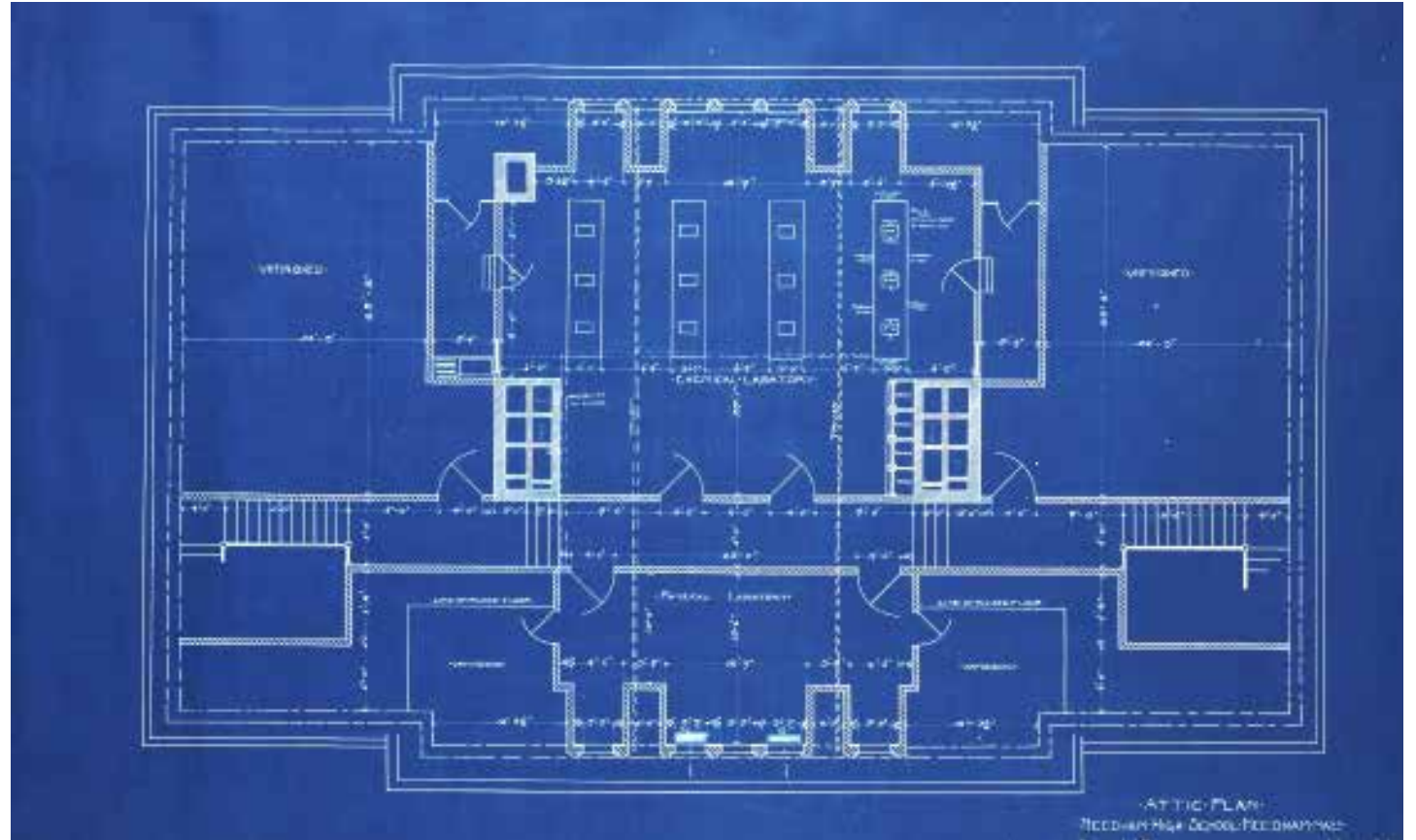


# Third Floor - Attic

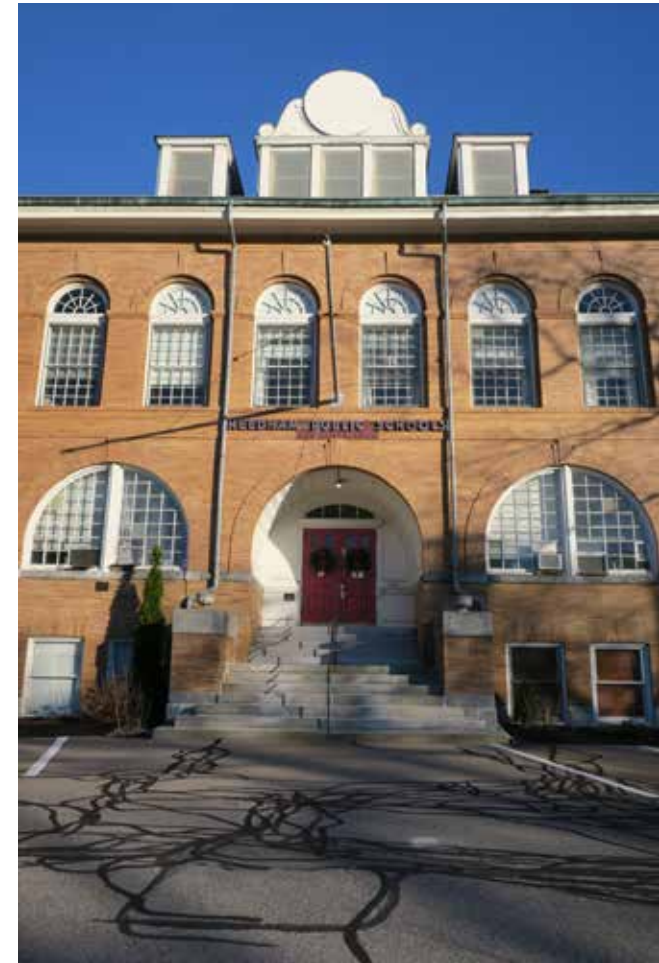
"The third floor is for the laboratories, contains two dark rooms."

(Needham Chronicle 8/21/1898)

- The third floor has been condemned since 1935 and only usable for limited storage



# EXTERIOR





# INTERIOR









## SCOPE OF WORK

The project consists of a comprehensive renovation of this National Register building. The building exterior will be rehabilitated, preserving original materials, replacing those that are beyond repair, and providing an accessible main entrance. A small rear addition will provide a needed materials entry. The interior spaces will be reconfigured to accommodate the Needham Public Schools Administration offices, upgrade systems and structure, and make the building fully code complaint. Site work will include parking, lighting and drainage.

# PROJECT OVERVIEW

## Improvements Incorporated into the Emery Grover Renovation:

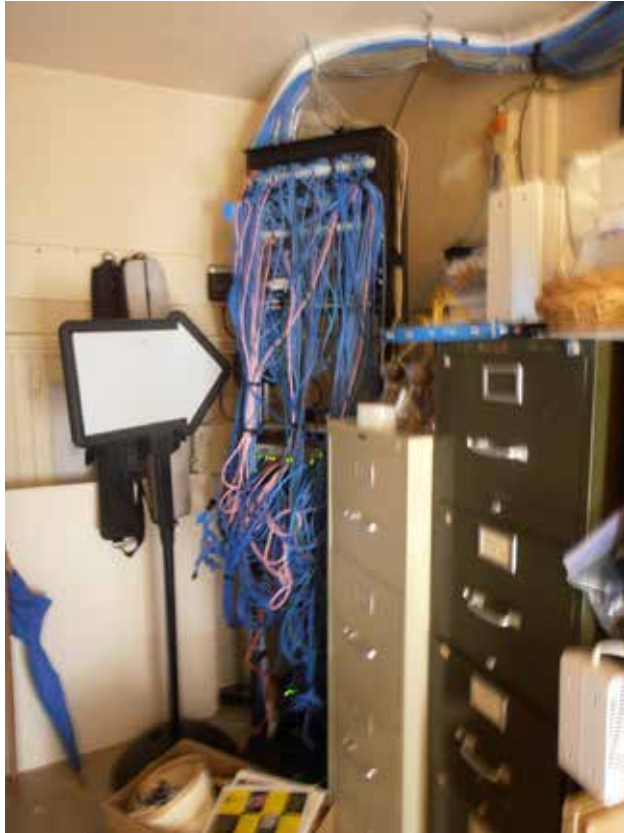
- Having a use for the building will allow it to be retained.
- Renovation can be accomplished without a large addition.
- The currently inaccessible building will be made accessible.
- HVAC equipment will be located mostly inside the building.
- The project will add code-compliant interior stairs.
- The front of the building will be free of parking.
- Energy efficiency will be increased with new windows and roof insulation.





## Urgent Major Repairs

- All M.E.P./FP Systems are non-functioning and outdated
- Original slate roof leaks requires rain barrel on 3rd floor



- Temporary steel braces added to South Portico to stop collapse.
- No handicapped access
- All windows require replacement
- Seismic reinforcing necessary
- No Fire Sprinklers

## Urgent Major Repairs

- Stairs are supported by tie rods to prevent further sagging.
- Improper ventilation.



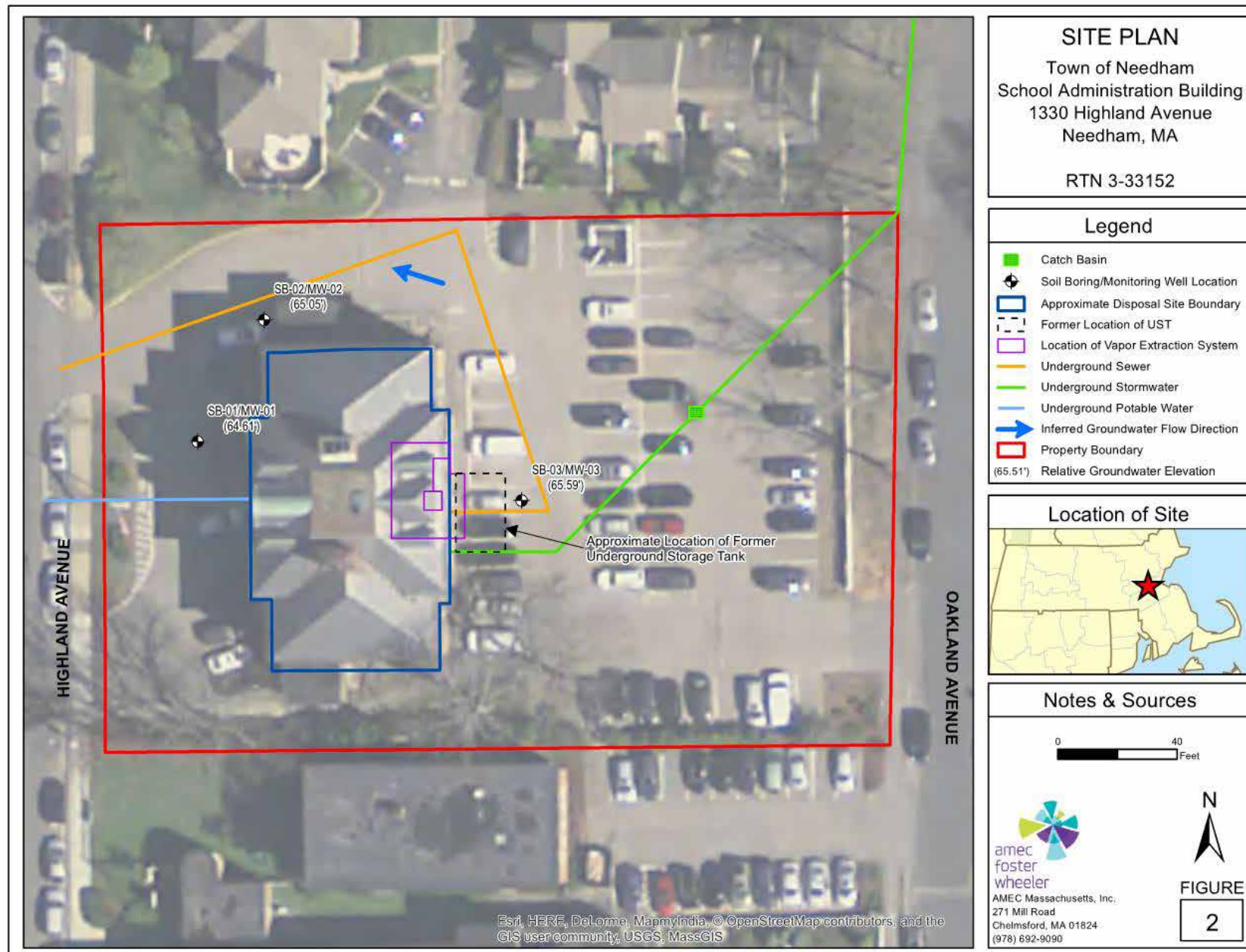


# SITE

- Through-drive to parking at east is to remain
- Ramp from parking to north portico entry
- Center entry closed off
- South portico for emergency egress
- Accessible sidewalk from street to entry, if grades allow
- Reintroduce grass at front
- 55 Parking spaces



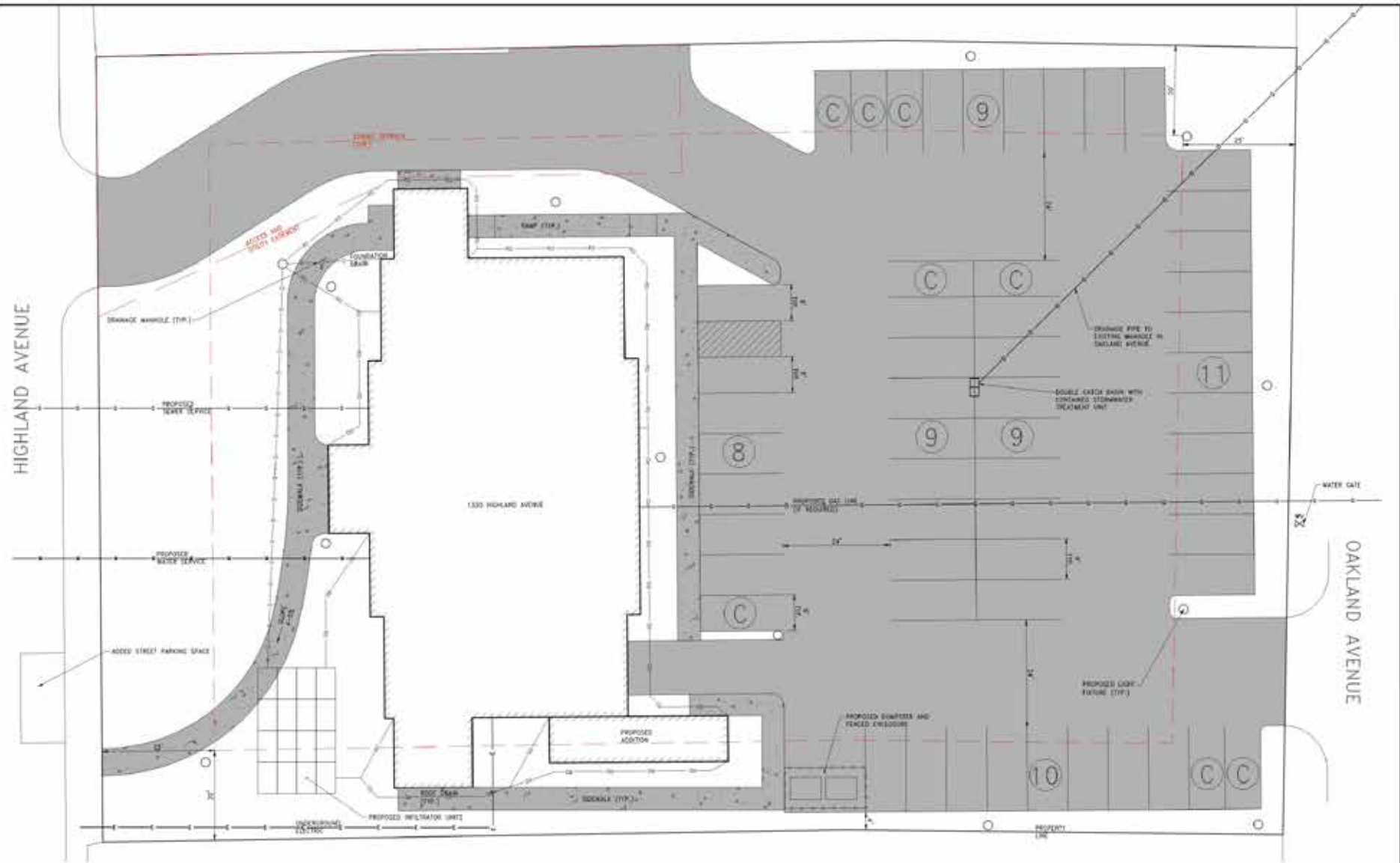
# UTILITIES







# UTILITIES



PARKING TABLE	REQUIRED	PROPOSED
TOTAL SPACES	81*	76
DRIVE DRIVEWAY	0	0
DRIVE DRIVEWAY	28 (100%)	0 (100%)
PEAK DEMAND	102	102
PEAK DEMAND	102	102
PEAK DEMAND	102	102
PEAK DEMAND	102	102
PEAK DEMAND	102	102
PEAK DEMAND	102	102
PEAK DEMAND	102	102
PEAK DEMAND	102	102

\* COMPACT SPACES ON PLAN SHOWN WITH SYMBOL (C)  
\*\* IF MAXIMUM ALLOWABLE COMPACT SPACES WERE INDICATED WERE THE DESIGN, A TOTAL OF 5 SPACES COULD BE ADDED.  
\*\*\* SEE "REQUIRED PARKING" TABLE FOR PARKING REQUIREMENT CALCULATIONS.  
\*\*\*\* SEE "PEAK PARKING DEMAND AND OVERLAP CALCULATIONS" NOTE.  
\*\*\*\*\* SPACES ARE CURRENTLY SHOWN TO BE NET LAYOUT SUBJECT TO CHANGE DEPENDENT ON AN ON THE GROUND INSTRUMENT SURVEY.

PEAKING TABLE	PEAKING TABLE	PEAKING TABLE	PEAKING TABLE	PEAKING TABLE
PEAKING TABLE	PEAKING TABLE	PEAKING TABLE	PEAKING TABLE	PEAKING TABLE
PEAKING TABLE	PEAKING TABLE	PEAKING TABLE	PEAKING TABLE	PEAKING TABLE
PEAKING TABLE	PEAKING TABLE	PEAKING TABLE	PEAKING TABLE	PEAKING TABLE
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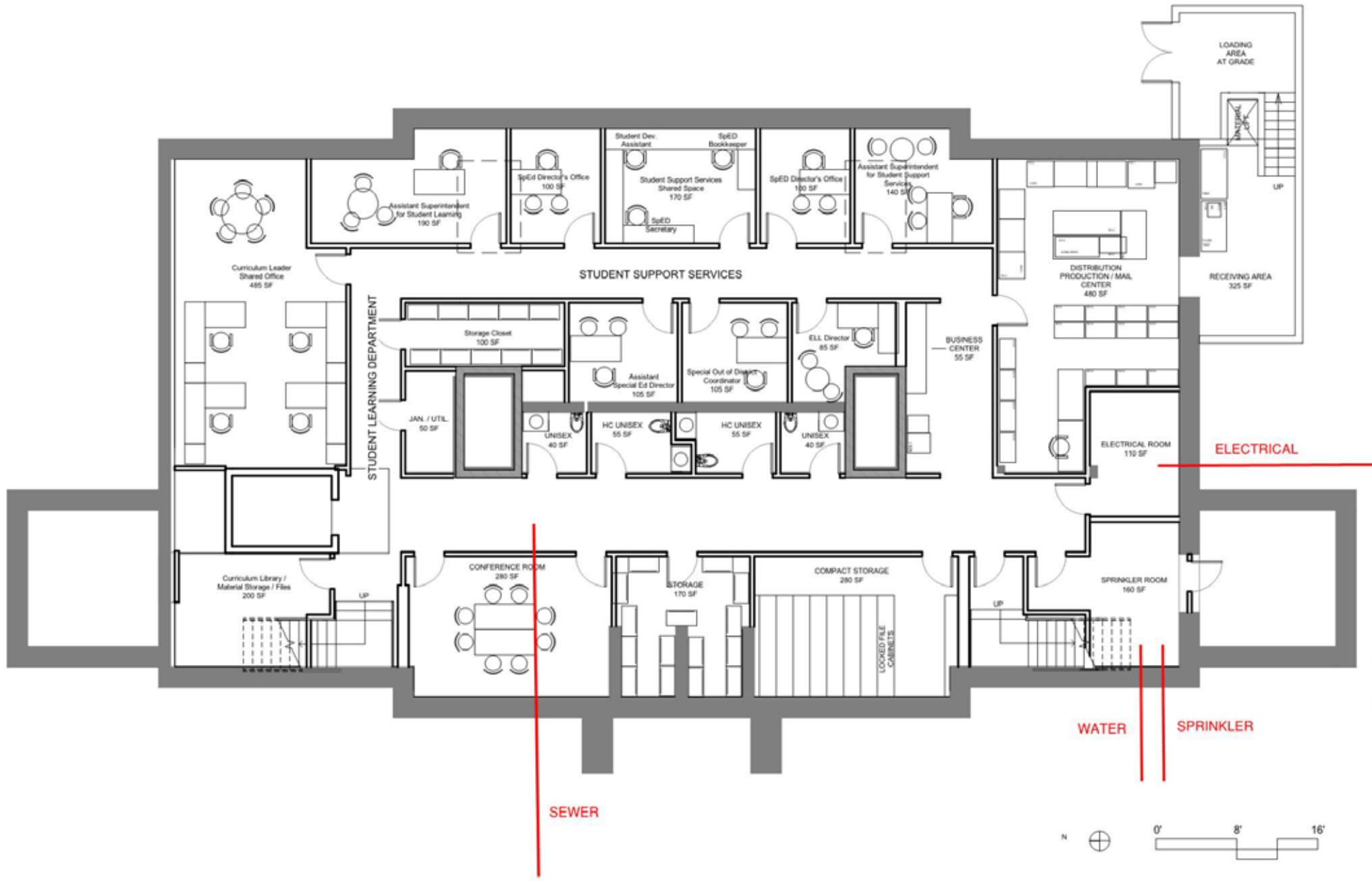
PARKING DEMAND WITH 150 CONFERENCE ATTENDEES AND OVERLAP CALCULATIONS  
PEAK DEMAND = 81 REQUIRED + 21 (100 INDIVIDUAL CONFERENCE ATTENDEES = 21  
ASSEMBLY SPACES ACCOUNTED FOR IN MAIN CONFERENCE ROOM + 1.5 RATIO) = 102  
SPACES PEAK DEMAND  
POTENTIALLY AVAILABLE PARKING = 58 SPACES ON SITE + 37 5-HOUR SPACES ON  
OAKLAND AVE. + 45 1-HOUR SPACES ON HIGHLAND AVE. (INCLUDING 2 ADDED SPACES)  
+ 18 SPACES AT ABUTTING CHURCH = 158 POTENTIALLY AVAILABLE SPACES



## EMERY GROVER RENOVATION NEEDHAM, MA


PROJECT NO.: 210414  
DATE: 1/20/2021  
SCALE: 1"=10'  
DESIGNED BY: SL  
CHECKED BY: AJ  
DRAWN BY: EL  
APPROVED BY: AJ  
DRAWING TITLE:  
DESIGN SKETCH  
DRAWING NO.: DS1.0  
SHEET NO.: 1 OF 2

# UTILITIES





[illegible]

CONTRACT SPACES ON PLAN SHOWN WITH SYMBOL 

\*\*\* IF MAXIMUM ALLOWABLE CONTRACT SPACES WERE INSERTED INTO THE DESIGN, A TOTAL OF 2 SPACES COULD BE ADDED.

\* SEE "REQUIRED PARKING" TABLE FOR PARKING REQUIREMENT CALCULATIONS.

\*\* SEE "PEAK PARKING DEMAND AND OVERFLOW CALCULATIONS" NOTE.

\*\*\*STREETS ARE CURRENTLY SHOWN TO BE W/ LAYOUT SUBJECT TO CHANGE DEPENDENT ON AIR ON THE GROUND INSTRUMENT SURVEY.

REGIÃO PAÍS	VALOR R\$ MIL	VALOR US\$ MIL	VALOR R\$ MIL	VALOR US\$ MIL	TOTAL R\$ MIL
AMÉRICA LATINA	10.00	10.00	-	-	10.00
AMÉRICA LATINA	10.00	10.00	-	-	10.00
AMÉRICA LATINA	10.00	10.00	-	-	10.00
AMÉRICA LATINA	10.00	10.00	-	-	10.00
AMÉRICA LATINA	10.00	10.00	-	-	10.00
TOTAL	10.00	10.00	-	-	10.00

NOTES:  
1 SPACE REQUIRED PER 300 SF OF OFFICE SPACE  
1 SPACE REQUIRED PER 3 SEATS IN CONFERENCE SPACE

POTENTIALLY AVAILABLE PARKING = 56 SPACES ON SITE + 37 3-HOUR SPACES ON HIGHLAND AVE. + 37 3-HOUR SPACES ON HIGHLAND AVE. (INCLUDING 1 ADDED SPACE + 19 SPACES AT ADJUTANT CHURCH = 105 POTENTIALLY AVAILABLE SPACES.



# PARKING

PARKING TABLE	REQUIRED	PROPOSED
TOTAL SPACES	81*	56
TOTAL HANDICAP	2	2
MAX COMPACT^	28 (50%)	8 (14%)^^
PEAK DEMAND**	102	136
FRONT SETBACK (FEET)	20	133.4
BUILDING SETBACK (FEET)	5	5***
SIDE/REAR SETBACK (FEET)	4	4***

^ COMPACTS SPACES ON PLAN SHOW WITH SYMBOL ©

^^ IF MAXIMUM ALLOWABLE COMPACT SPACES WERE INSERTED INTO THE DESIGN, A TOTAL OF 2 SPACES COULD BE ADDED.

\* SEE "REQUIRED PARKING" TABLE FOR PARKING REQUIREMENT CALCULATIONS.

\*\* SEE "PEAK PARKING DEMAND AND OVERFLOW CALCULATIONS" NOTE.

\*\*\*SETBACKS ARE CURRENTLY SHOWN TO BE MET. LAYOUT SUBJECT TO CHANGE DEPENDENT ON AN ON THE GROUND INSTRUMENT SURVEY.

REQUIRED PARKING	SQUARE FEET OFFICE SPACE	SPACES (OFFICE)	ASSEMBLY SEATS	SPACES (ASSEMBLY)	TOTAL SPACES
LOWER LEVEL	5877	19.59	—	—	19.59
MAIN LEVEL	5877	19.59	—	—	19.59
UPPER LEVEL	4367	14.56	37	12.33	26.89
ATTIC LEVEL	4296	14.32	—	—	14.32
TOTAL	20417	68.06	37	12.33	81 (80.39)

## NOTES:

1 SPACE REQUIRED PER 300 SF OF OFFICE SPACE

1 SPACE REQUIRED PER 3 SEATS OF CONFERENCE SPACE

## PARKING DEMAND WITH 100 CONFERENCE ATTENDEES AND OVERFLOW CALCULATIONS:

PEAK DEMAND = 81 REQUIRED + 21 (100 INDIVIDUAL CONFERENCE ATTENDEES - 37 ASSEMBLY SPACES ACCOUNTED FOR IN MAIN CONFERENCE ROOM X 1:3 RATIO) = 102 SPACES PEAK DEMAND

POTENTIALLY AVAILABLE PARKING = 56 SPACES ON SITE + 37 3-HOUR SPACES ON OAKLAND AVE. + 43 2-HOUR SPACES ON HIGHLAND AVE. (INCLUDING 1 ADDED SPACE)

TOTAL AVAILABLE = 136



## Table of Use Regulations

Per section 4.3.1

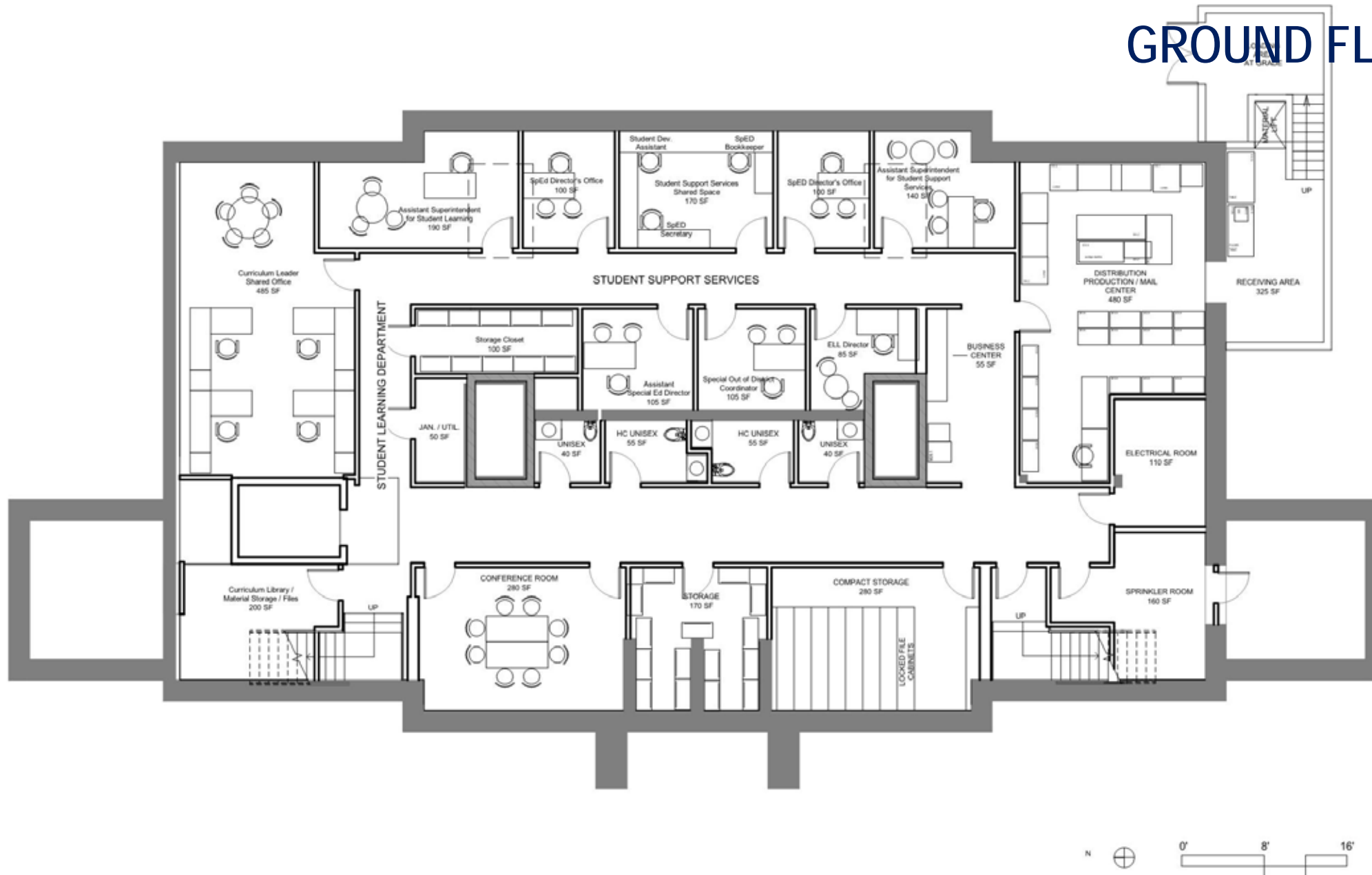
Major Project Special Permit Required

Regulation	A-1 Requirements	Existing	Provided	Compliance	Waivers Requested	Notes
Min. Lot Area	20,000 sf	46,174 sf	46,174 sf	Yes	NA	
Min. Frontage	120 ft	175ft	175 ft	yes	NA	
Front Setback (Highland Ave)	25 ft	60.75 ft	25 ft	yes	NA	
Side Setback	20 ft	11 ft	11 ft existing non-conforming	no existing non-conforming	Yes	Proposed Addition Setback 15 ft +/- more than existing setback of 11 ft +/-.
Rear Setback (Oakland Ave)	25 ft	143 ft	124 ft	yes	NA	
Max. Floor Area Ratio (FAR)	0.5	0.47	0.48	Yes	NA	
Max. % Lot Coverage	NR	14%	15%	yes	NA	
Max Stories	3	4	4 - existing non-conforming	no -existing non-conforming	Yes	Existing non-conforming
Max. Height	40 ft	57 ft	57 ft- existing non-conforming	no -existing non-conforming	Yes	Rooftop mech. allowed 25% of roof area
<b>5.1 Parking requirements</b>	<b>A-1 Requirements</b>	<b>Existing</b>	<b>Provided</b>	<b>Compliance</b>	<b>Waivers Requested</b>	<b>Notes</b>
5.1.2 (7) -Required Parking	81 Spaces Based on 1car/300sf (office space) & 1car/ 3 people Assembly	54	56 On-Site - others on street	no	Yes	Existing non-conforming & remote parking on street (Peak Demand will be 102 spaces when conference room has 100 attendees)
<b>5.1.3 Parking Plan &amp; Design Requirements</b>						
(a) Parking Lot Illumination - to be designed to min of one Footcandle with cut off to abutters				yes	NA	TBC
(b) Loading Requirements			no requirement for A-1 identified	yes	NA	Dumpster located on plan.
(c) Handicapped Parking - compliant with MAAB and ADA				yes	NA	2 required handicapped spaces
(d) Driveway openings -			One on Highland and one on Oakland	yes	NA	Existing non-conformance to be changed
(e) Compact Cars -			Up to 50% allowed at 8ft x 16ft.	yes	NA	8 compact spaces
(f) parking Space size -			all spaces comply with 9ft x 18.5 ft size.	yes	NA	48 full size spaces
(g) Bumper overhang - no more than 1ft bumper overhang assumed.				yes	NA	TBC
(h) parking space layout - no backing or maneuvering in sidewalk of public ROW required.				yes	NA	TBC
(i) Width of Maneuvering Aisle - 90° 24ft to 25 ft wide			24 ft	yes	NA	25 ft. width indicated
(j) Parking Setbacks- Front	10 ft	30 ft	NA	yes	NA	All parking at rear of building
(j) Parking Setbacks- Side & Rear	4 ft	0 ft	4 ft min	yes	NA	Minimum 4'-6"
(k) Landscaped Areas	10% landscape		16,600 sf indicated on plan	no	Yes	parking removed from front of building
(l) Trees	1 tree / 10 spaces	5	5	yes	NA	6 required/10 currently indicated around parking area
(m) Location	56 spaces on site		56 On-Site	no	Yes	Oakland Ave and Highland Ave On Street Parking
(n) Bicycle Racks	1 /20 pkg sp.		to be confirmed	yes	Yes	TBC

## ZONING

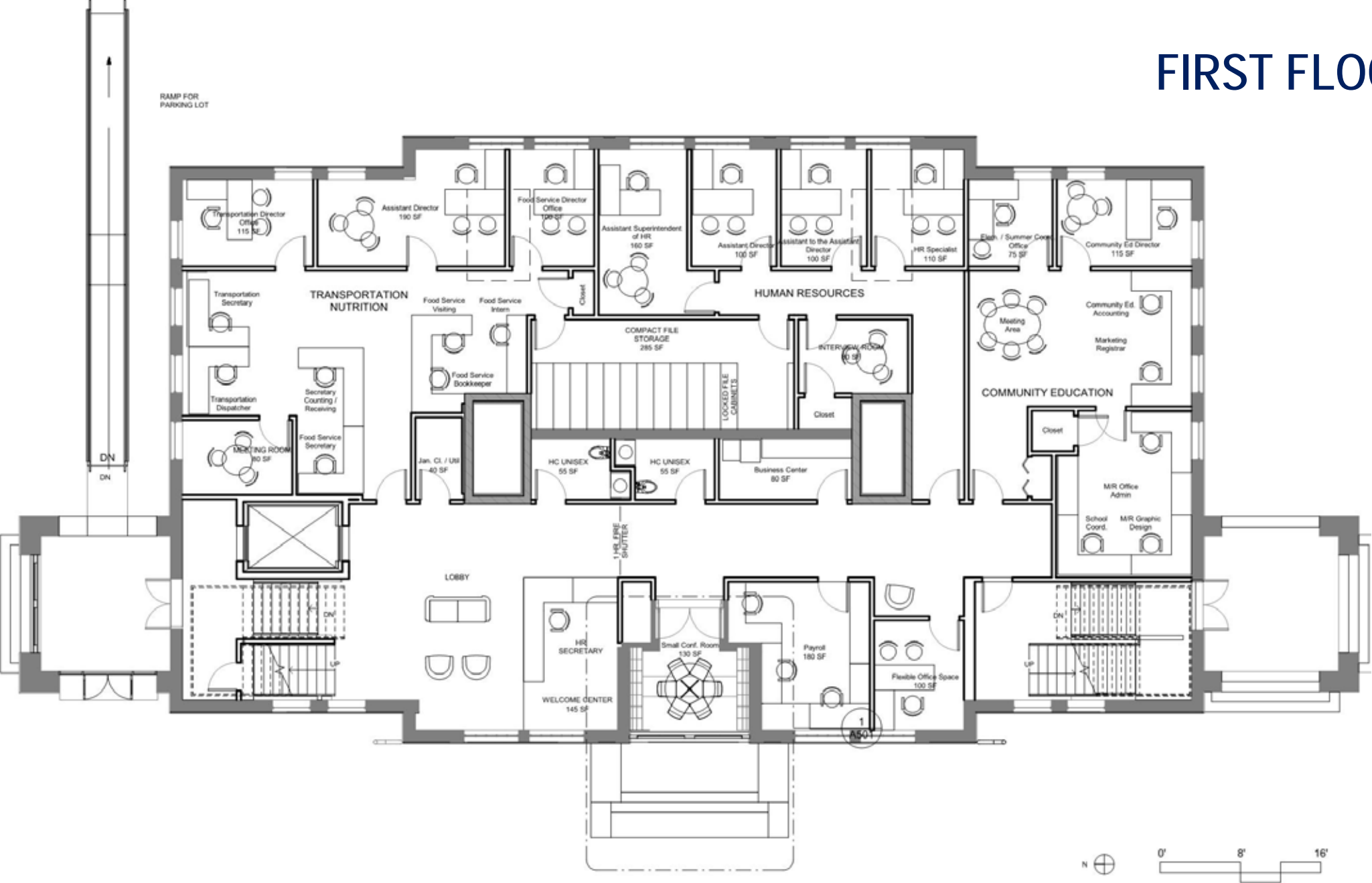


# GROUND FLOOR PLAN

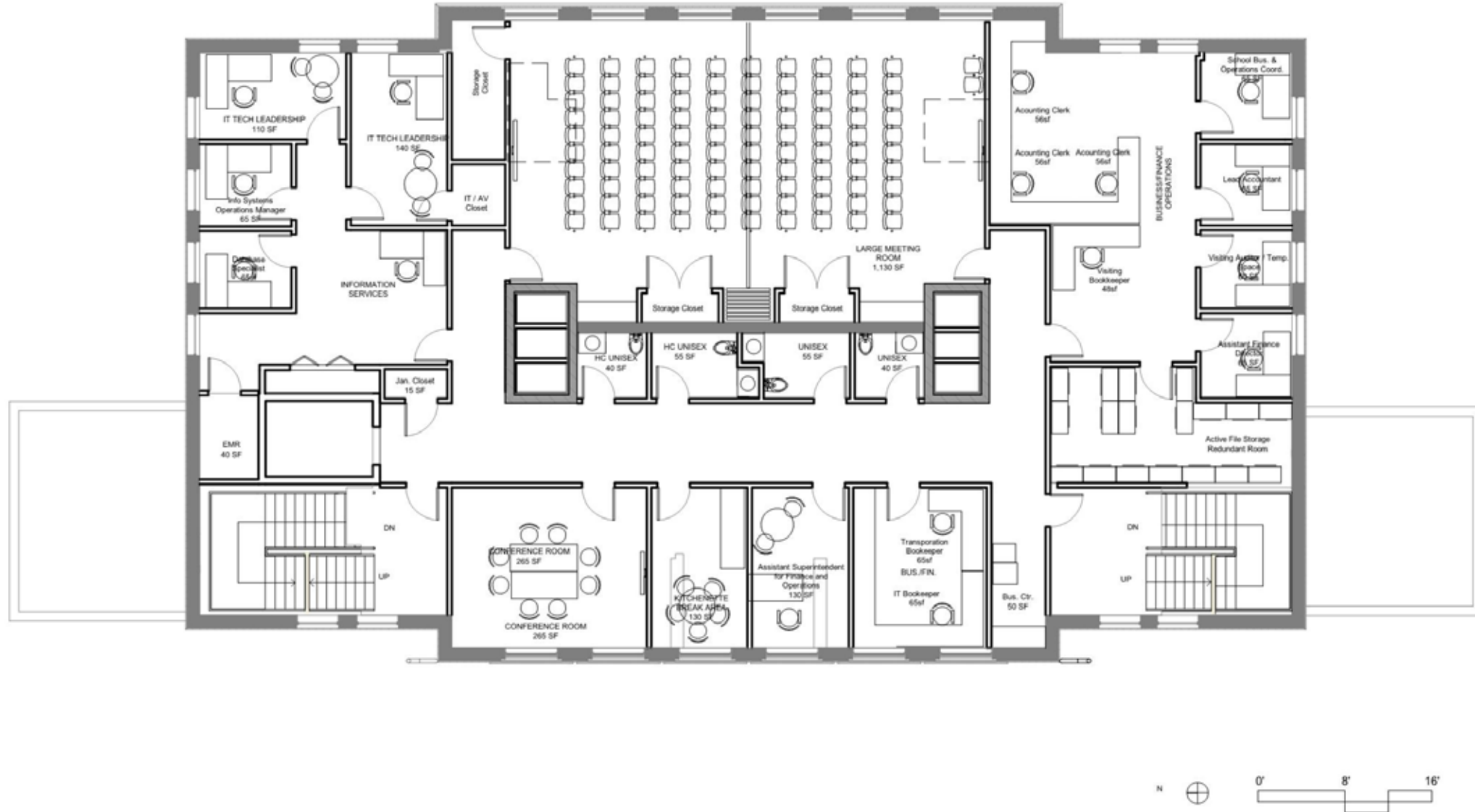




# FIRST FLOOR PLAN

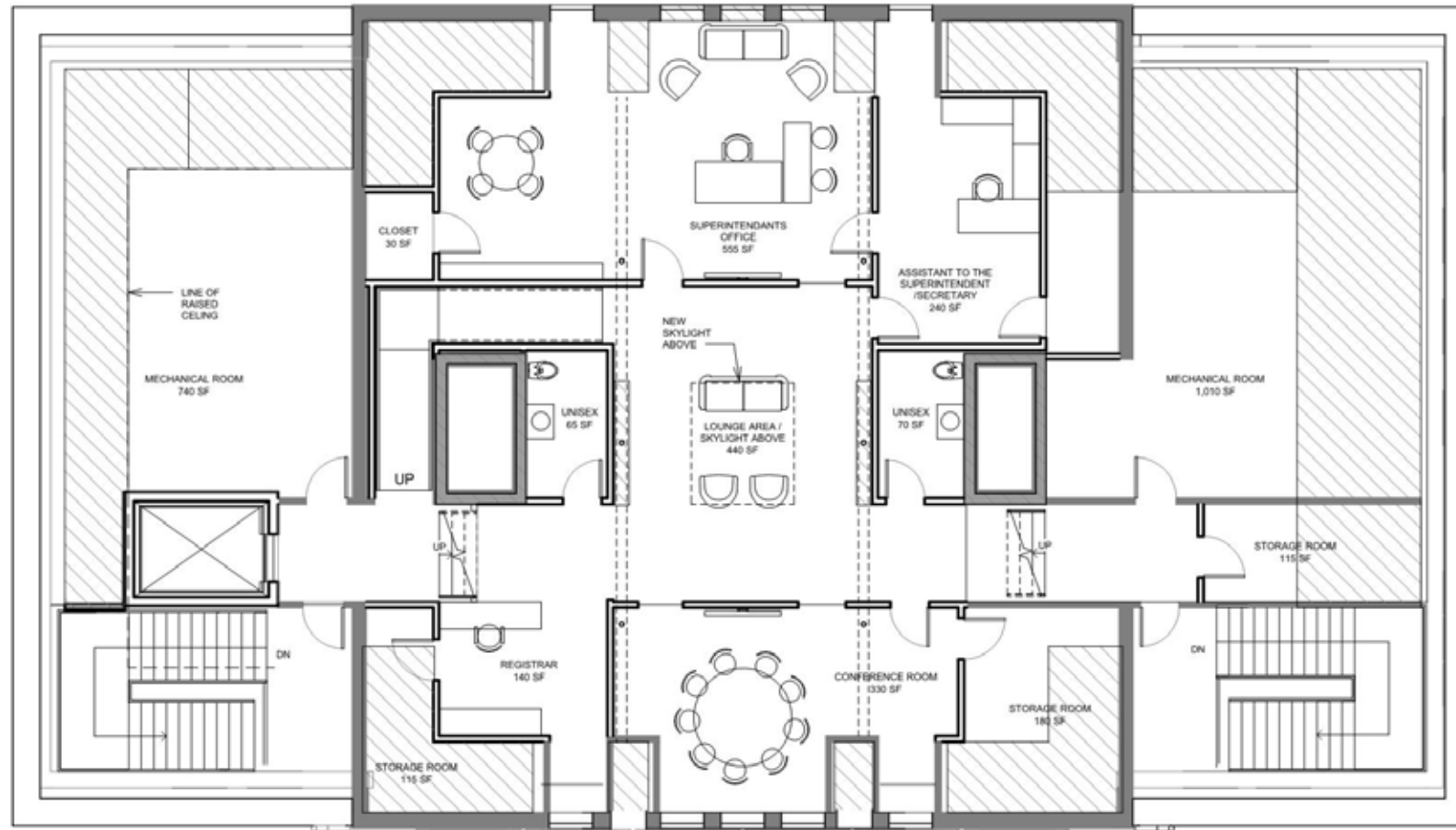


# SECOND FLOOR PLAN





# THIRD FLOOR PLAN

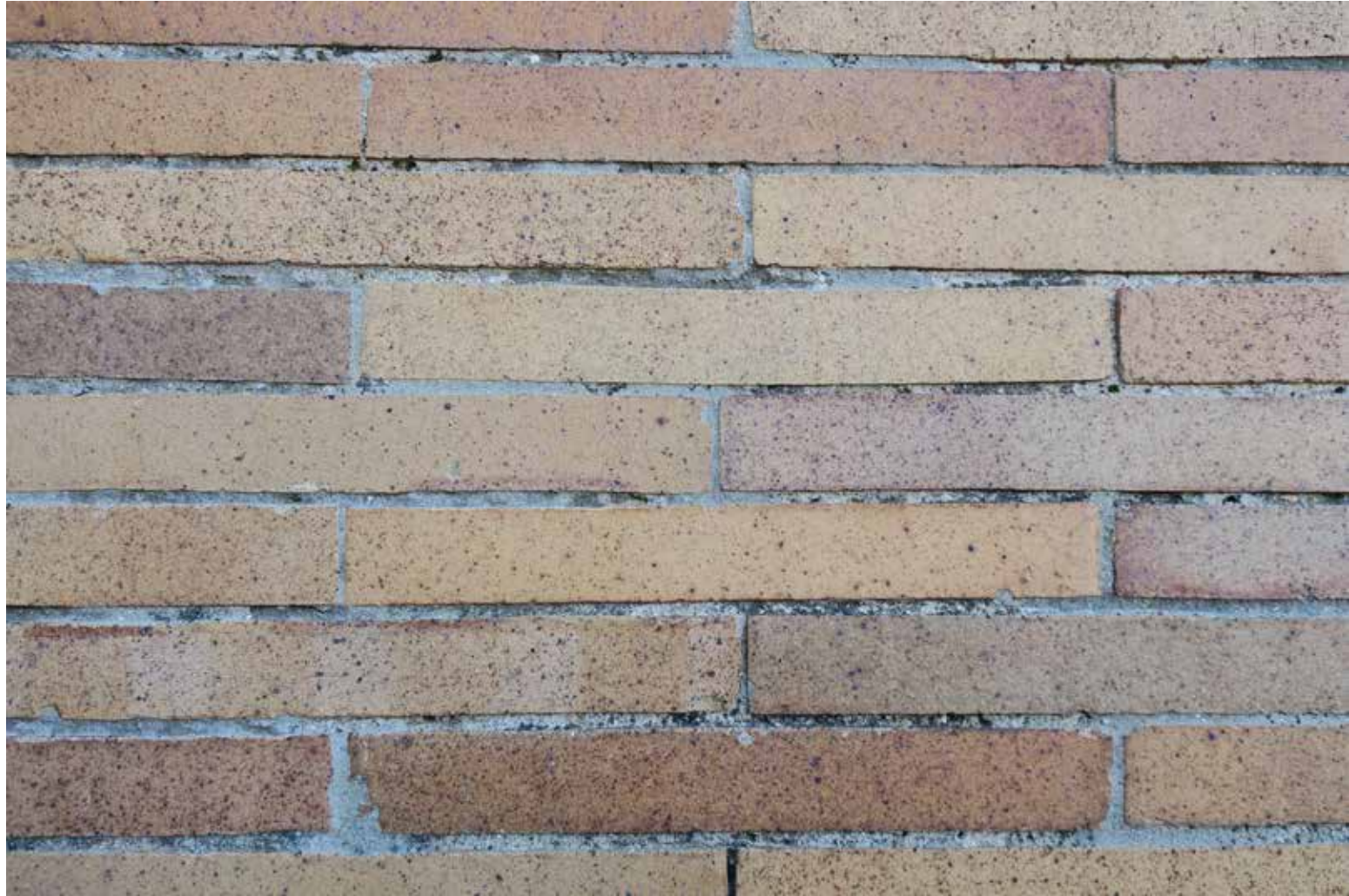


AREA OF CEILING BELOW 6'-8"

N

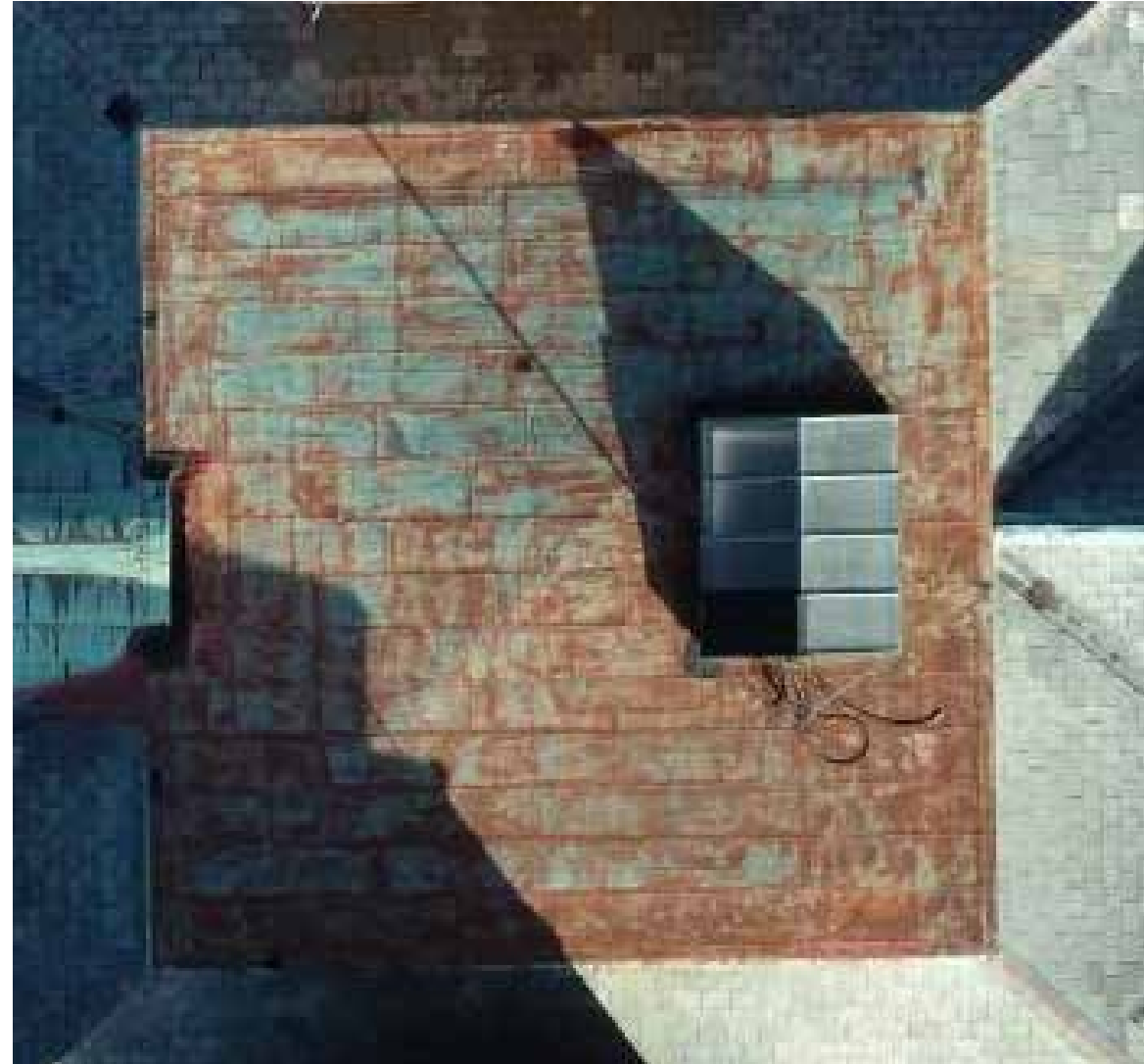
0' 8' 16'

# BUILDING ENVELOPE





# ROOFING



View from drone

# ROOFING





# ROOFING





# WINDOWS



Existing painted wood windows with single glazing



Aluminum clad with insulating glass





# INTERIOR



# INTERIOR

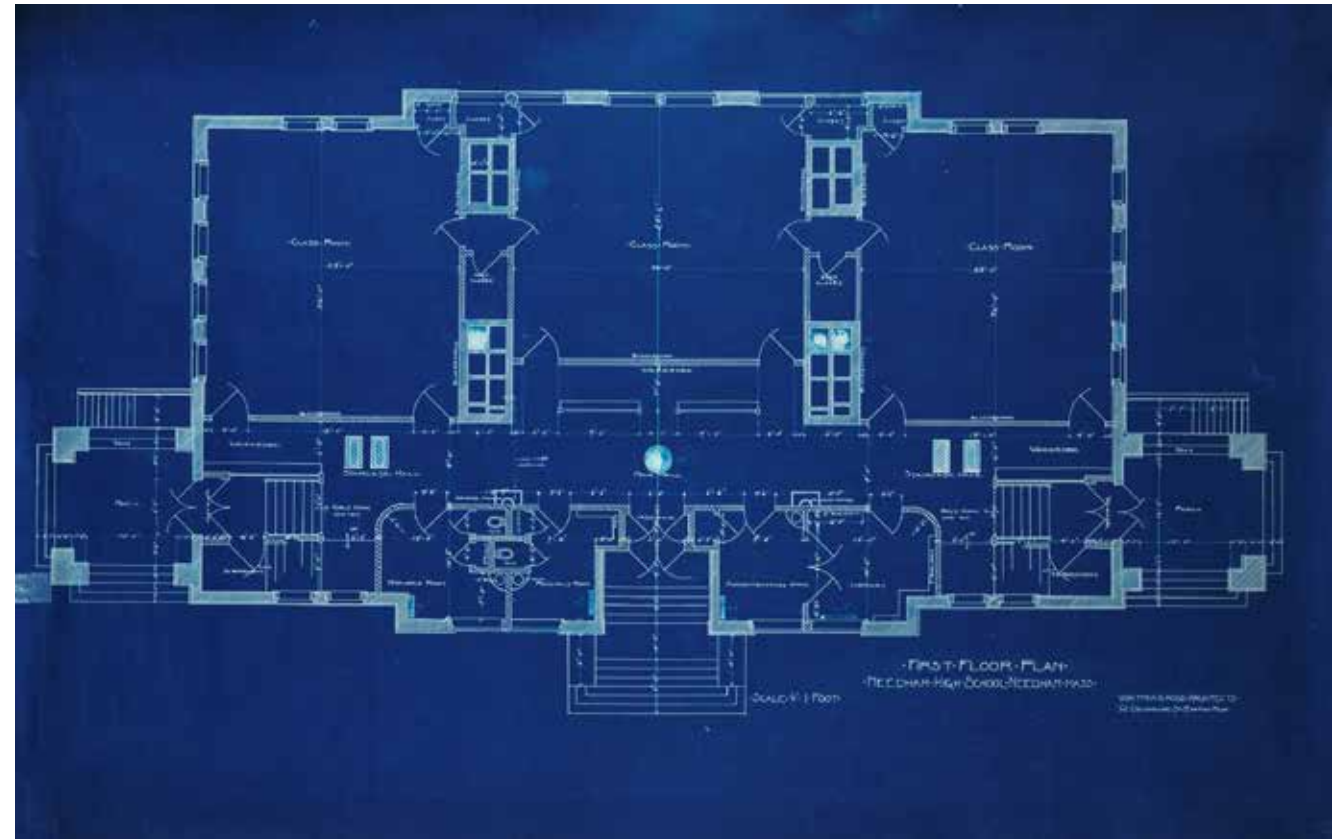


Original wood floor under carpet

# INTERIOR



Existing wood studs with lath and plaster

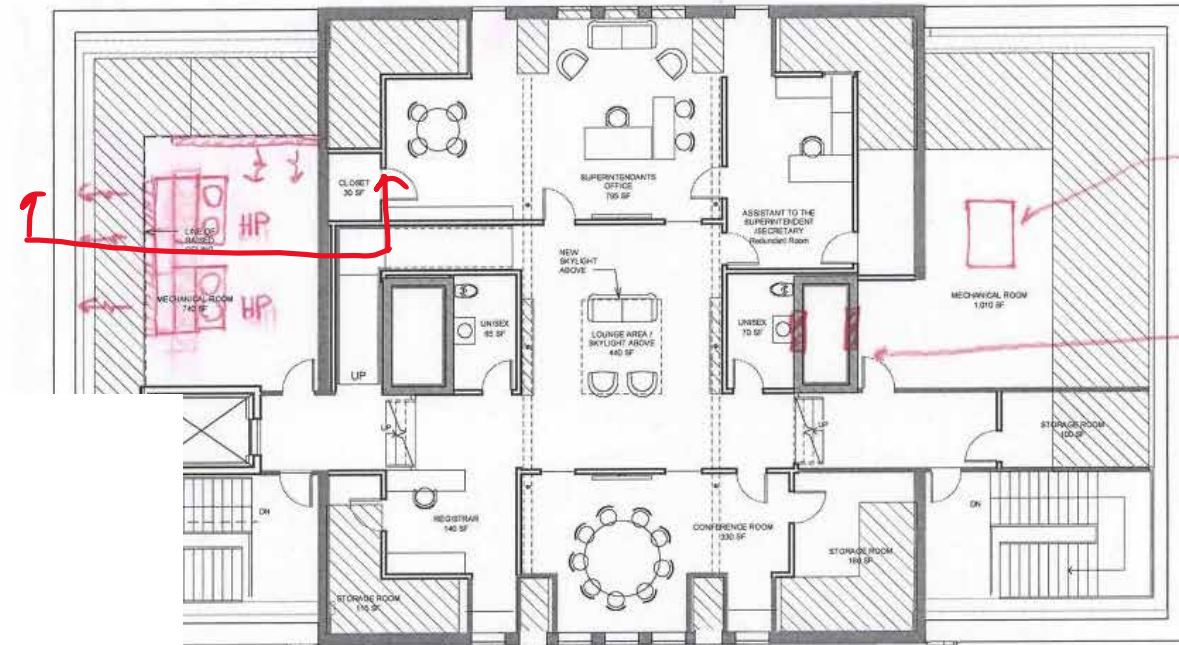
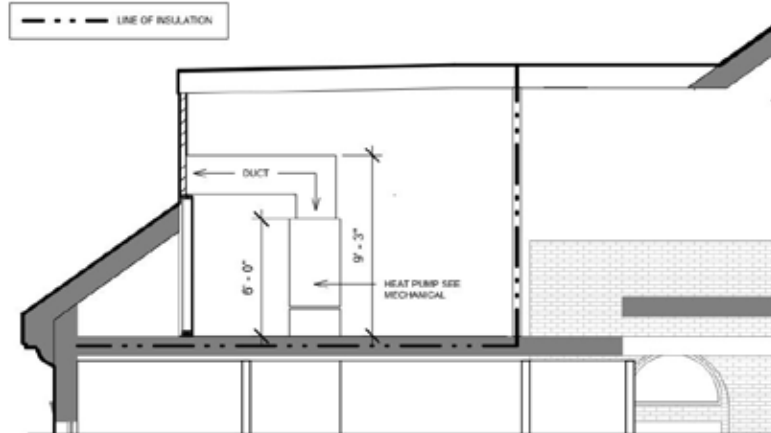




# ATTIC



# MECHANICAL



single or multiple exhs

INTAKE + EXH. UP  
IN "CHIMNEY" TO (2)  
5 SF LOUVERS?

Lower Third Floor  
20' - 10'

AREA OF CEILING BELOW 8'

0' 8' 16'



# MECHANICAL



# ELEVATIONS







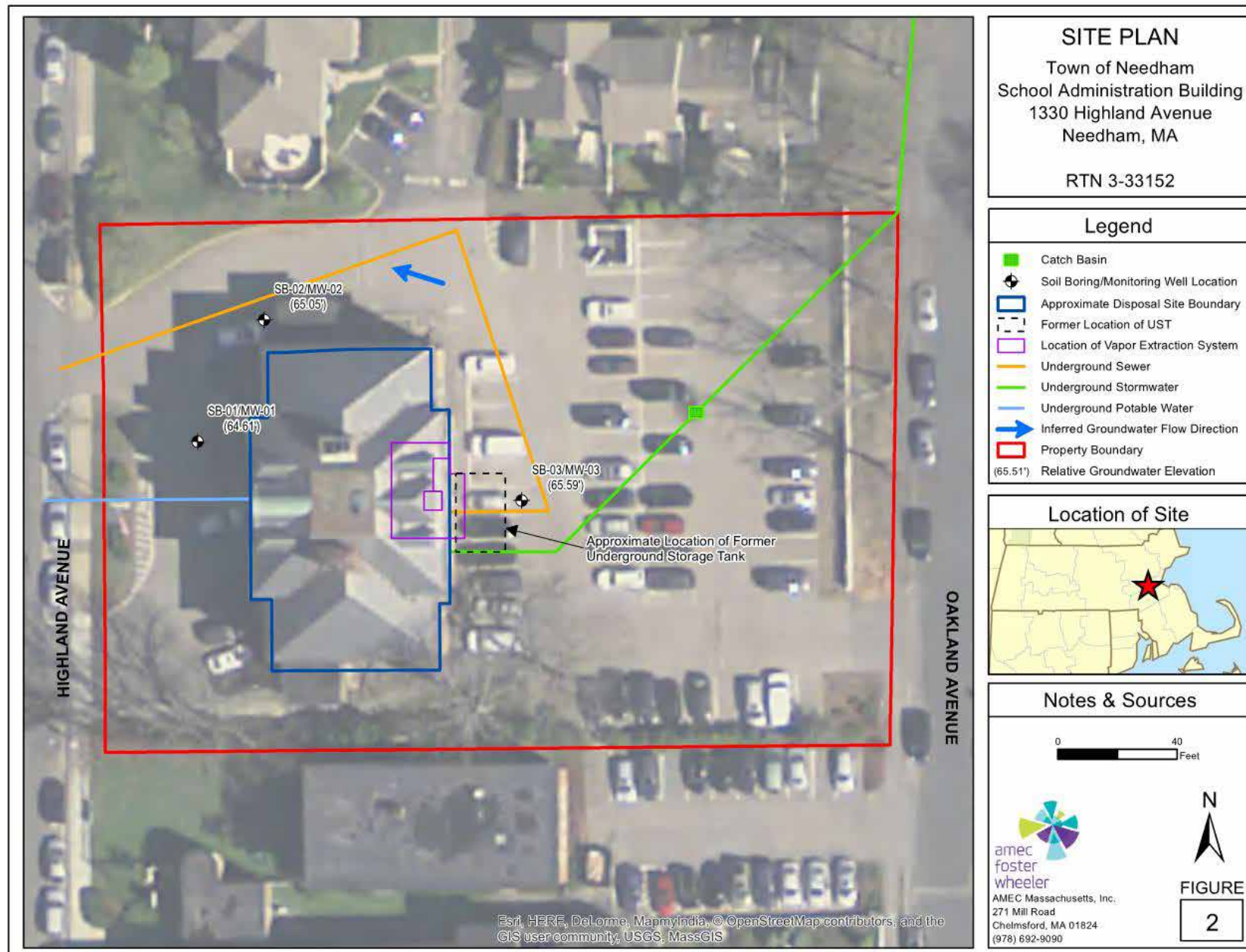
# SITE

- Through-drive to parking at east is to remain
- Ramp from parking to north portico entry
- Center entry closed off
- South portico for emergency egress
- Accessible sidewalk from street to entry, if grades allow
- Reintroduce grass at front
- 55 Parking spaces



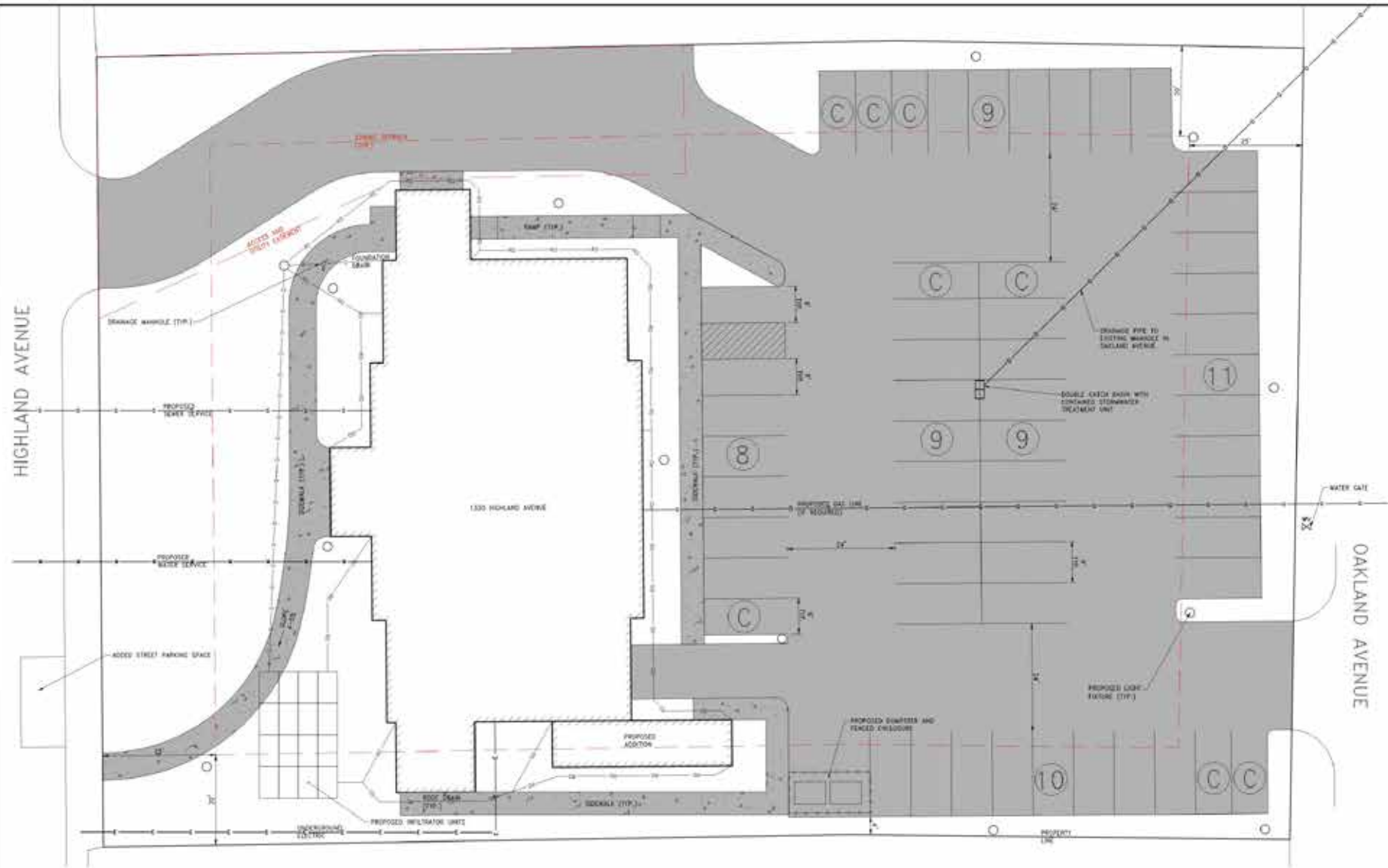


# UTILITIES





# UTILITIES



PARKING TABLE	REQUIRED	PROPOSED
TOTAL SPACES	81*	76
DRIVE DRIVEWAY	0	0
DRIVE DRIVEWAY	28 (100%)	6 (11%)**
PEAK DEMAND	102	102
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PEAK DEMAND	102	102
PEAK DEMAND	102	102
PEAK DEMAND	102	102
PEAK DEMAND	102	102
PEAK DEMAND	102	102
PEAK DEMAND	102	102

\* COMPACT SPACES ON PLAN SHOWN WITH SYMBOL (C)  
\*\* IF MAXIMUM ALLOWABLE COMPACT SPACES WERE INCORPORATED INTO THE DESIGN, A TOTAL OF 11 SPACES COULD BE ADDED.  
\* SEE "REQUIRED PARKING" TABLE FOR PARKING REQUIREMENT CALCULATIONS.  
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PEAKING DEMAND	PEAKING DEMAND	PEAKING DEMAND	PEAKING DEMAND	PEAKING DEMAND	PEAKING DEMAND
PEAKING DEMAND	PEAKING DEMAND	PEAKING DEMAND	PEAKING DEMAND	PEAKING DEMAND	PEAKING DEMAND
PEAKING DEMAND	PEAKING DEMAND	PEAKING DEMAND	PEAKING DEMAND	PEAKING DEMAND	PEAKING DEMAND
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PEAKING DEMAND	PEAKING DEMAND	PEAKING DEMAND	PEAKING DEMAND	PEAKING DEMAND	PEAKING DEMAND
PEAKING DEMAND	PEAKING DEMAND	PEAKING DEMAND	PEAKING DEMAND	PEAKING DEMAND	PEAKING DEMAND

PARKING DEMAND WITH 100 CONFERENCE ATTENDEES AND OVERLAP CALCULATIONS  
PEAK DEMAND = 81 REQUIRED + 21 (100 INDIVIDUAL CONFERENCE ATTENDEES = 21 ASSEMBLY SPACES ACCOUNTED FOR IN MAIN CONFERENCE ROOM + 1:1 RATIO) = 102 SPACES PEAK DEMAND  
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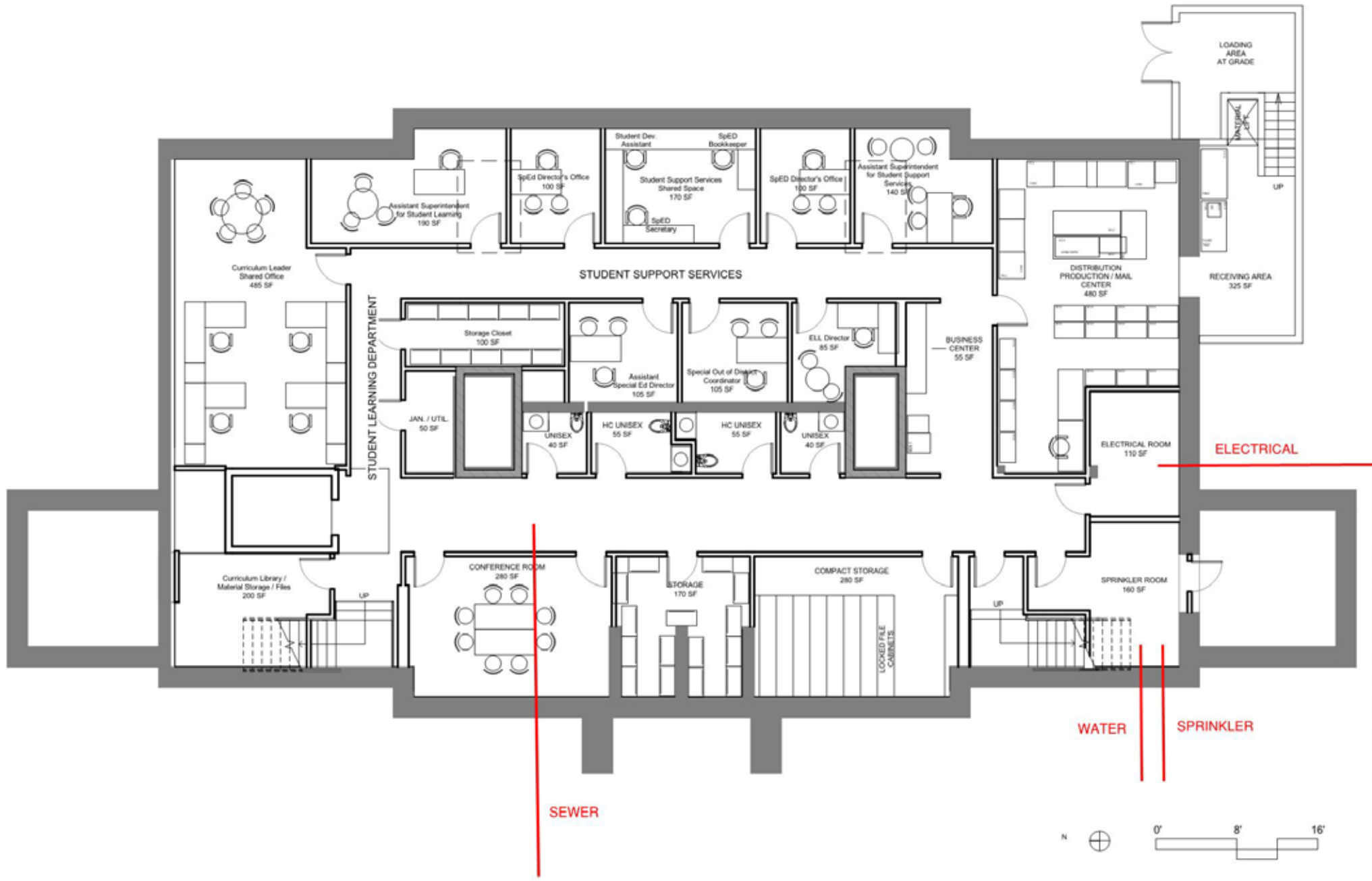


## EMERY GROVER RENOVATION NEEDHAM, MA

PROJECT NO.: 210404  
DATE: 1/20/2021  
SCALE: 1"=10'  
DESIGNED BY: JH  
CHECKED BY: JH  
DRAWN BY: JH  
APPROVED BY: JH  
DRAWING TITLE:  
DESIGN SKETCH  
DRAWING NO.: DS1.0  
SHEET NO.: 1 OF 2




# UTILITIES





PROJECT NO.:		DATE:	SCALE:	DESIGNED BY:	CHECKED BY:	DRAWN BY:	APPROVED BY:	DRAWING TITLE:
								DESIGN SKETCH (WITH RENDER)
DRAWING NO. DS1.1								
SHEET NO.		S OF						



CONTRACT SPACES ON PLAN SHOWN WITH SYMBOL 

--- IF MAXIMUM ALLOWABLE CONTRACT SPACES WERE INSERTED INTO THE DESIGN, A TOTAL OF 2 SPACES COULD BE ADDED.

\* SEE "REQUIRED PARKING" TABLE FOR PARKING REQUIREMENT CALCULATIONS.

\*\* SEE "PEAK PARKING DEMAND AND OVERFLOW CALCULATIONS" NOTE.

\*\*\*STREETS ARE CURRENTLY SHOWN TO BE W/ LAYOUT SUBJECT TO CHANGE DEPENDENT ON AIR ON THE GROUND INSTRUMENT SURVEY.

[illegible]

NOTES:  
1 SPACE REQUIRED PER 300 SF OF OFFICE SPACE  
1 SPACE REQUIRED PER 3 SEATS IN CONFERENCE SPACE

POTENTIALLY AVAILABLE PARKING = 56 SPACES ON SITE + 37 1-HOUR SPACES ON  
HIGHLAND AVE. + 43 2-HOUR SPACES ON HIGHLAND AVE. [INCLUDING 1 ADDED SPACE  
+ 18 SPACES AT ADJUTANT CHURCH] = 155 POTENTIALLY AVAILABLE SPACES





# PARKING

PARKING TABLE	REQUIRED	PROPOSED
TOTAL SPACES	81*	56
TOTAL HANDICAP	2	2
MAX COMPACT^	28 (50%)	8 (14%)^^
PEAK DEMAND**	102	136
FRONT SETBACK (FEET)	20	133.4
BUILDING SETBACK (FEET)	5	5***
SIDE/REAR SETBACK (FEET)	4	4***

^ COMPACTS SPACES ON PLAN SHOW WITH SYMBOL ③

^^ IF MAXIMUM ALLOWABLE COMPACT SPACES WERE INSERTED INTO THE DESIGN, A TOTAL OF 2 SPACES COULD BE ADDED.

\* SEE "REQUIRED PARKING" TABLE FOR PARKING REQUIREMENT CALCULATIONS.

\*\* SEE "PEAK PARKING DEMAND AND OVERFLOW CALCULATIONS" NOTE.

\*\*\*SETBACKS ARE CURRENTLY SHOWN TO BE MET. LAYOUT SUBJECT TO CHANGE DEPENDENT ON AN ON THE GROUND INSTRUMENT SURVEY.

REQUIRED PARKING	SQUARE FEET OFFICE SPACE	SPACES (OFFICE)	ASSEMBLY SEATS	SPACES (ASSEMBLY)	TOTAL SPACES
LOWER LEVEL	5877	19.59	—	—	19.59
MAIN LEVEL	5877	19.59	—	—	19.59
UPPER LEVEL	4367	14.56	37	12.33	26.89
ATTIC LEVEL	4296	14.32	—	—	14.32
TOTAL	20417	68.06	37	12.33	81 (80.39)

## NOTES:

1 SPACE REQUIRED PER 300 SF OF OFFICE SPACE

1 SPACE REQUIRED PER 3 SEATS OF CONFERENCE SPACE

## PARKING DEMAND WITH 100 CONFERENCE ATTENDEES AND OVERFLOW CALCULATIONS:

PEAK DEMAND = 81 REQUIRED + 21 (100 INDIVIDUAL CONFERENCE ATTENDEES - 37 ASSEMBLY SPACES ACCOUNTED FOR IN MAIN CONFERENCE ROOM X 1:3 RATIO) = 102 SPACES PEAK DEMAND

POTENTIALLY AVAILABLE PARKING = 56 SPACES ON SITE + 37 3-HOUR SPACES ON OAKLAND AVE. + 43 2-HOUR SPACES ON HIGHLAND AVE. (INCLUDING 1 ADDED SPACE)

TOTAL AVAILABLE = 136

## Table of Use Regulations

Per section 4.3.1

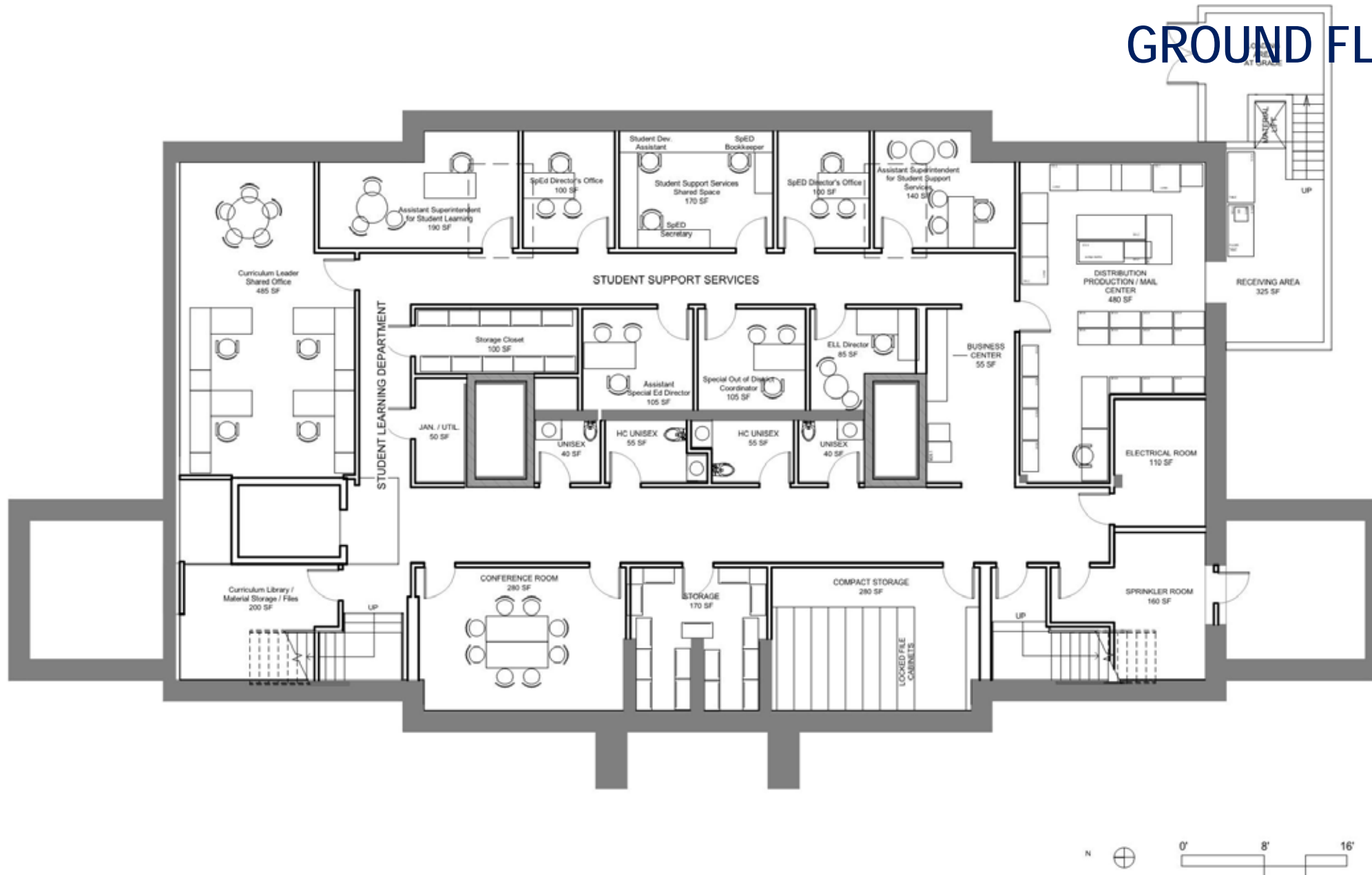
Major Project Special Permit Required

Regulation	A-1 Requirements	Existing	Provided	Compliance	Waivers Requested	Notes
Min. Lot Area	20,000 sf	46,174 sf	46,174 sf	Yes	NA	
Min. Frontage	120 ft	175ft	175 ft	yes	NA	
Front Setback (Highland Ave)	25 ft	60.75 ft	25 ft	yes	NA	
Side Setback	20 ft	11 ft	11 ft existing non-conforming	no existing non-conforming	Yes	Proposed Addition Setback 15 ft +/- more than existing setback of 11 ft +/-.
Rear Setback (Oakland Ave)	25 ft	143 ft	124 ft	yes	NA	
Max. Floor Area Ratio (FAR)	0.5	0.47	0.48	Yes	NA	
Max. % Lot Coverage	NR	14%	15%	yes	NA	
Max Stories	3	4	4 - existing non-conforming	no -existing non-conforming	Yes	Existing non-conforming
Max. Height	40 ft	57 ft	57 ft- existing non-conforming	no -existing non-conforming	Yes	Rooftop mech. allowed 25% of roof area
5.1 Parking requirements	A-1 Requirements	Existing	Provided	Compliance	Waivers Requested	Notes
5.1.2 (7) -Required Parking	81 Spaces Based on 1car/300sf (office space) & 1car/ 3 people Assembly	54	56 On-Site - others on street	no	Yes	Existing non-conforming & remote parking on street (Peak Demand will be 102 spaces when conference room has 100 attendees)
5.1.3 Parking Plan & Design Requirements						
(a) Parking Lot Illumination - to be designed to min of one Footcandle with cut off to abutters				yes	NA	TBC
(b) Loading Requirements			no requirement for A-1 identified	yes	NA	Dumpster located on plan.
(c) Handicapped Parking - compliant with MAAB and ADA				yes	NA	2 required handicapped spaces
(d) Driveway openings -			One on Highland and one on Oakland	yes	NA	Existing non-conformance to be changed
(e) Compact Cars -			Up to 50% allowed at 8ft x 16ft.	yes	NA	8 compact spaces
(f) parking Space size -			all spaces comply with 9ft x 18.5 ft size.	yes	NA	48 full size spaces
(g) Bumper overhang - no more than 1ft bumper overhang assumed.				yes	NA	TBC
(h) parking space layout - no backing or maneuvering in sidewalk of public ROW required.				yes	NA	TBC
(i) Width of Maneuvering Aisle - 90° 24ft to 25 ft wide			24 ft	yes	NA	25 ft. width indicated
(j) Parking Setbacks- Front	10 ft	30 ft	NA	yes	NA	All parking at rear of building
(j) Parking Setbacks- Side & Rear	4 ft	0 ft	4 ft min	yes	NA	Minimum 4'-6"
(k) Landscaped Areas	10% landscape		16,600 sf indicated on plan	no	Yes	parking removed from front of building
(l) Trees	1 tree / 10 spaces	5	5	yes	NA	6 required/10 currently indicated around parking area
(m) Location	56 spaces on site		56 On-Site	no	Yes	Oakland Ave and Highland Ave On Street Parking
(n) Bicycle Racks	1 /20 pkg sp.		to be confirmed	yes	Yes	TBC

## ZONING

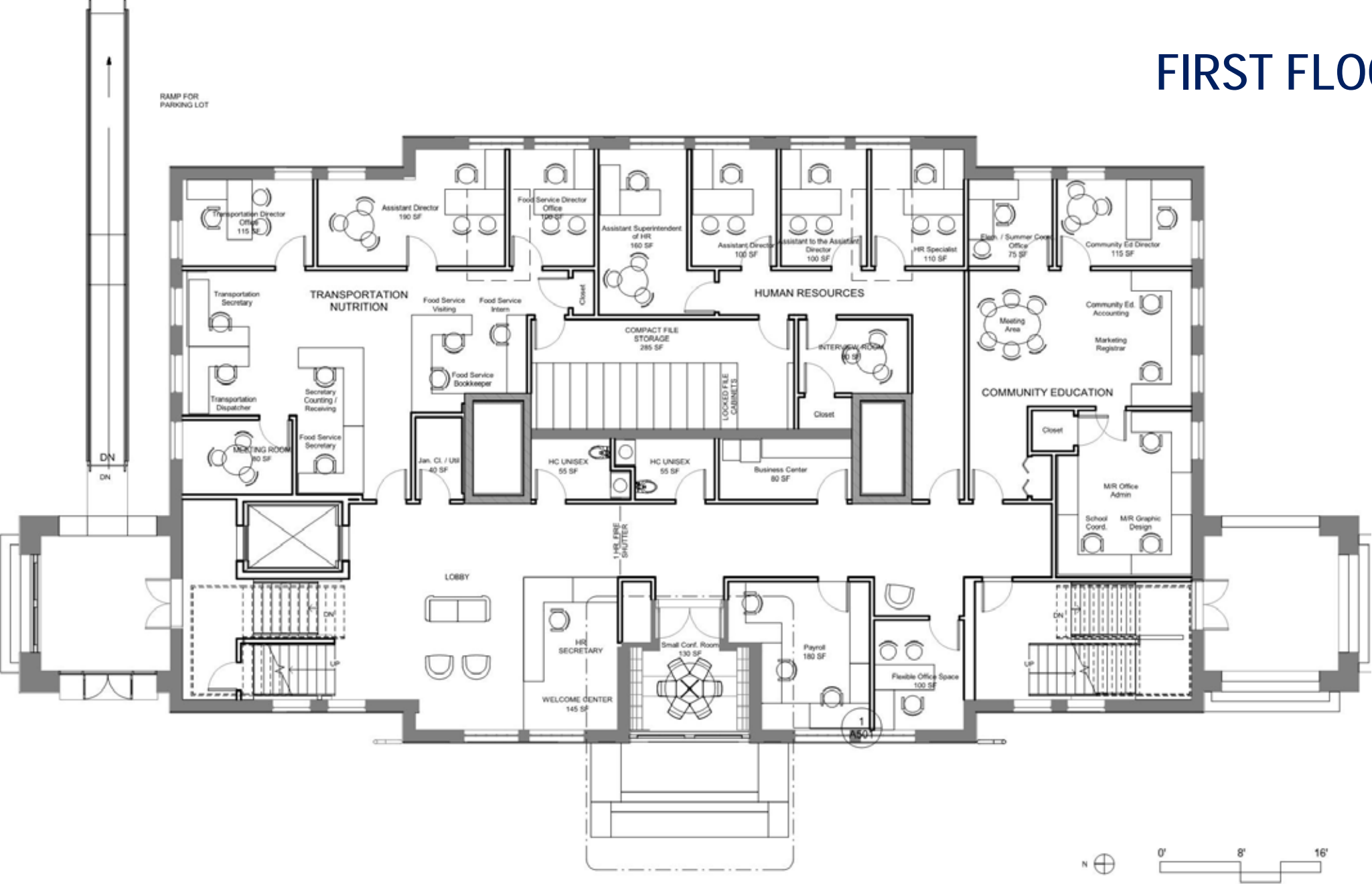


# GROUND FLOOR PLAN

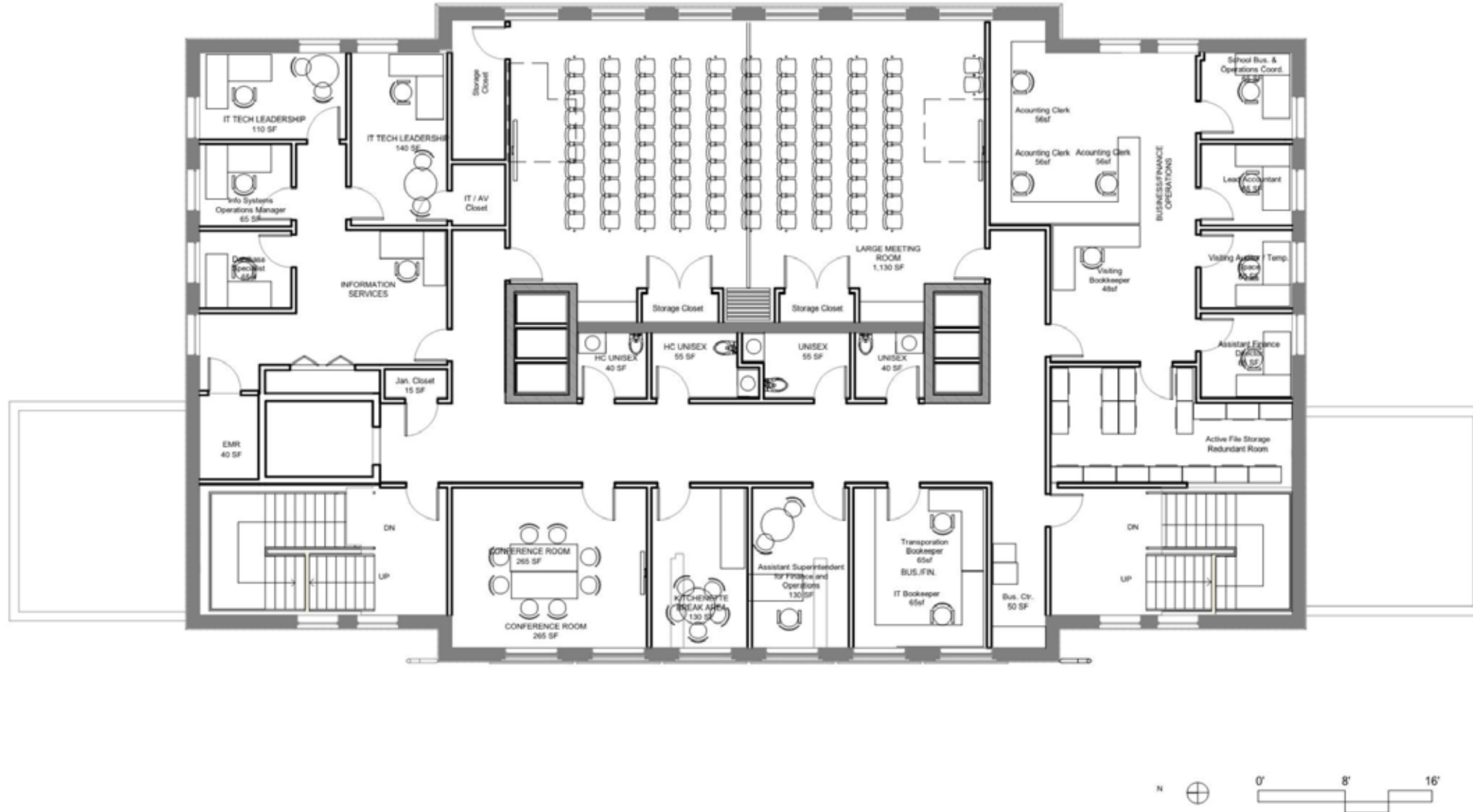




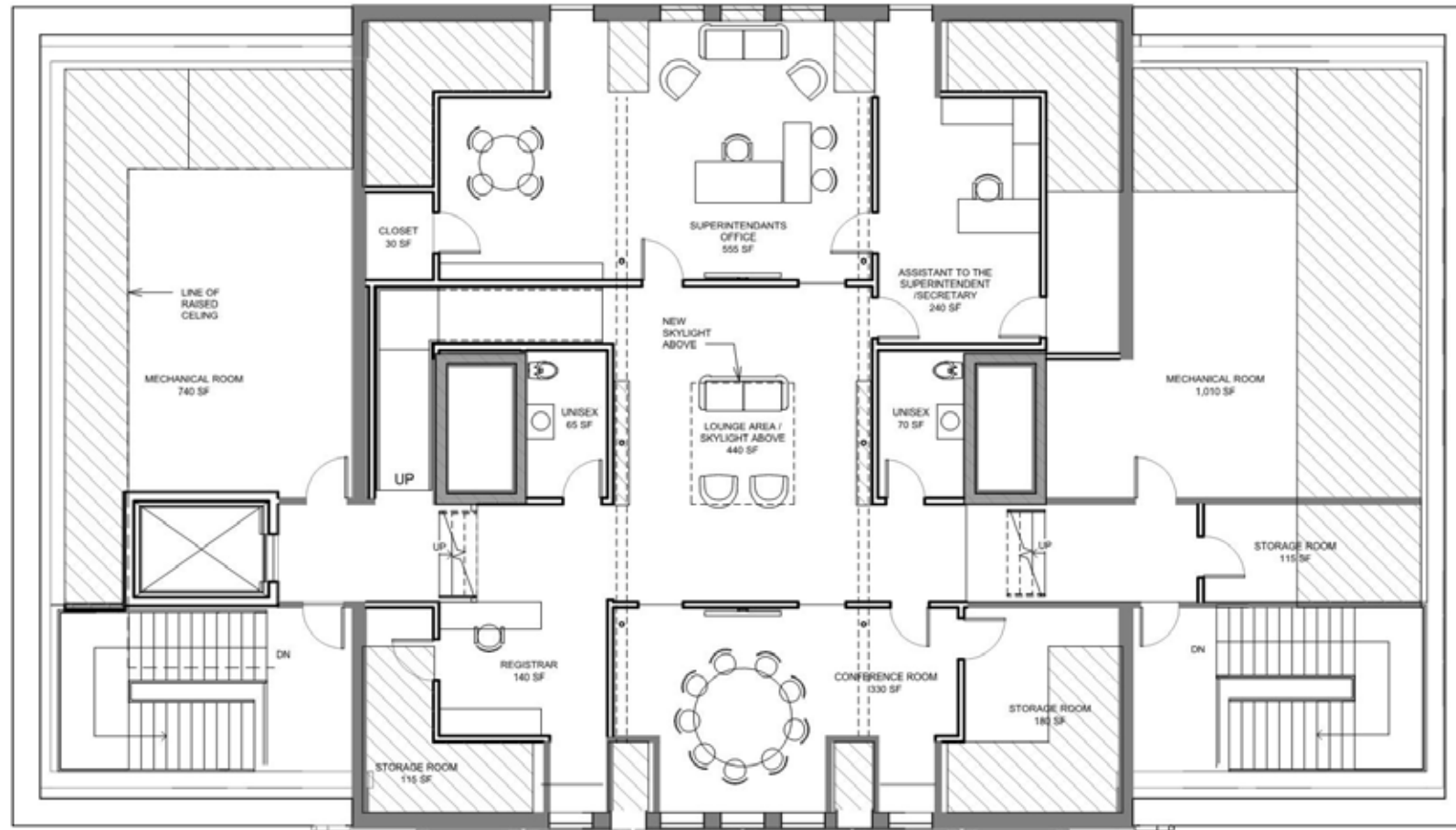
# FIRST FLOOR PLAN



# SECOND FLOOR PLAN

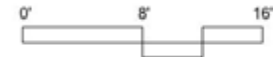


# THIRD FLOOR PLAN



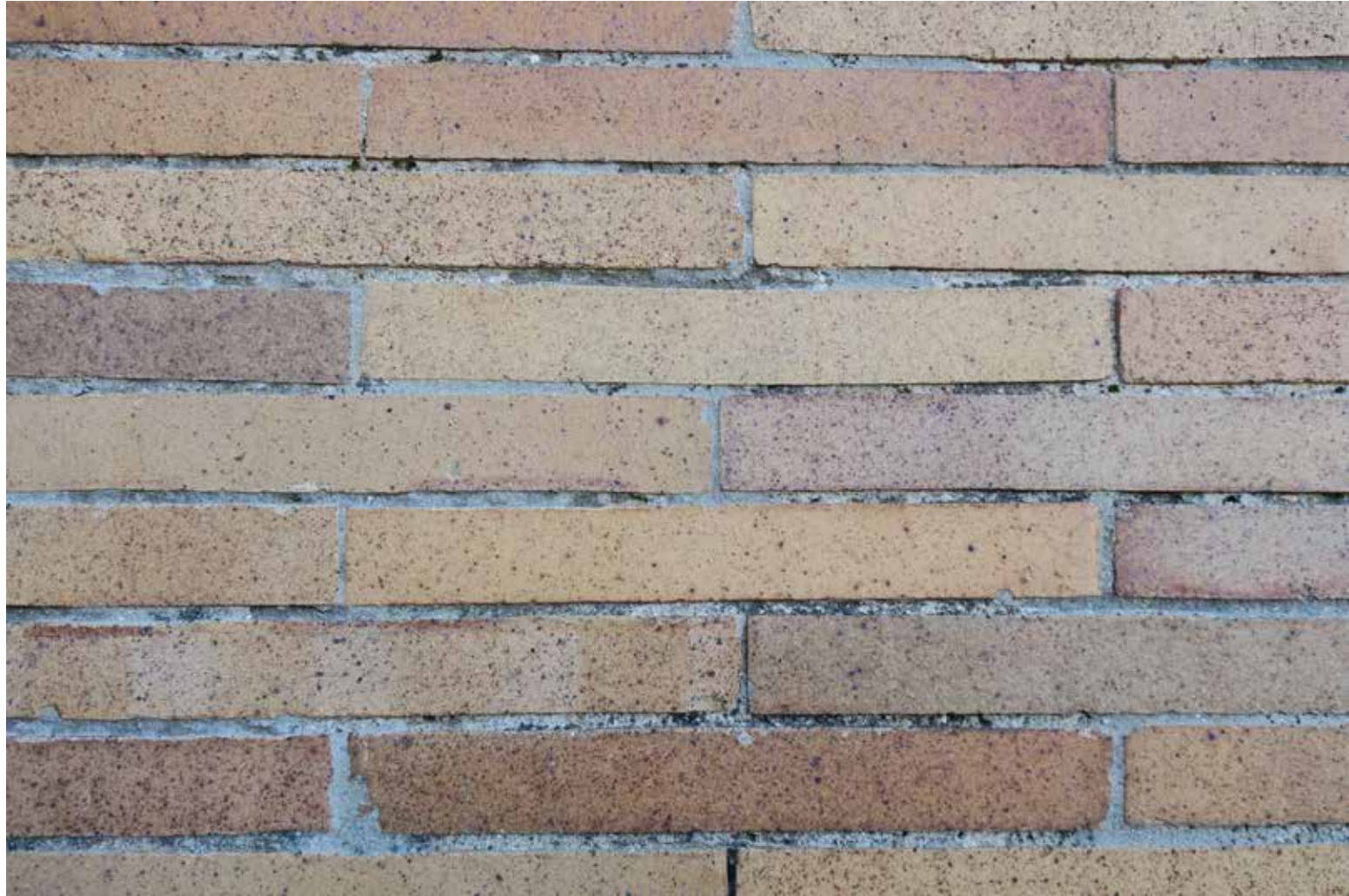
AREA OF CEILING BELOW 6'-8"

N



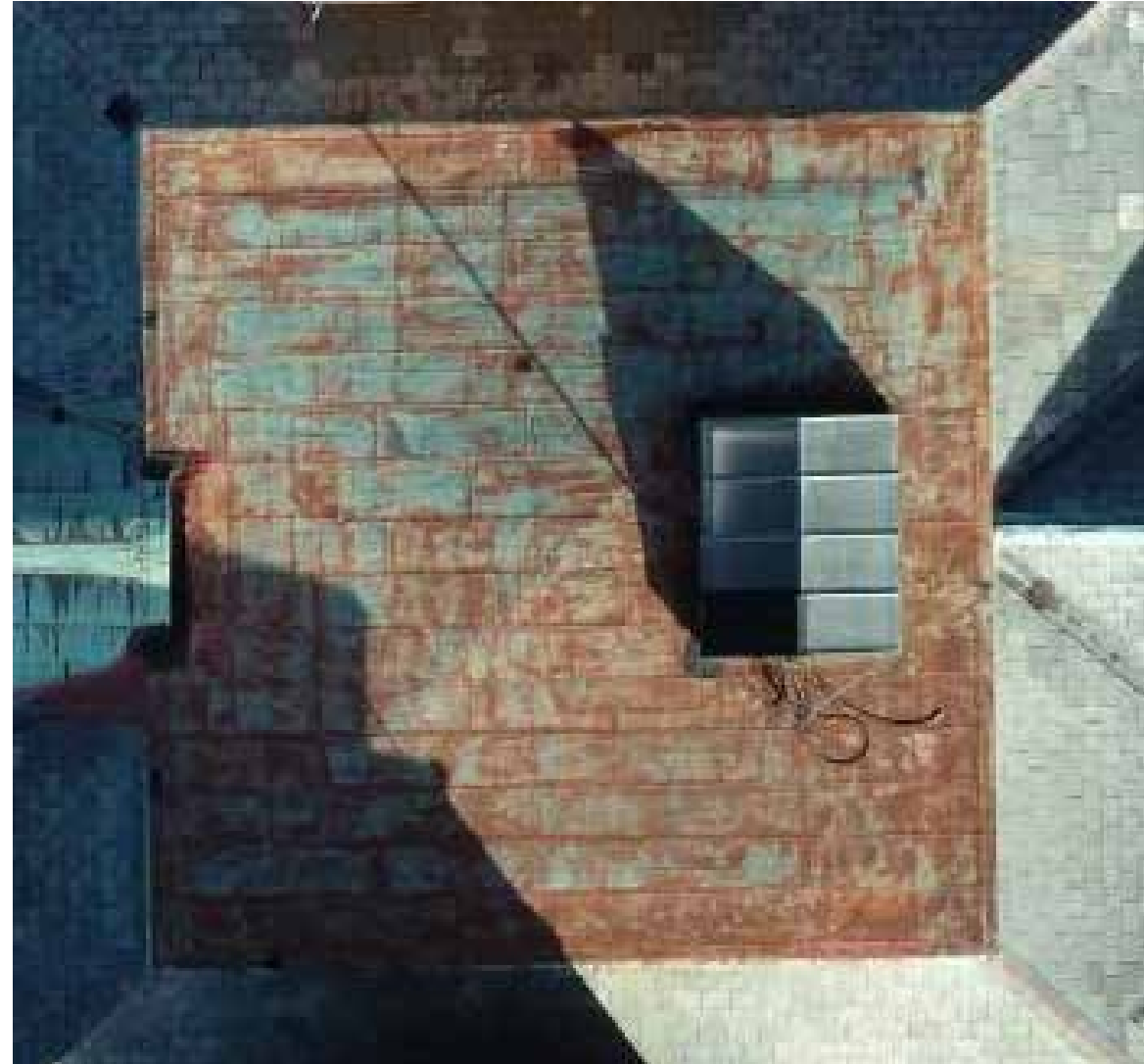


# BUILDING ENVELOPE





# ROOFING



View from drone

# ROOFING





# ROOFING

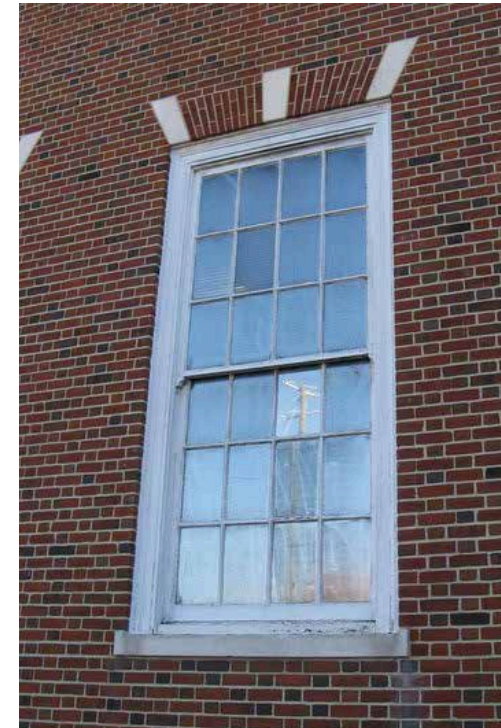




# WINDOWS



Existing painted wood windows with single glazing



Aluminum clad with insulating glass

# INTERIOR



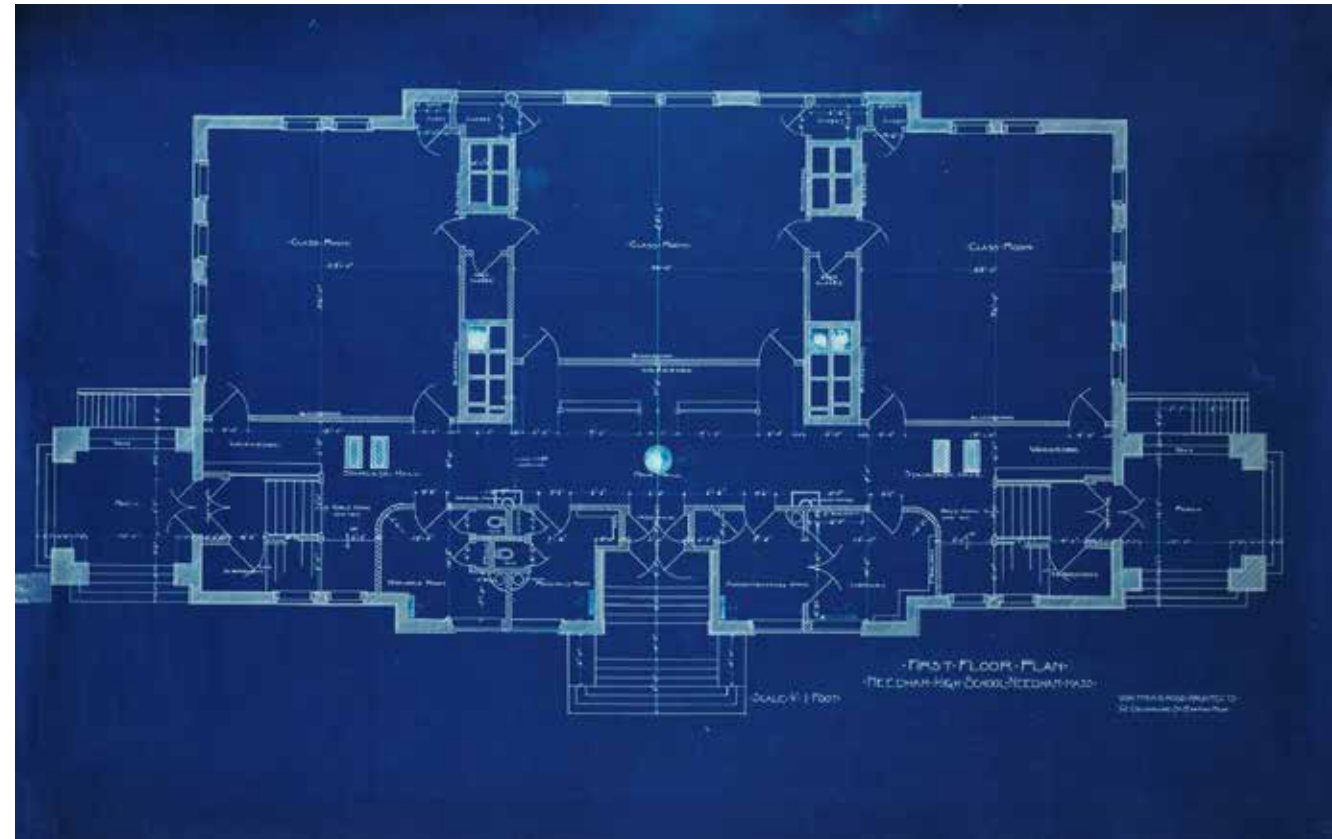


# INTERIOR



Original wood floor under carpet

## INTERIOR

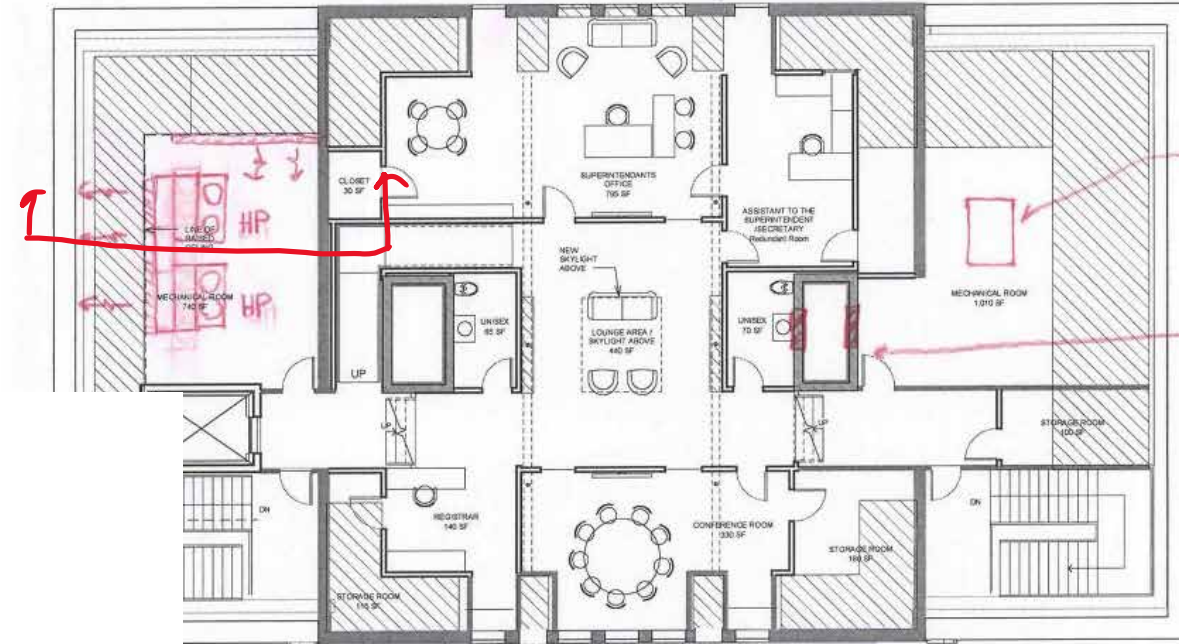
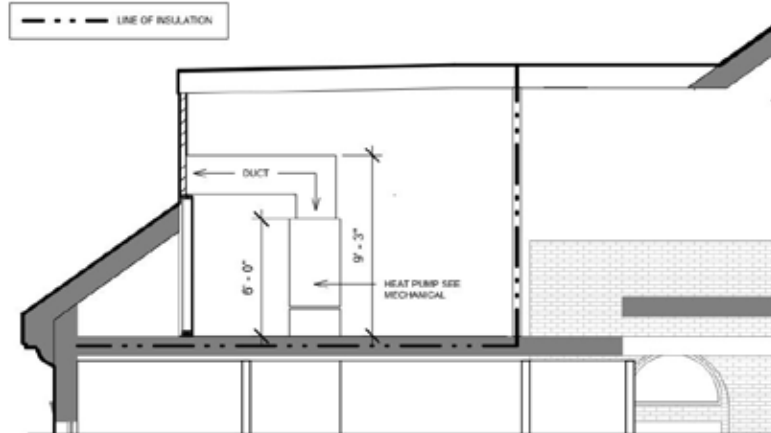




# ATTIC



# MECHANICAL



single or multiple exhs

INTAKE + EXH. UP  
IN "CHIMNEY" TO (2)  
5 SF LOUVERS?

Lower Third Floor  
20' - 10'



# MECHANICAL









# Maximum Potential CPA Eligible Project Cost

(Option #3 – Renovation with “L-Shaped Addition”)

Eligible Category	Option #3 Preferred Design
Site & Exterior ADA access	
Exterior Restoration of Envelope	
Elevator (accessibility)	
Egress Stairs (accessibility)	
Interior Renovations	New cost data coming tomorrow
Mech, Elec., Plumbing, Fire Protection	
Utilities	
Total Hard Costs	
Soft Costs	\$9,604,899
Maximum Potentially Eligible Project Costs*	\$2,999,025
	\$12,603,924

Addition

Emery Grover

\* CPC to determine final amount to be awarded from Historic Preservation Funds

This parking lot configuration was eliminated as we reverted to the refurbishment of the existing lot.

The site plan illustrates the layout of the Oakland Avenue building. The existing building is shown in the lower half, with a new addition proposed on the upper half. The addition is divided into two main sections: a central section and a right-hand section. The central section includes a main entrance, a large open area, and a parking lot with 42 spaces. The right-hand section contains various rooms, including a van parking area, a main entrance, and several smaller rooms. The plan also shows landscaping, including trees and shrubs, and an access easement. A red line indicates the boundary between the existing building and the new addition.

**Existing Building**

Remove Existing and Install New Ornamental Landscaping at Front and North Side  
Add 6 min 2" dia. trees

**Proposed Addition:**

- 42 SPACES
- VAN PARKING
- MAIN ENTRANCE
- ACCESS EASEMENT
- ENTRY / EXIT
- EXIT ONLY
- HIGHWAY AVENUE

— Remove Existing and Install New Ornamentals  
Landscaping at Front and North Side — —  
Add 6 min 2" dia. trees.



## TIMELINE

Design Development	April 30, 2022
Planning Board	February-March 2022
Construction Documents	May 2022-August 2022
Bidding	September-October 2022
NPSA moves to temporary space	September-October 2022
Start Construction	January 2023
Complete Construction	July 2024
NPSA moves back to Emery Grover	August 2024