



Needham School Administration

Emery Grover Building

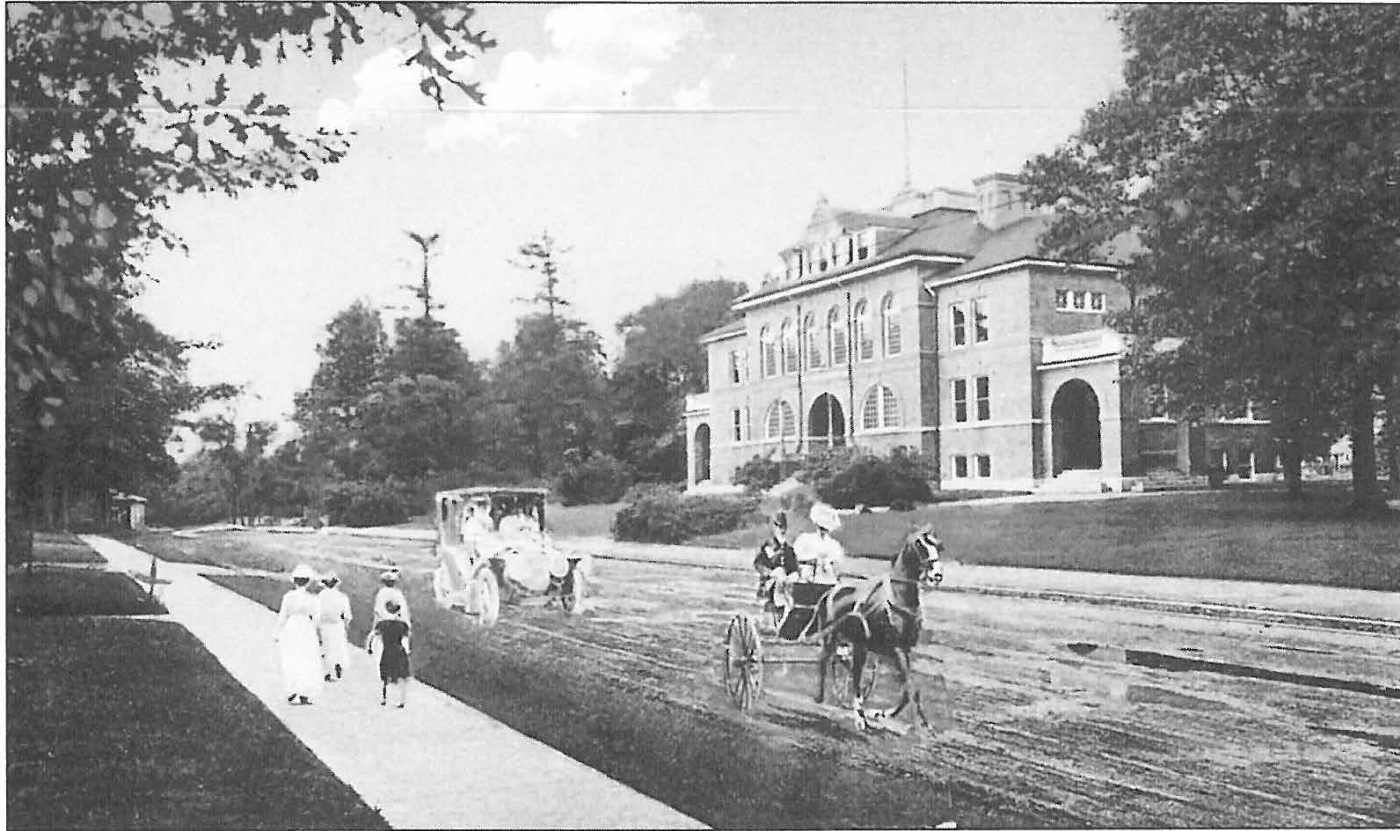
January 20, 2022

Presentation to the Community Preservation Committee



1330 Highland Ave

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

3



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 Form**

NATIONAL
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street & number 1330 Highland Avenue N/A not for publication
city, town Needham N/A vicinity
state Massachusetts code 025 county Norfolk code 021 zip code 02192

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input checked="" type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u>0</u>
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>0</u>	<u>0</u>
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>0</u>	<u>0</u>
	<input type="checkbox"/> object	<u>1</u>	<u>0</u>
			Total
			<u>1</u>

Name of related multiple property listing: N/A
Number 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.

Valerie A. Talmage
Signature of certifying official Executive Director, State Historic Preservation Office, July 20, 1987
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. Entered in the National Register 8/20/87
 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:)

fu 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

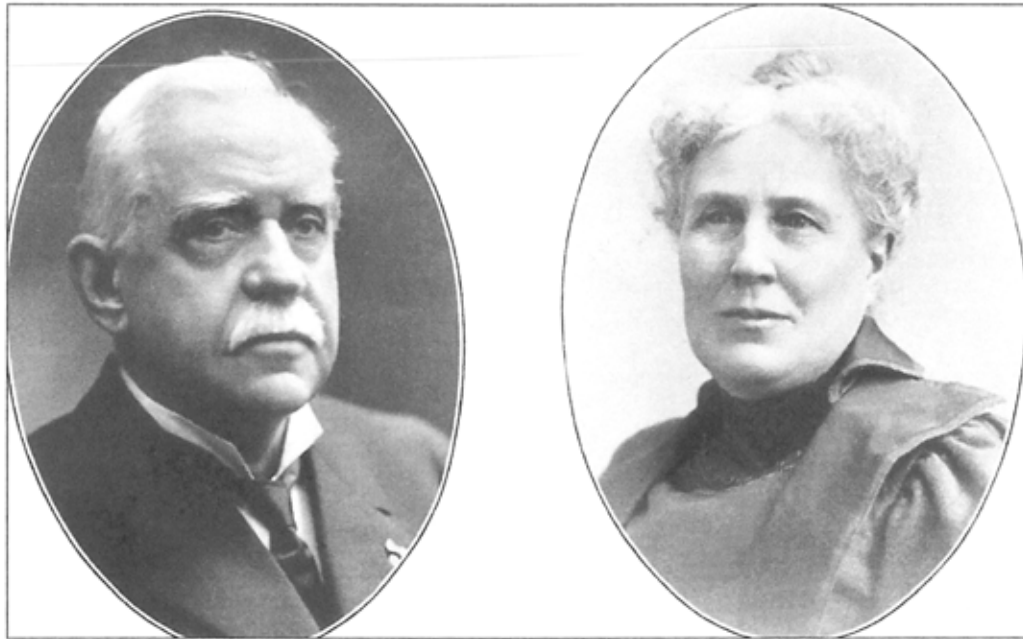
- Second Renaissance Revival Style
- Location was chosen between the Heights and Needham Center
- Housed School Administration from 1947 to present
- 8/20/1987 – listed in the National Register of Historic Places

"Notable Needhamites"

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

Named after: Judge Emery Grover

Land donated by: William Moseley



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.



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

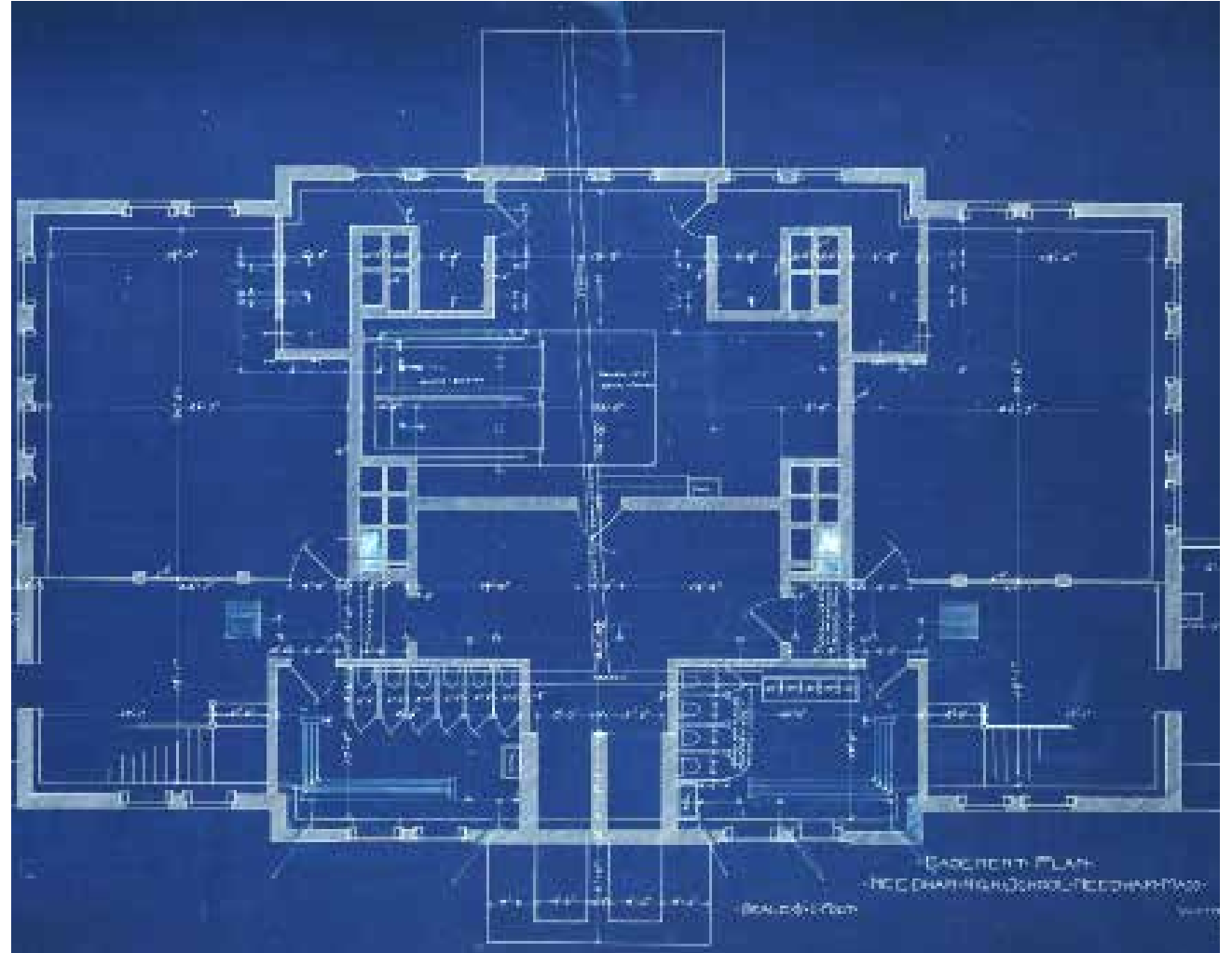
EXISTING CONDITIONS

Basement Level

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

(Needham Chronicle 8/21/1898)

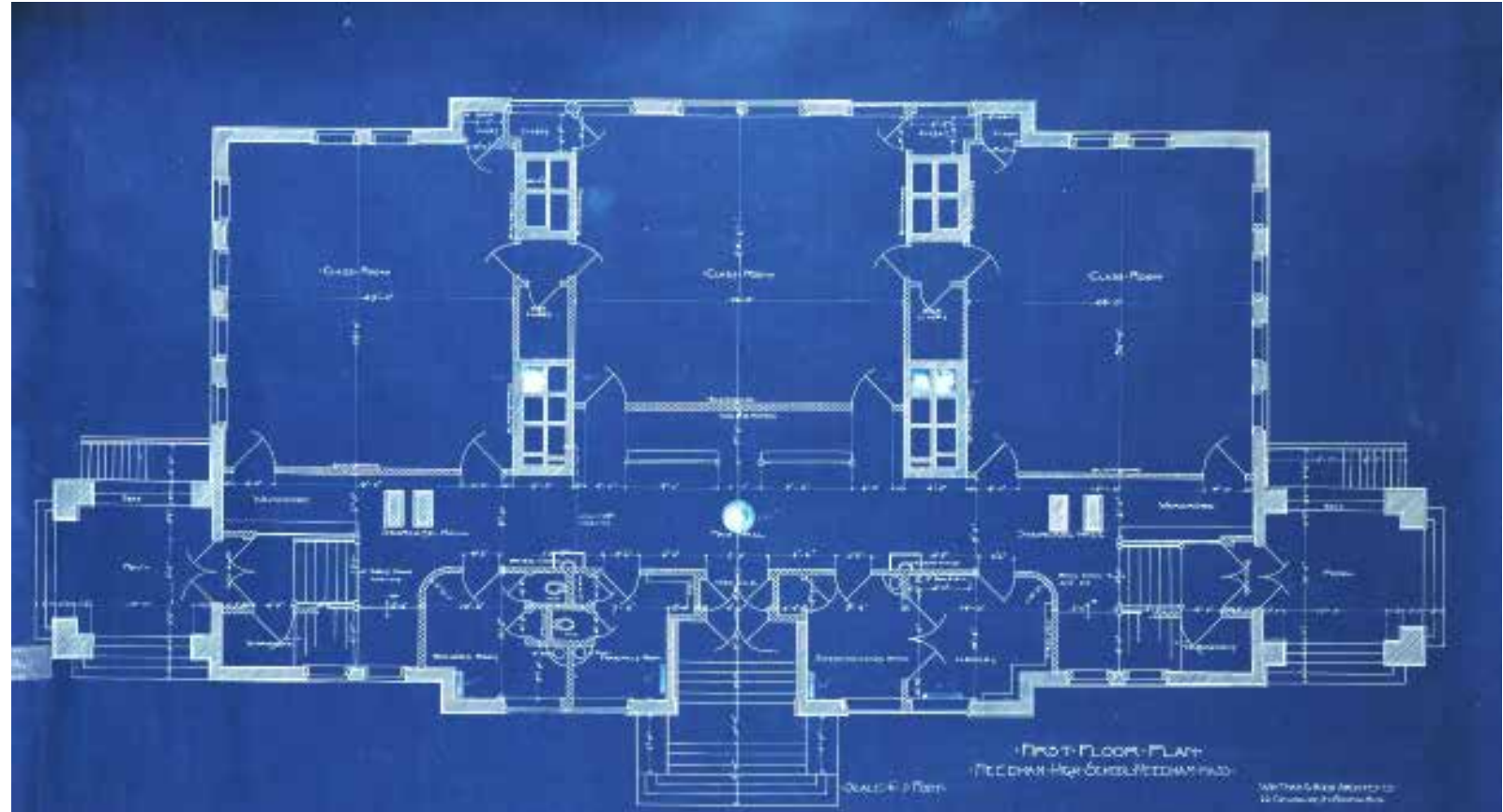
Coal fired furnace and ventilation shafts at center of the plan



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)

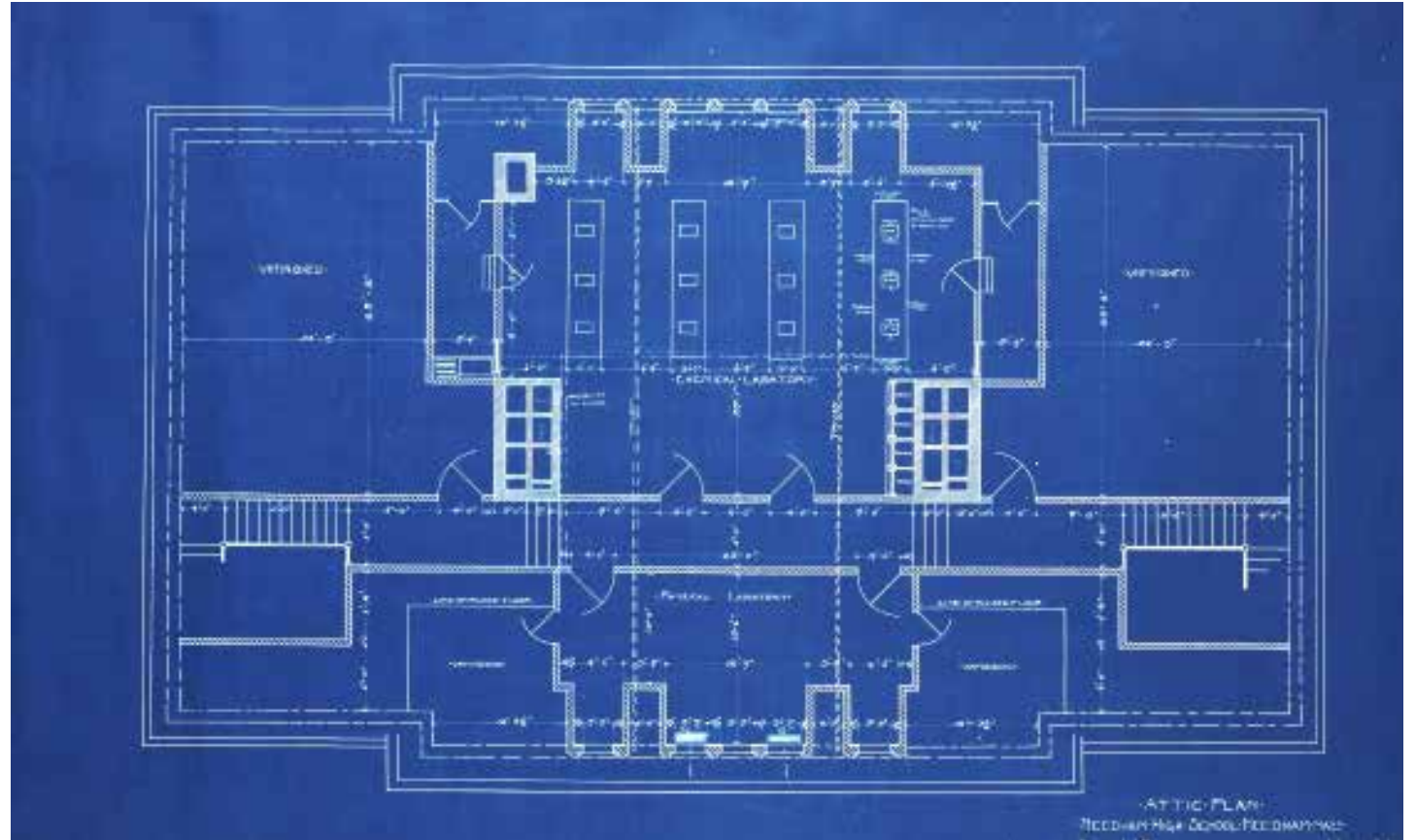


Third Floor - Attic

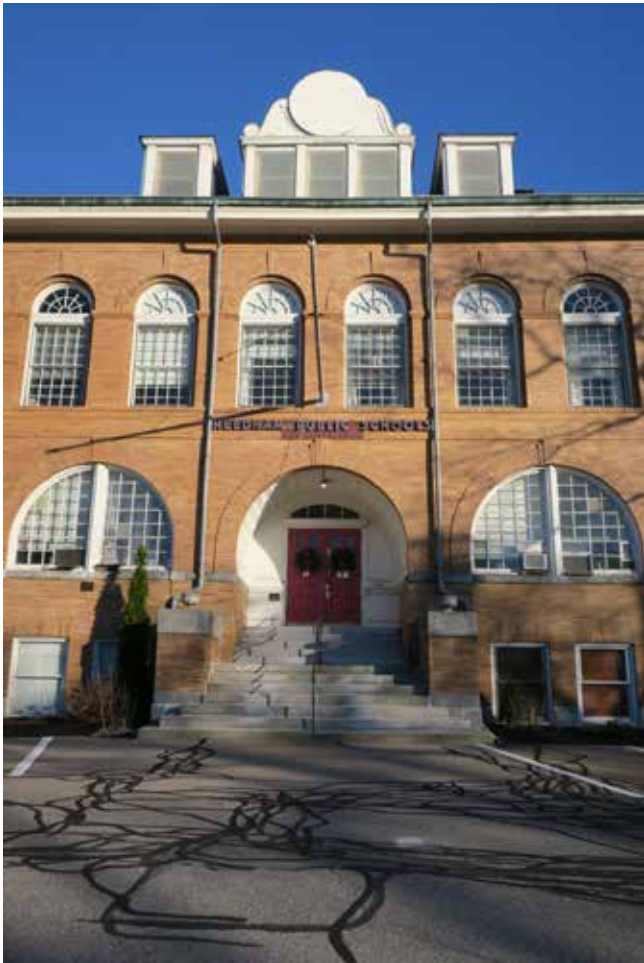
“The third floor is for the laboratories, contains two dark rooms.”

(Needham Chronicle 8/21/1898)

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



EXTERIOR



INTERIOR



SITE



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 compliant. 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

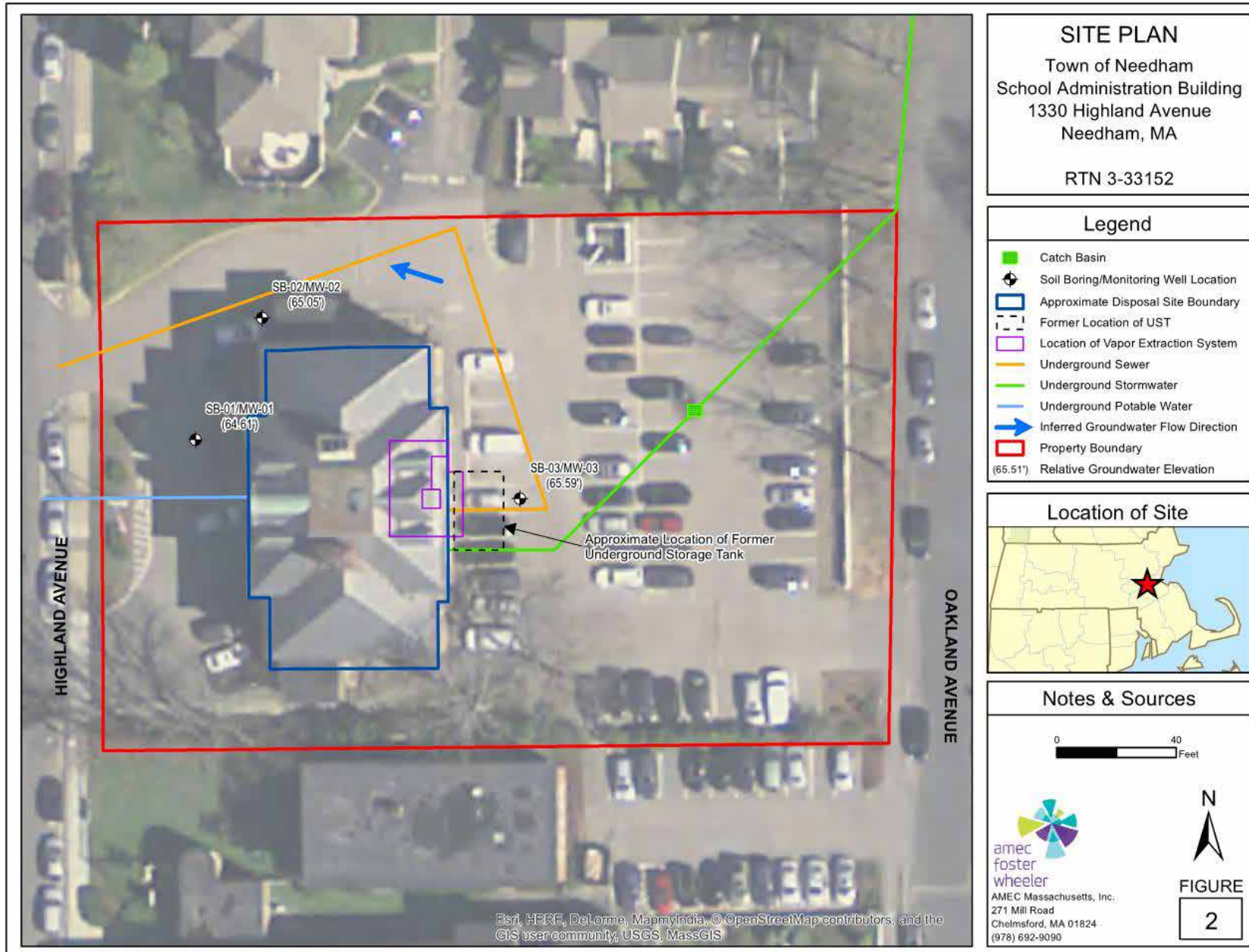
- Through-drive to parking at east is to remain
- Ramp from parking to north portico entry
- Center entry closed off
- South portico for emergency egress
- Accessible sidewalk from street to entry, if grades allow
- Reintroduce grass at front
- 55 Parking spaces

LEGEND

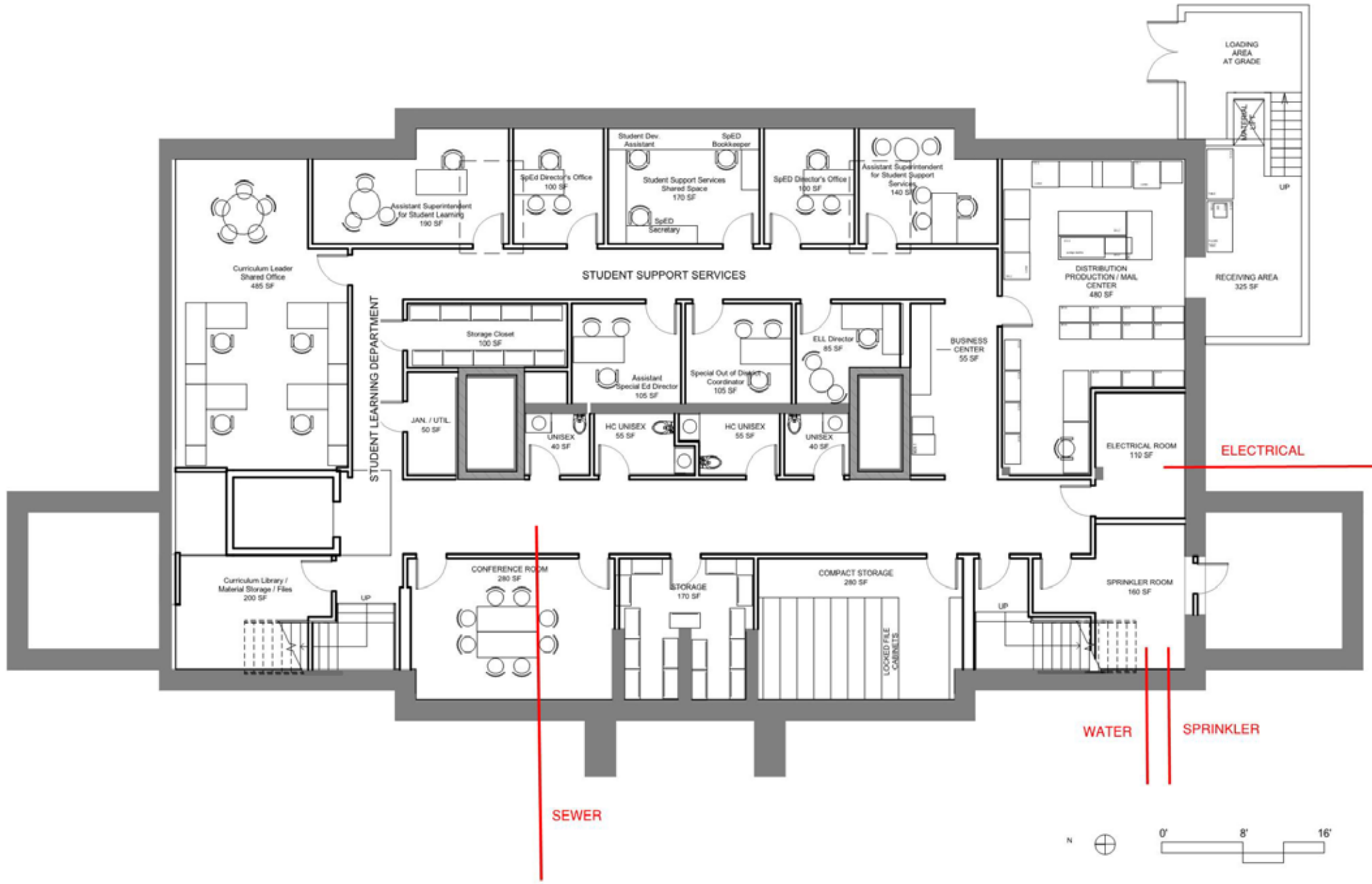
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-  SHRUBS/PERENNIALS
-  DECIDUOUS TREE (3" CALIPER), TYP.
-  EVERGREEN TREE (8' HT.), TYP.
-  POLE MOUNTED LIGHT FIXTURE, TYP.
-  PEDESTRIAN LIGHT FIXTURE, TYP.



UTILITIES



UTILITIES



PARKING



PARKING TABLE	REQUIRED	PROPOSED
TOTAL SPACES	84	98
TOTAL PROPOSED	0	0
W/IN COMPACT	18 (20%)	8 (14%)
PEAK DEMAND	100	100
PROFIT SPACING	23	11.4
SPACE PER PERSON	8	20.4
PER HOUR	6	20.4

① COMPACT SPACES ON PLAN SHOWN WITH SYMBOL ①
 * IF MAXIMUM ALLOWABLE COMPACT SPACES WERE INCLUDED 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.
 **** SPACES ARE CURRENTLY SHOWN TO BE NET LAYOUT SUBJECT TO CHANGE DEPENDENT ON AN IN-GROUND INSTRUMENT SURVEY.

REQUIRED	DESIGN	PROPOSED	SPACES	CONFLICT	SPACES	TOTAL
TABLE	TABLE	TABLE	TABLE	TABLE	TABLE	TABLE
CONF. LEVEL	887	18.88	---	---	---	18.88
MAIN LEVEL	887	18.88	---	---	---	18.88
UPPER LEVEL	887	18.88	17	10.33	29.21	29.21
ATTN LEVEL	400	14.33	---	---	---	14.33
TOTAL	847	60.95	17	10.33	61.28	61.28

NOTE:
 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 = 84 REQUIRED + 21 (100 INDIVIDUAL CONFERENCE ATTENDEES - 37 ASSIGNED SPACES ACCOUNTED FOR IN MAIN CONFERENCE ROOM x 1.0 RATIO = 100 SPACES PEAK DEMAND)
 POTENTIALLY AVAILABLE PARKING = 56 SPACES ON SITE + 27 2-HOUR SPACES ON OAKLAND AVE. + 43 2-HOUR SPACES ON HIGHLAND AVE. (INCLUDING 1 ADDED SPACE)
 = 126 SPACES AT ADJUTING CHURCH = 155 POTENTIALLY AVAILABLE SPACES



EMERY GROVER RENOVATION
 NEEDHAM, MA

REVISIONS

PROJECT NO: 21468
 DATE: 9/2023
 SCALE: 1/8"=1'-0"
 DESIGNED BY: JL
 CHECKED BY: JL
 DRAWN BY: BL
 APPROVED BY: JL
 DRAWING TITLE:
 DESIGN SKETCH
 (WITH RENDER)
 DRAWING NO:
DS1.1
 SHEET NO: 1 OF 2

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 (C)

^^ 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

Address: 1330 Highland Ave, Needham

Gross Building area = 20,417 sf

ZONING

Table of Use Regulations

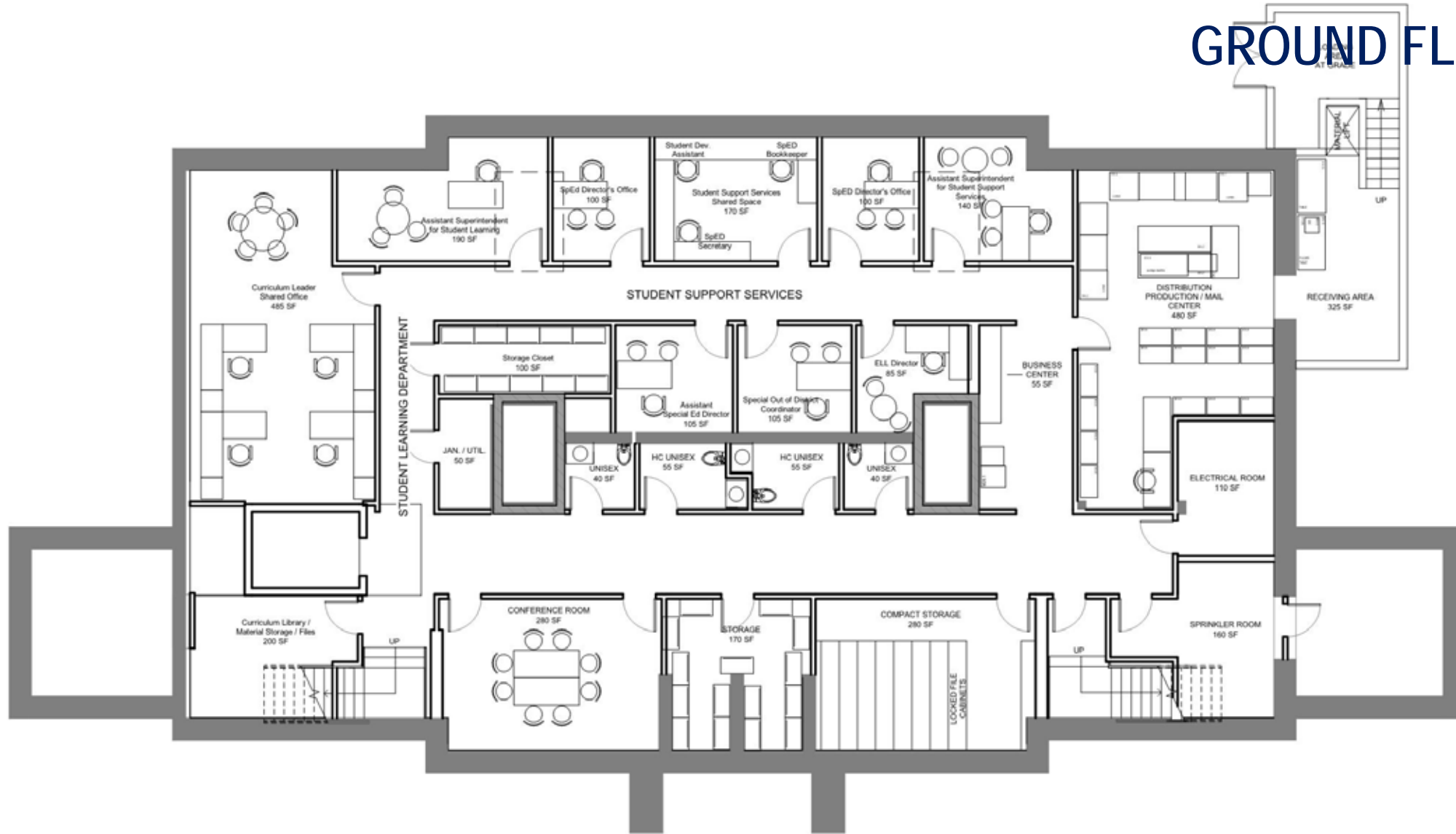
Per section 4.3.1

Major Project Special Permit Required

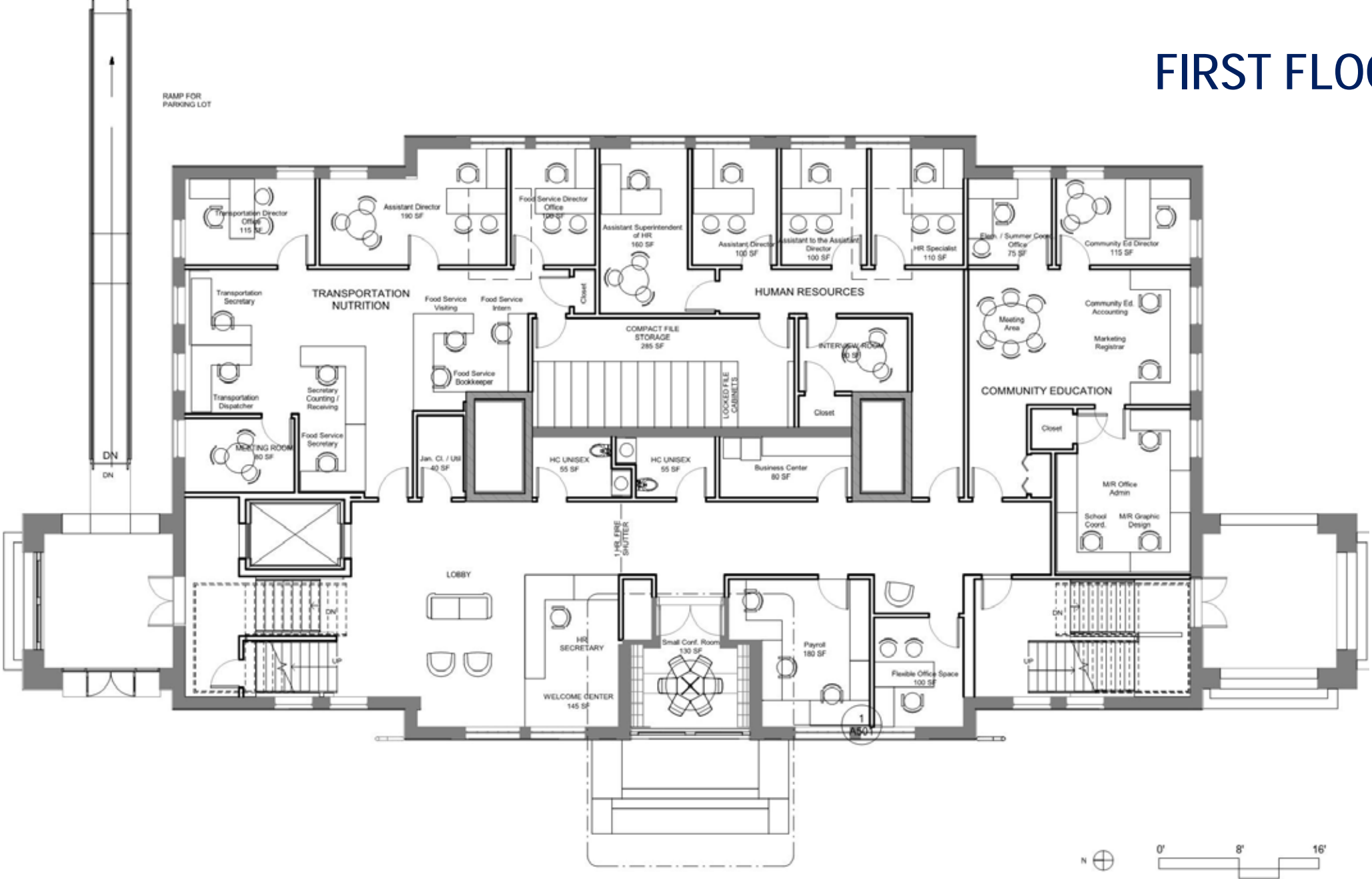
Regulation	A-1 Requirements	Existing	Provided	Compliance	Waivers Requested	Notes
Min. Lot Area	20,000 sf	46,174 sf	46,174 sf	Yes	NA	
Min. Frontage	120 ft	175ft	175 ft	yes	NA	
Front Setback (Highland Ave)	25 ft	60.75 ft	25 ft	yes	NA	
Side Setback	20 ft	11 ft	11 ft	no existing non-conforming	Yes	Proposed 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



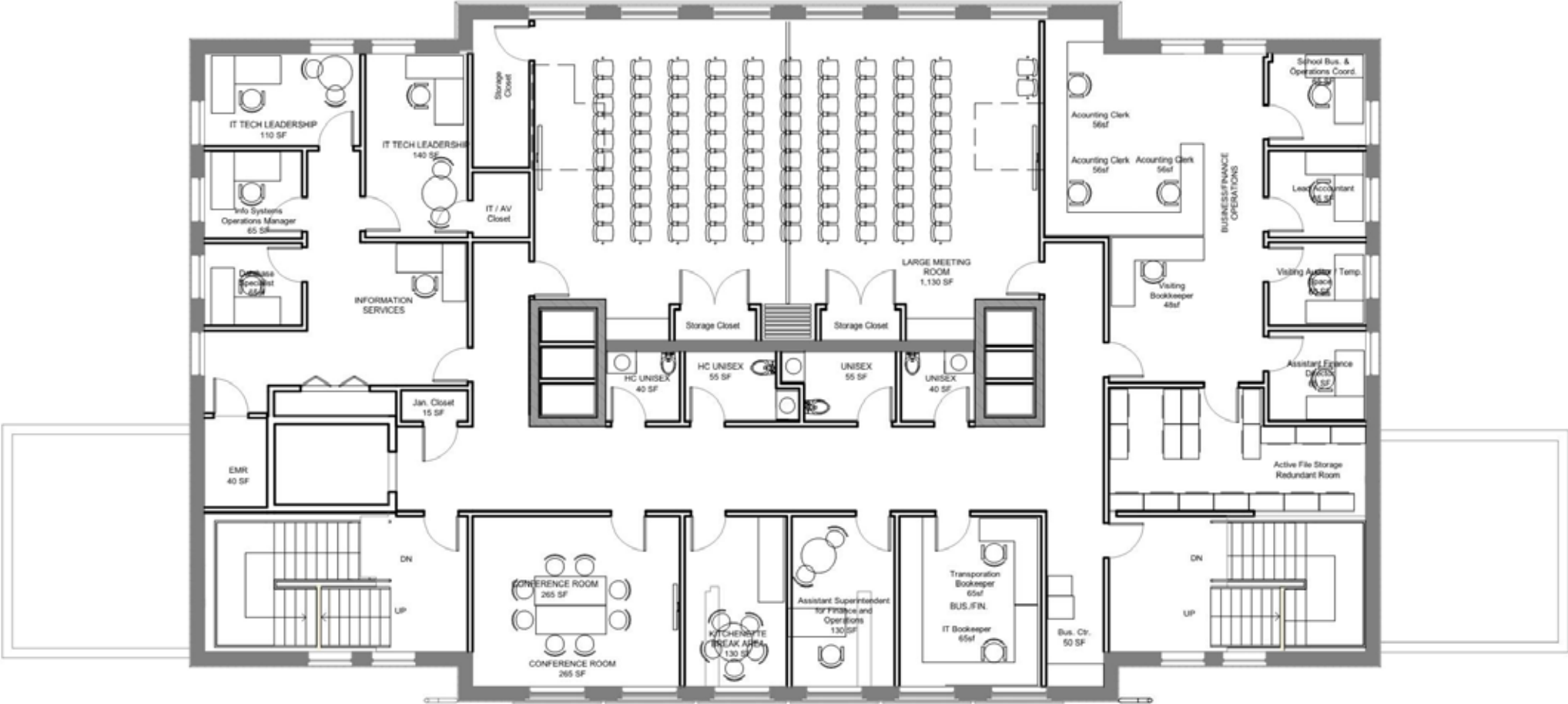
GROUND FLOOR PLAN



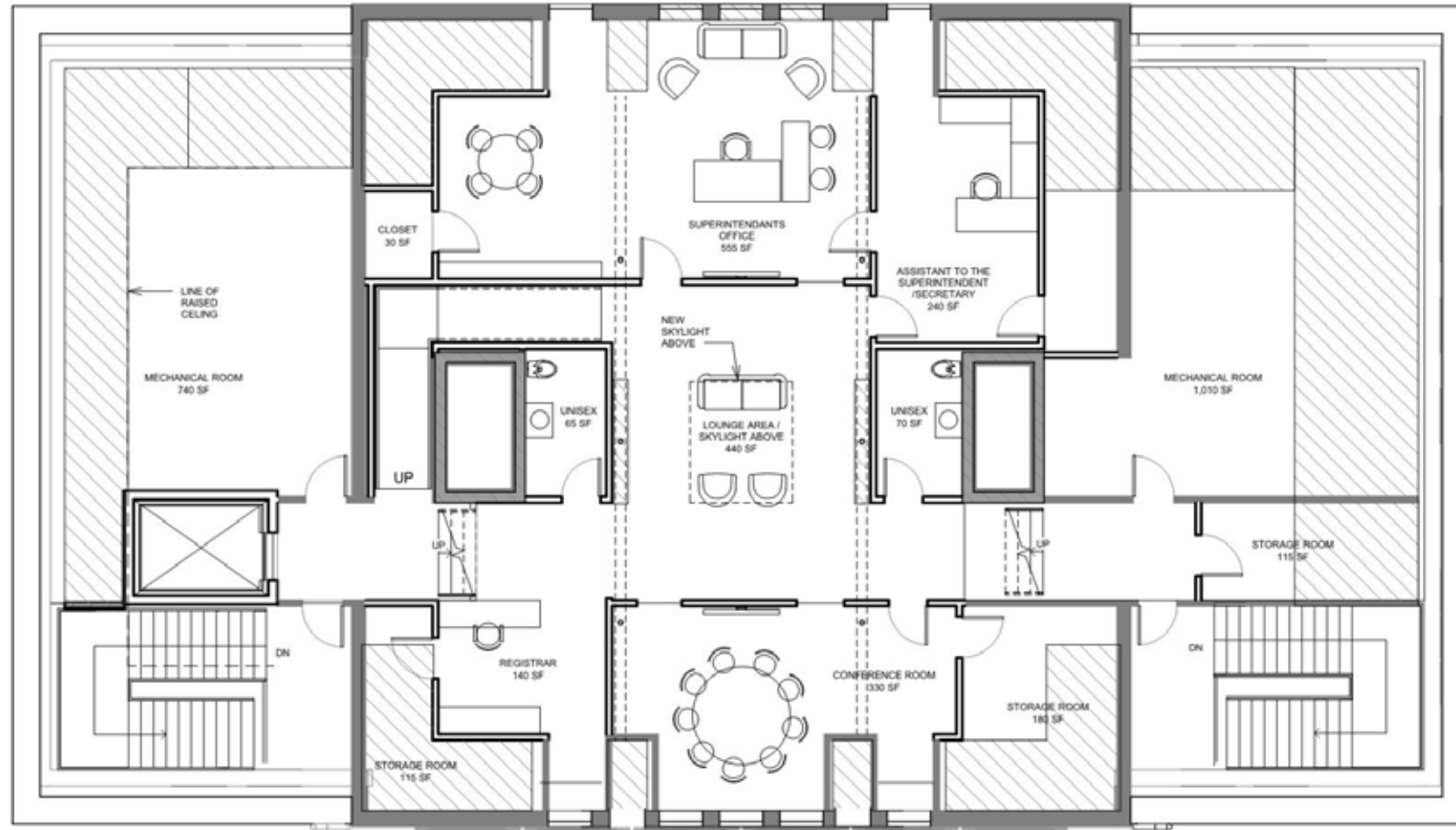
FIRST FLOOR PLAN



SECOND FLOOR PLAN



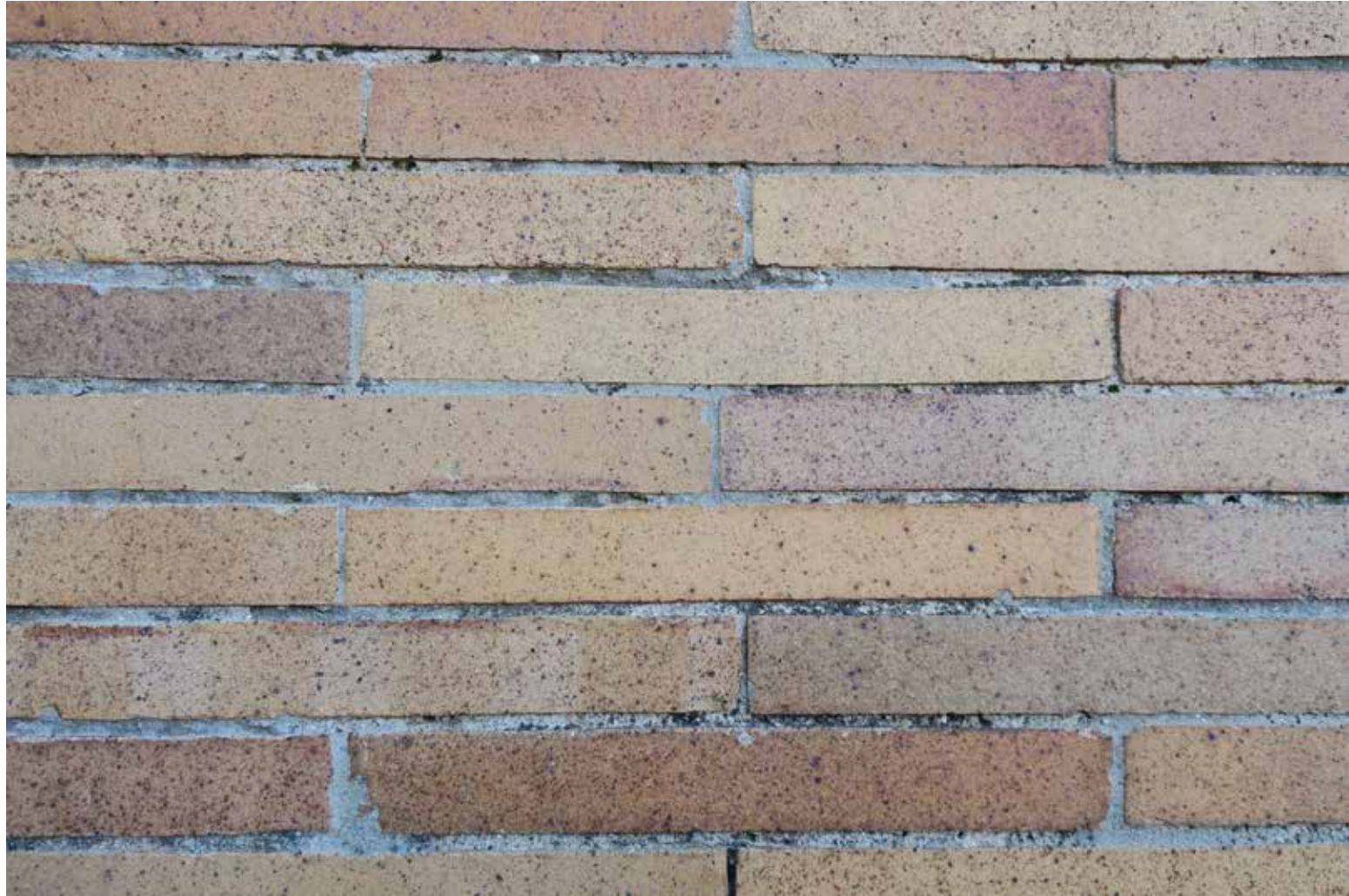
THIRD FLOOR PLAN



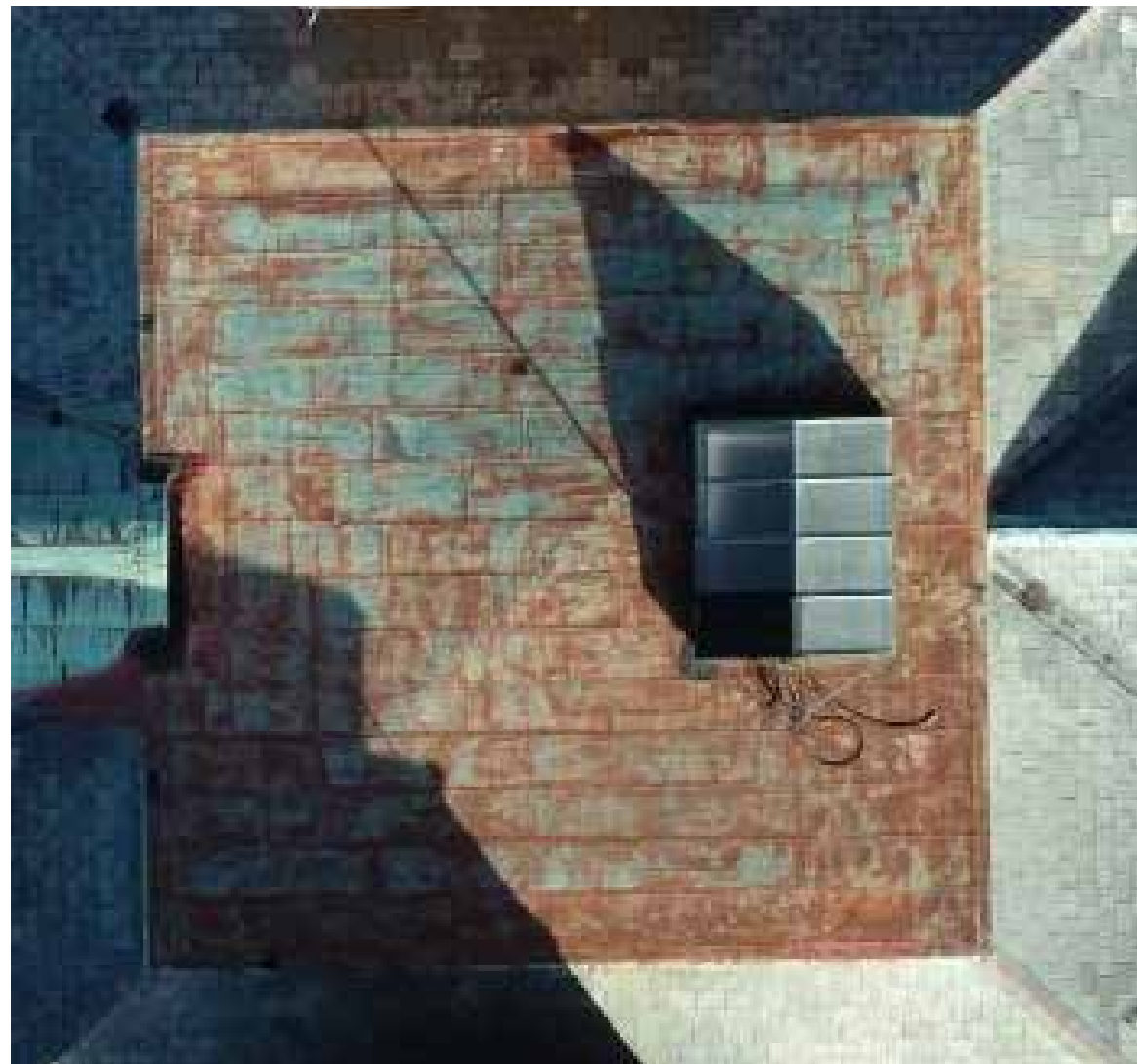
AREA OF CEILING BELOW 6'-8"



BUILDING ENVELOPE



ROOFING



View from drone

ROOFING



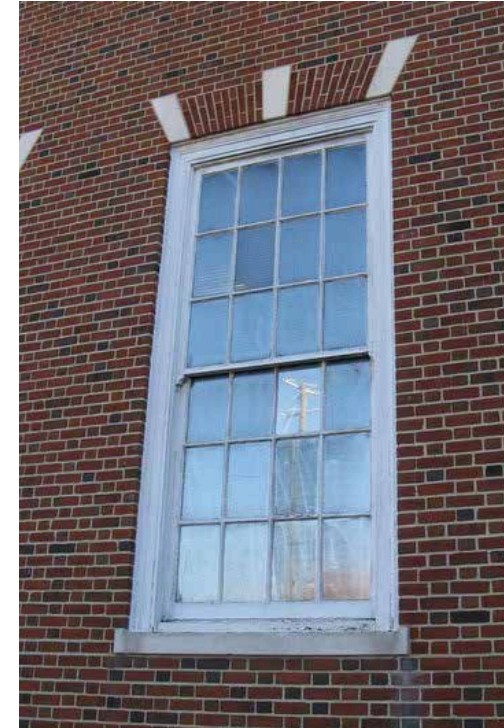
ROOFING



WINDOWS



Existing painted wood windows with single glazing



Aluminum clad with insulating glass



INTERIOR



INTERIOR

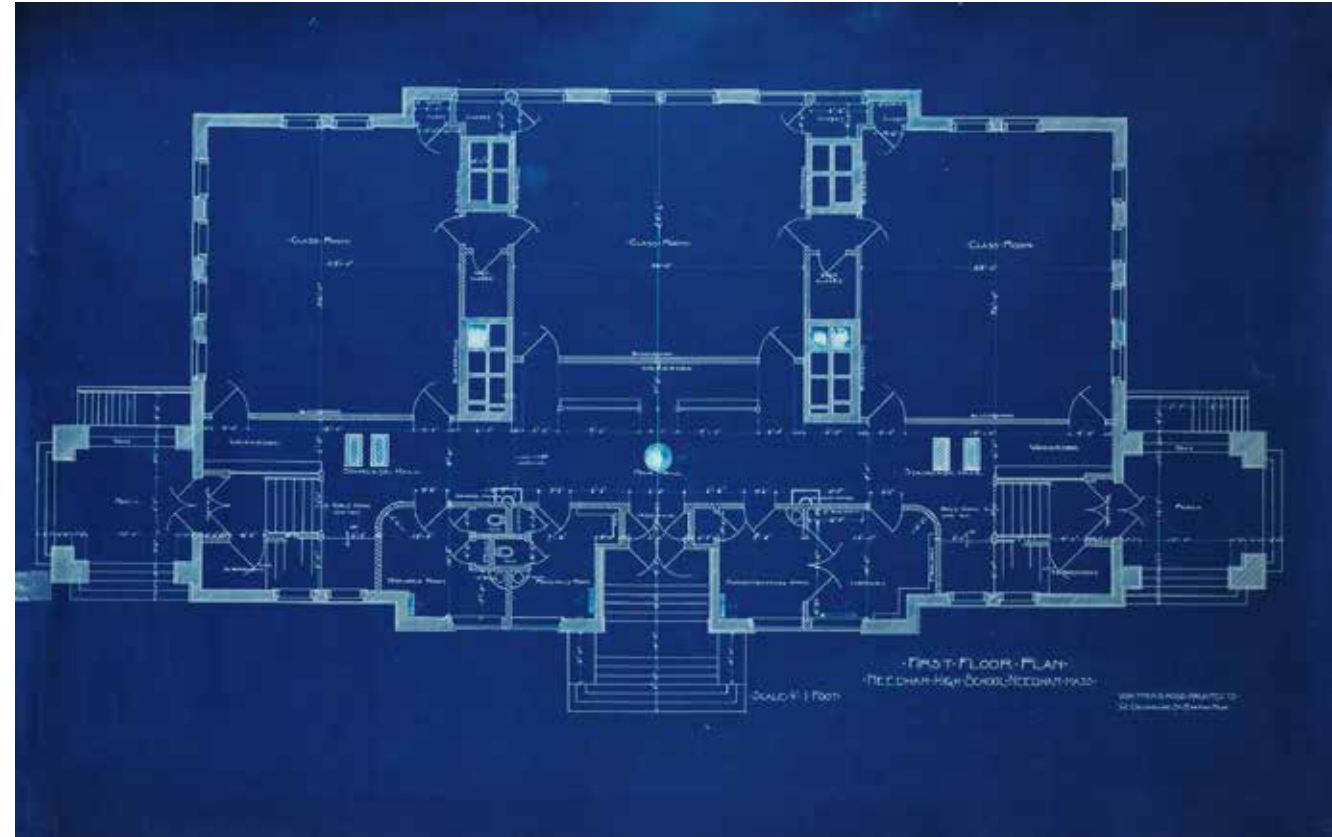


Original wood floor under carpet

INTERIOR



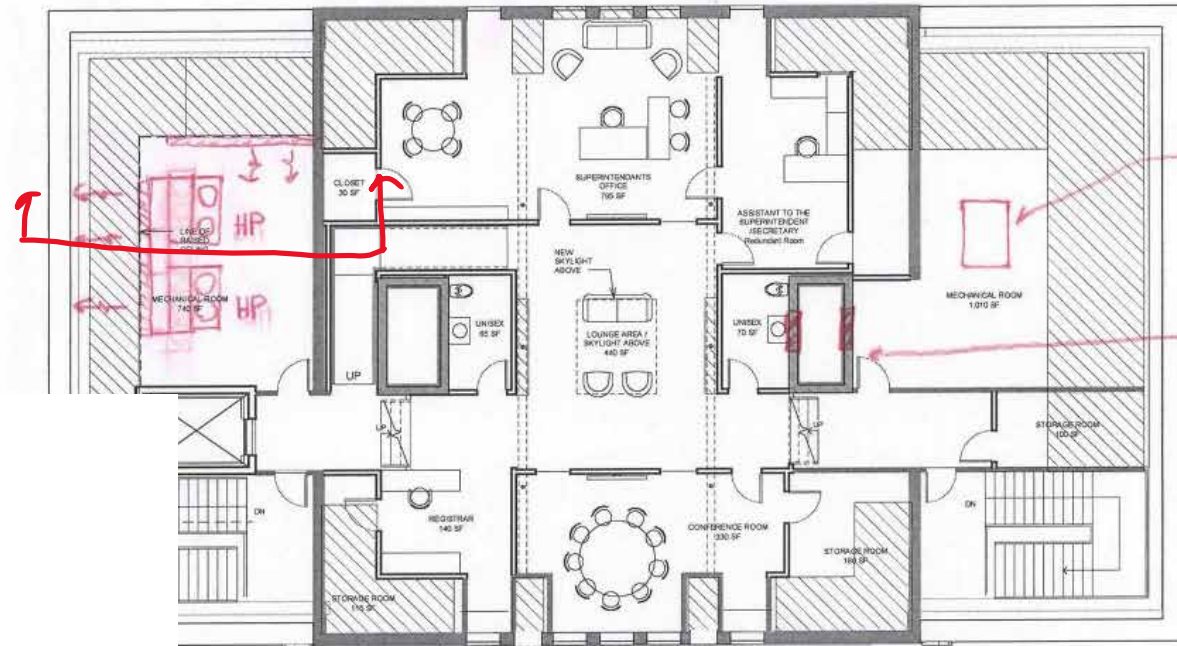
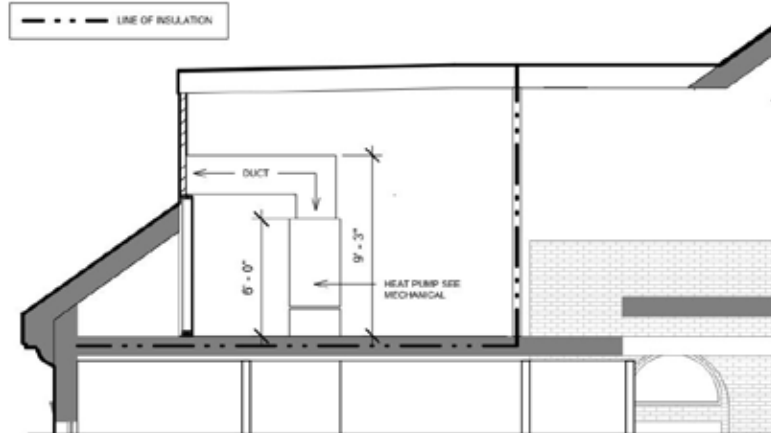
Existing wood studs with lath and plaster



ATTIC



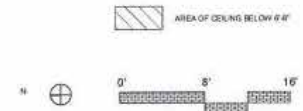
MECHANICAL



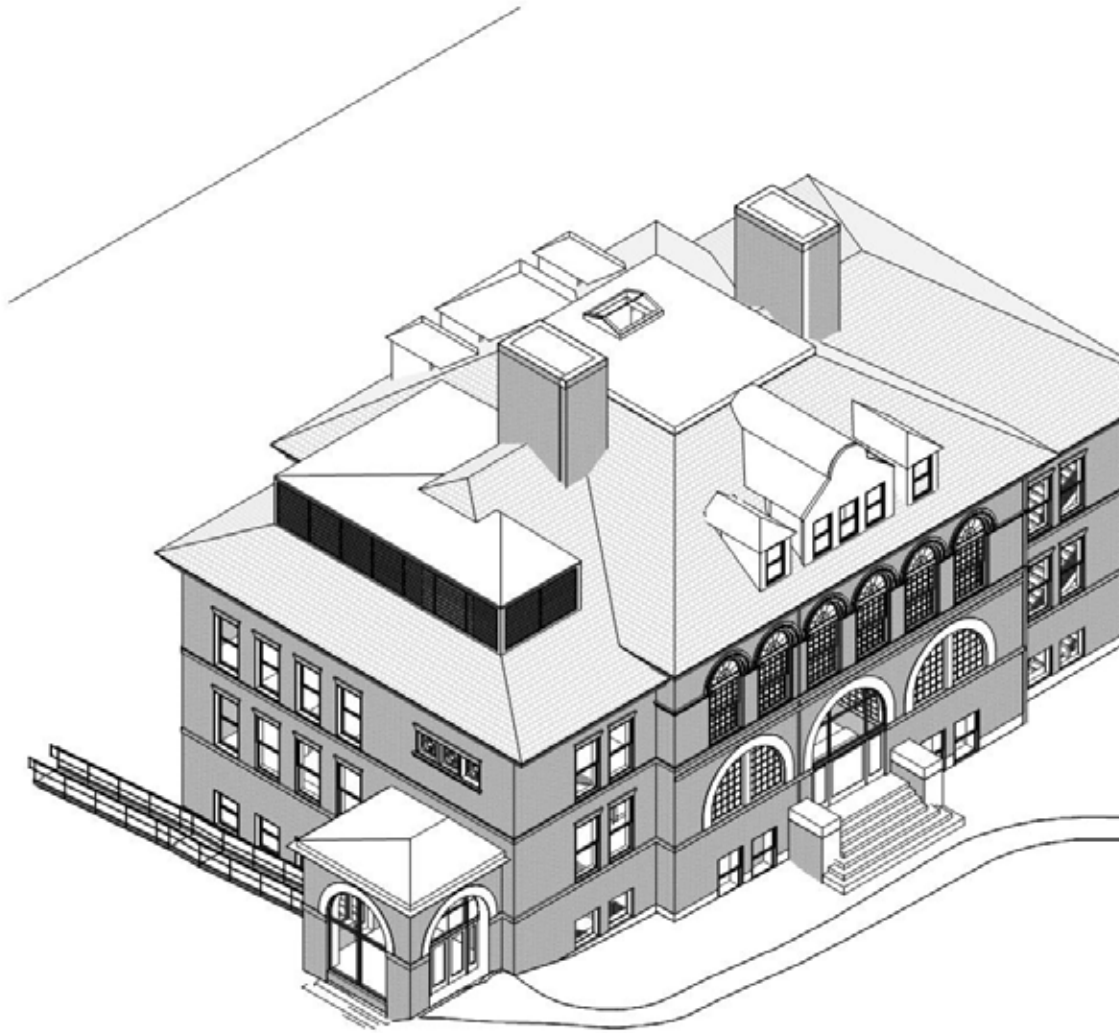
single or multiple exvs

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

Lower Third Floor
20' - 10'



MECHANICAL



ELEVATIONS



WEST ELEVATION



SITE

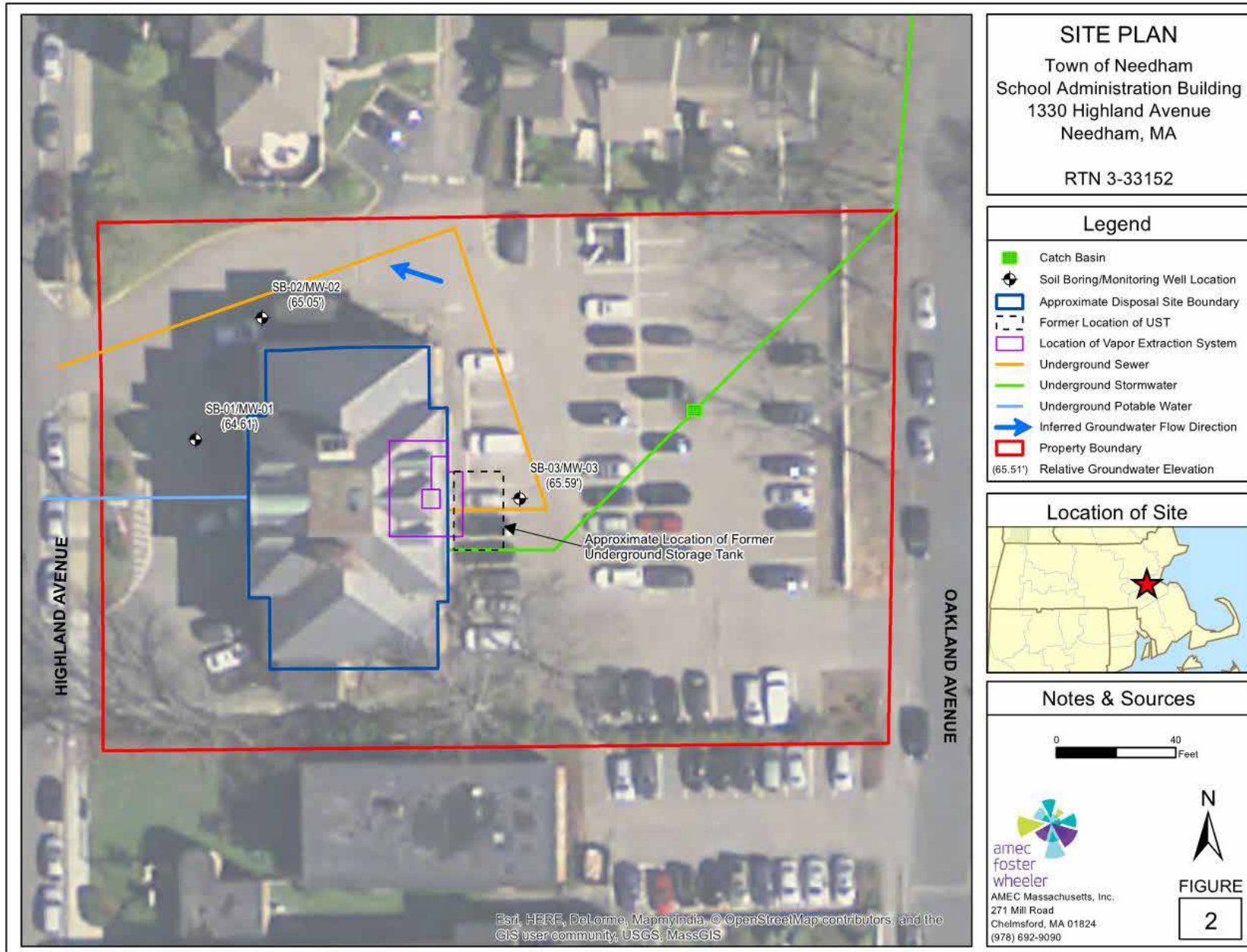
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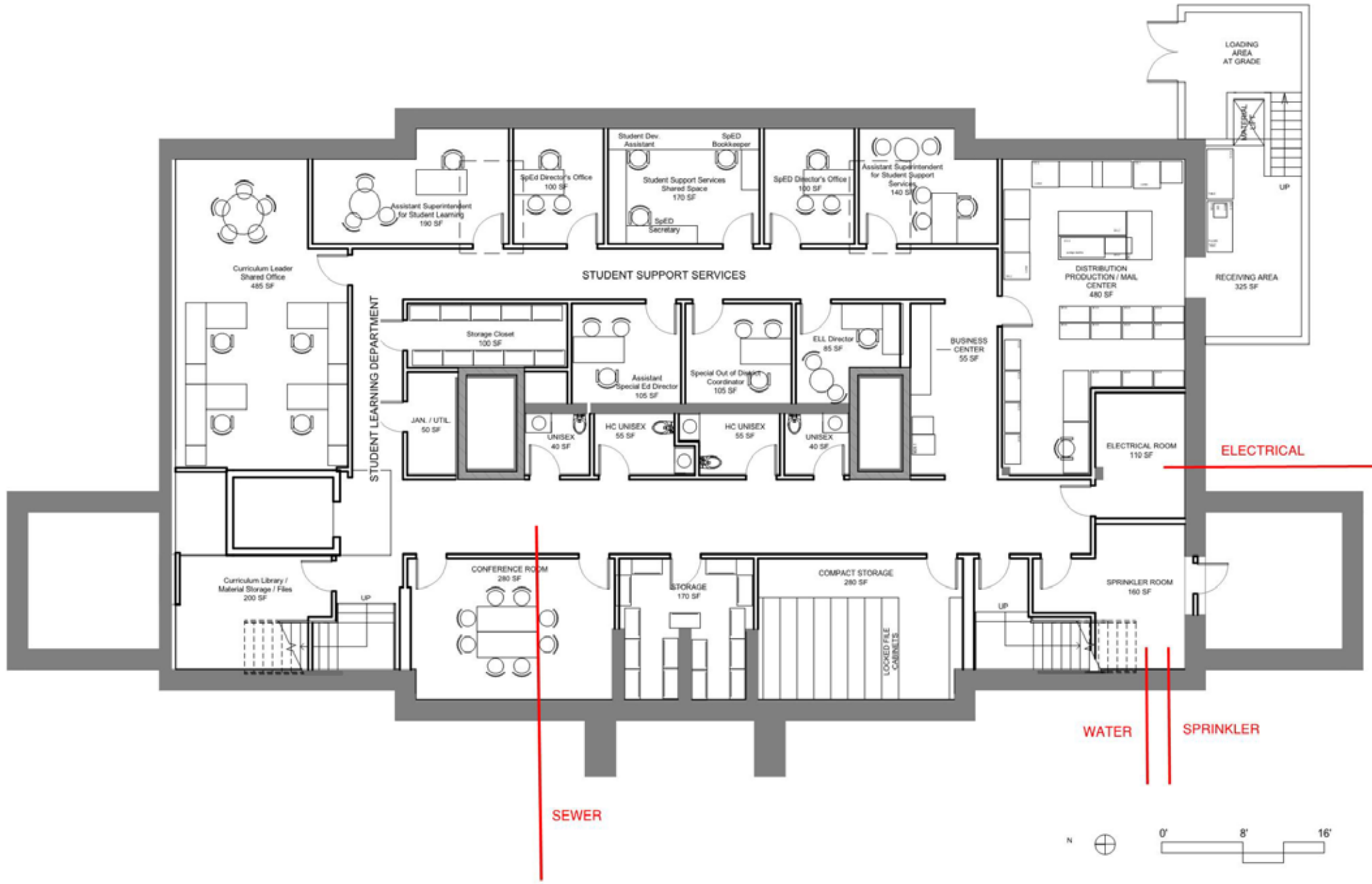
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UTILITIES



UTILITIES



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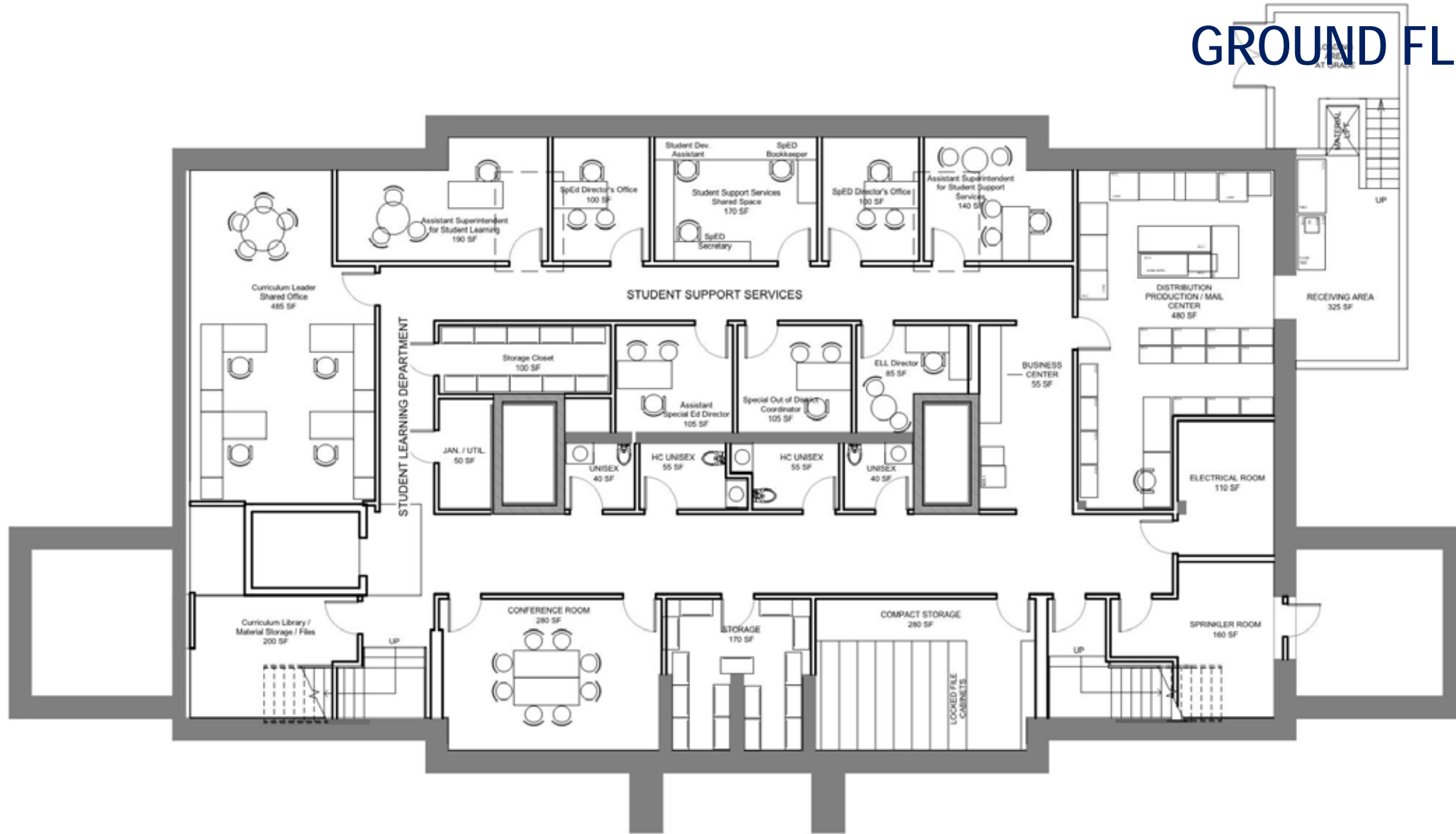
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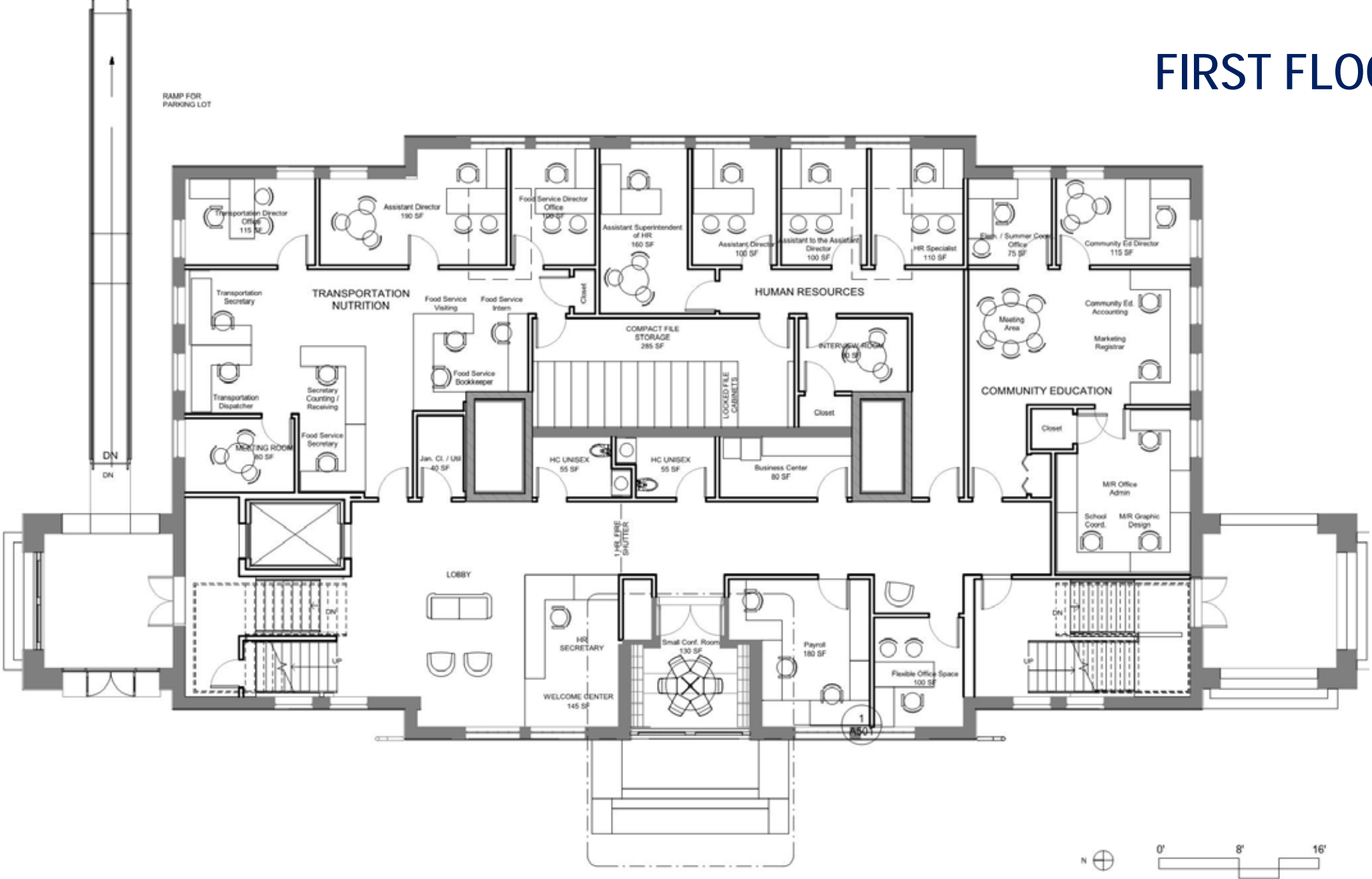
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Max. Height	40 ft	57 ft	57 ft- <i>existing non-conforming</i>	no -existing non-conforming	Yes	Rooftop mech. allowed 25% of roof area
5.1 Parking requirements	A-1 Requirements	Existing	Provided	Compliance	Waivers Requested	Notes
5.1.2 (7) -Required 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



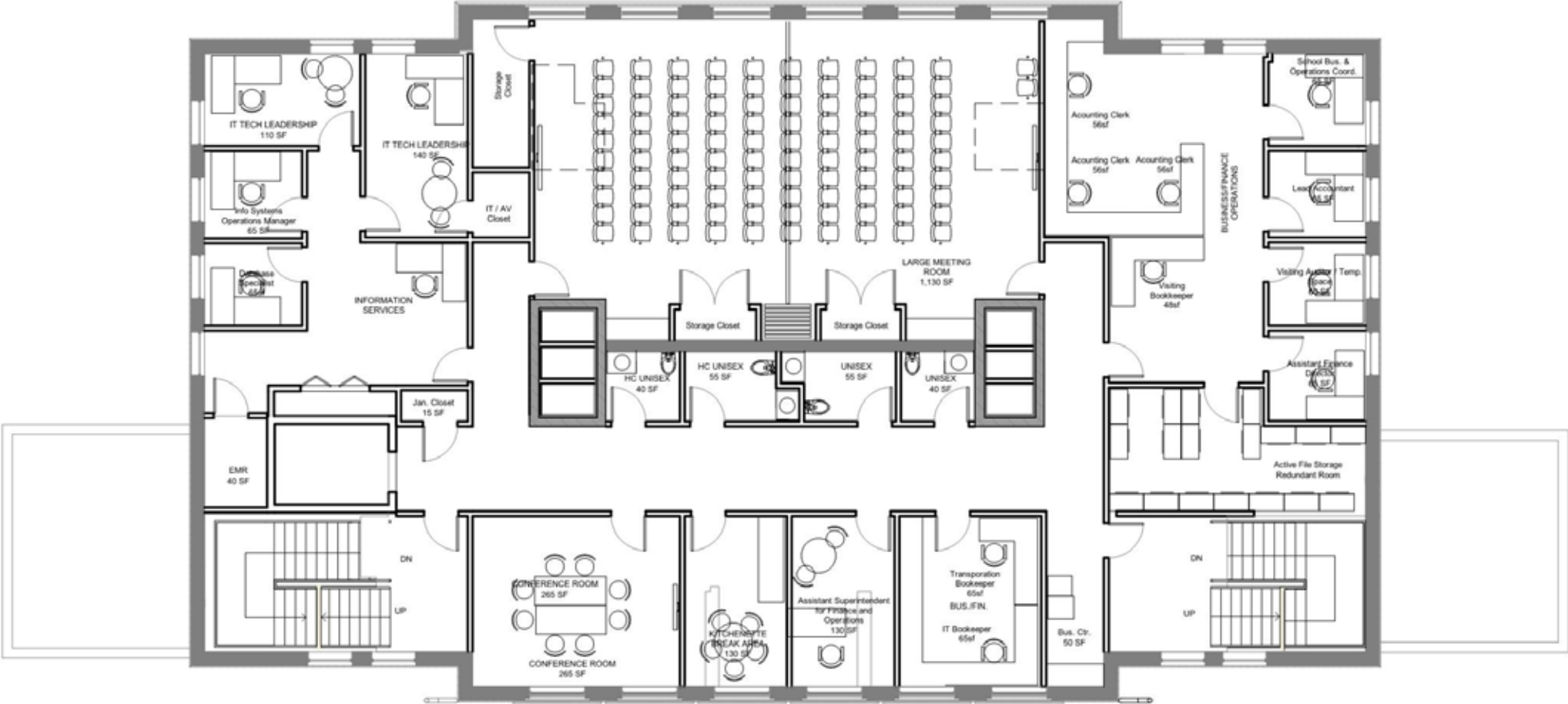
GROUND FLOOR PLAN



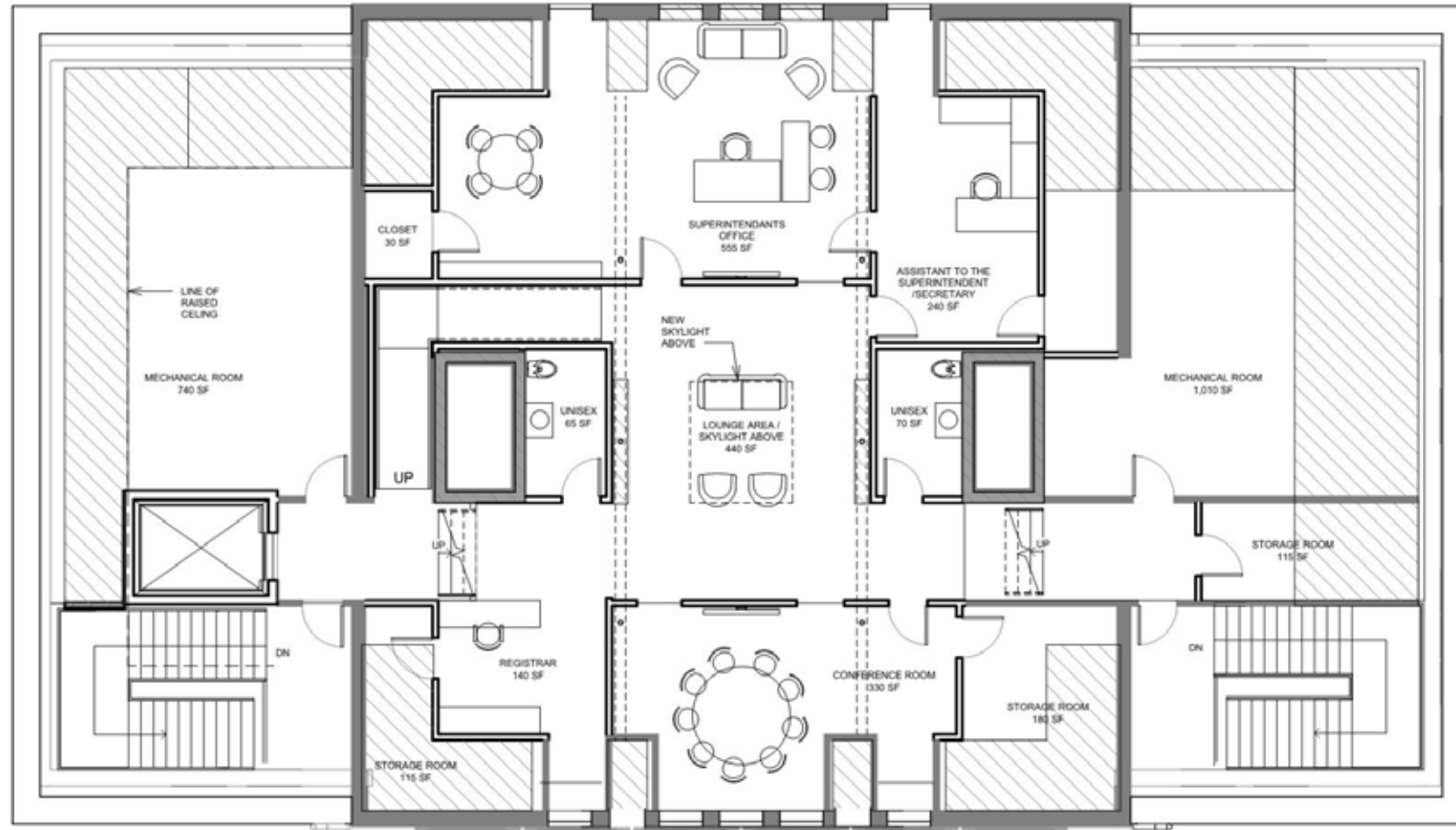
FIRST FLOOR PLAN



SECOND FLOOR PLAN



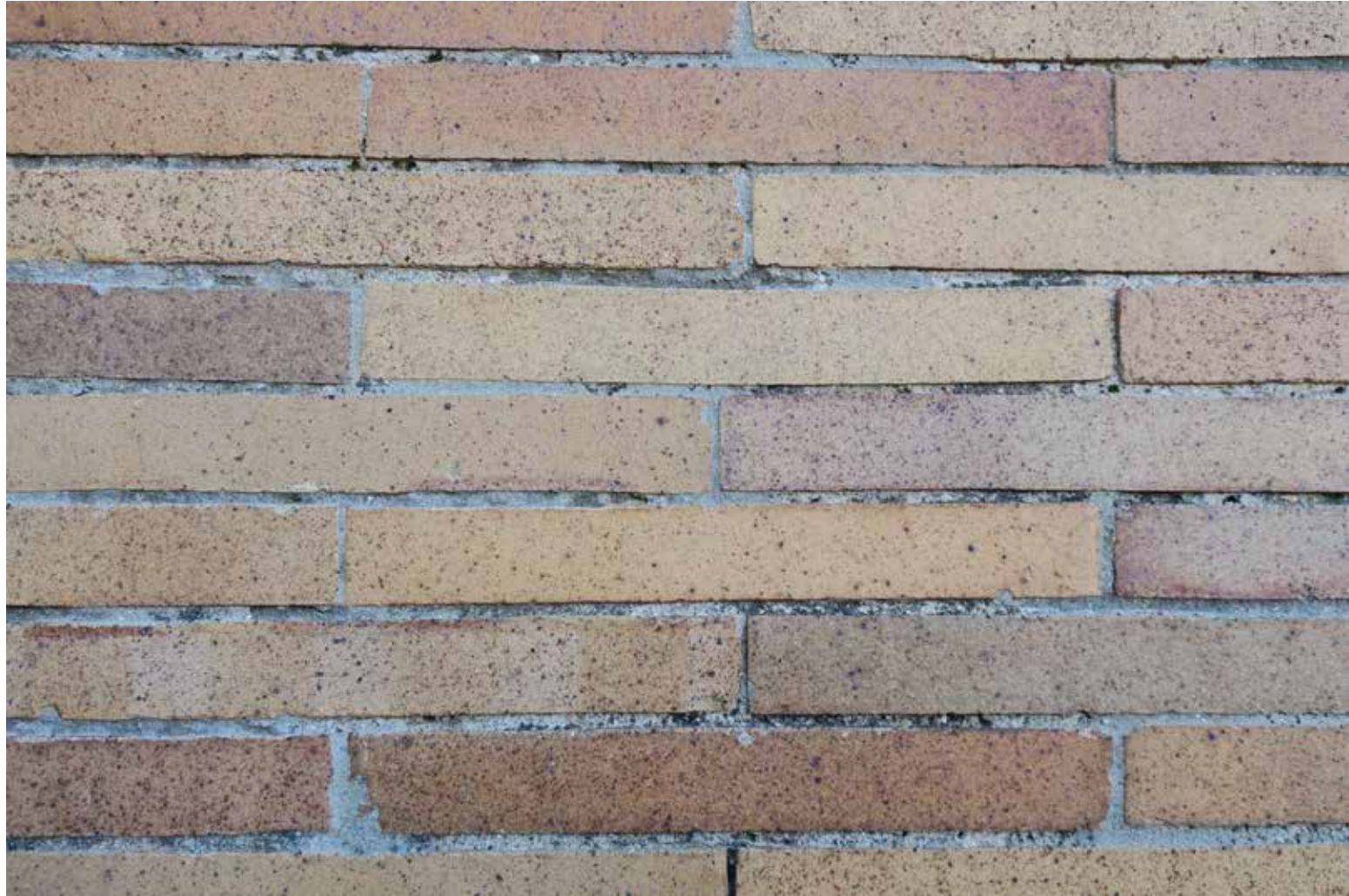
THIRD FLOOR PLAN



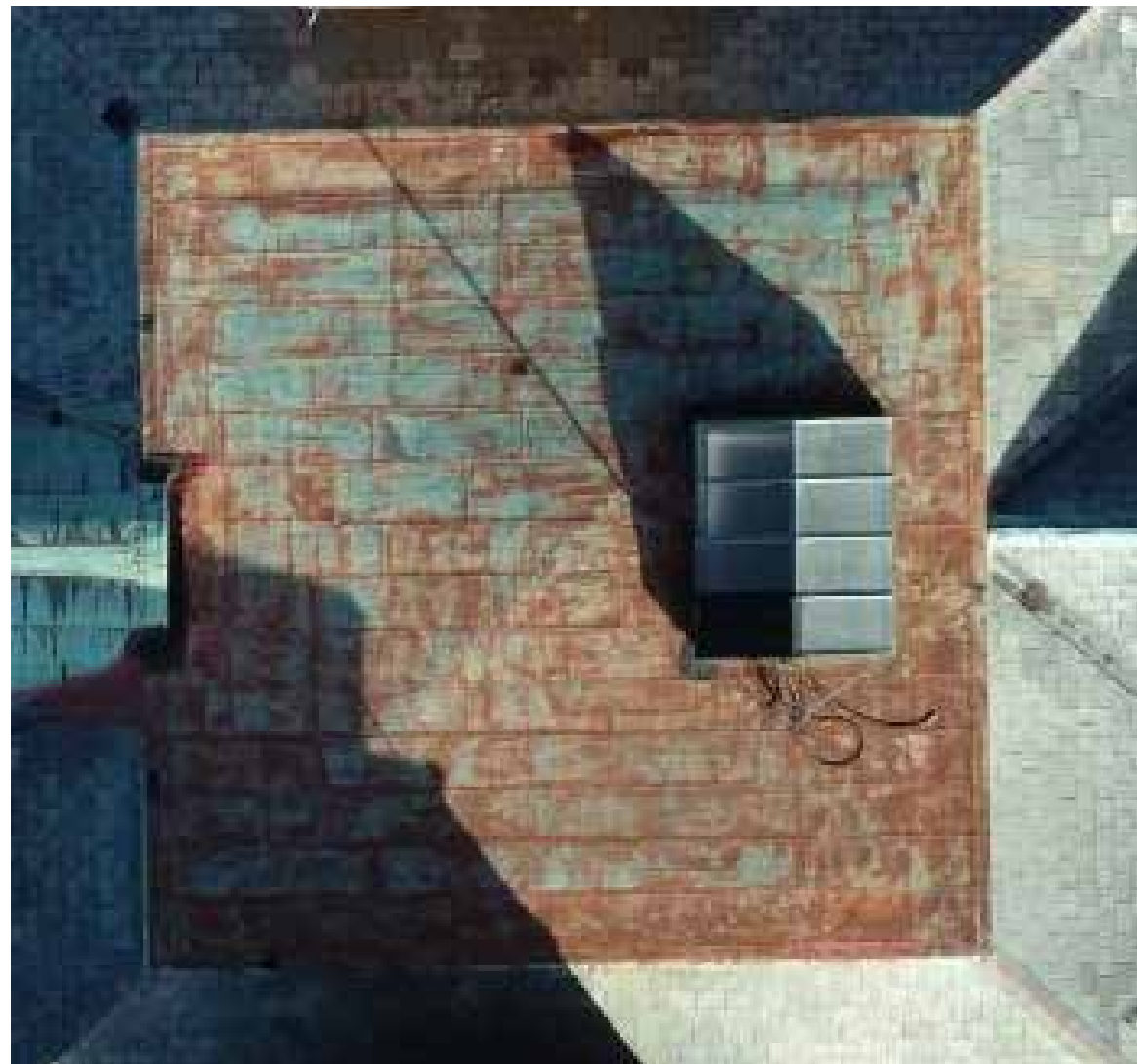
 AREA OF CEILING BELOW 6'-8"



BUILDING ENVELOPE



ROOFING



View from drone

ROOFING



ROOFING



WINDOWS



Existing painted wood windows with single glazing



Aluminum clad with insulating glass



INTERIOR



INTERIOR

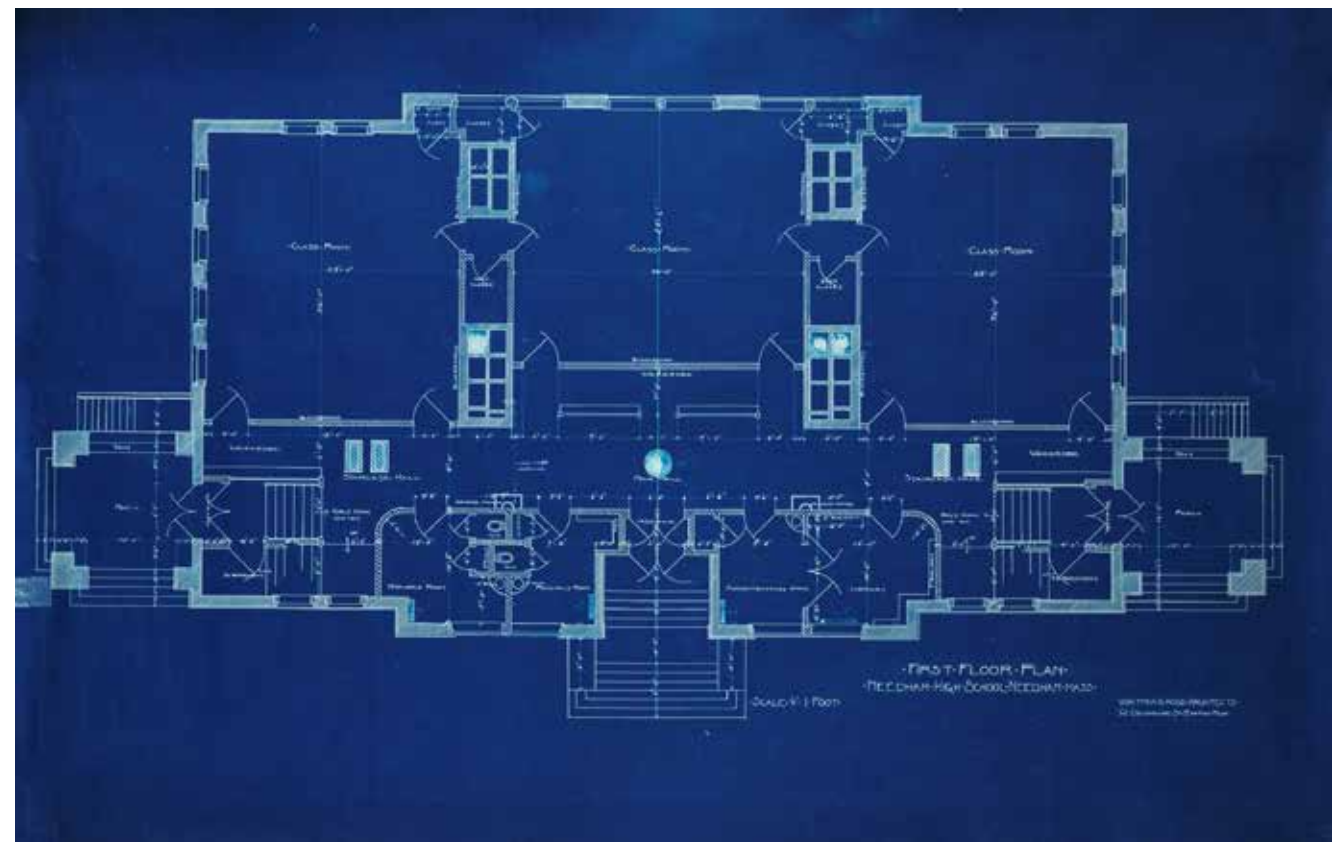


Original wood floor under carpet

INTERIOR



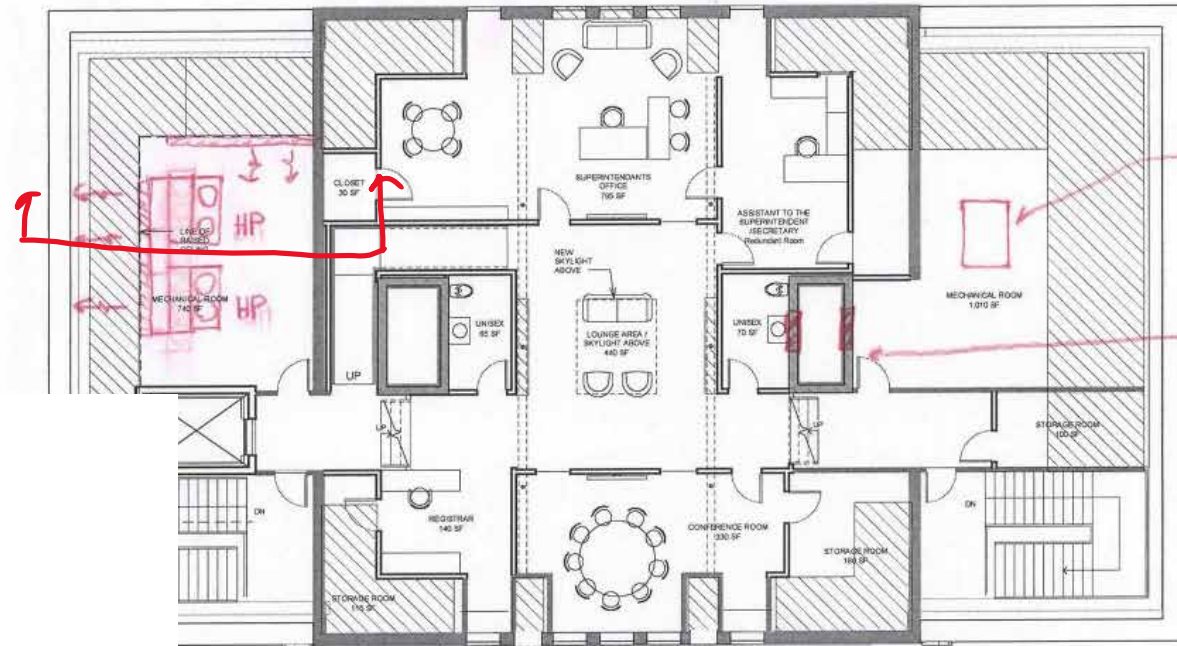
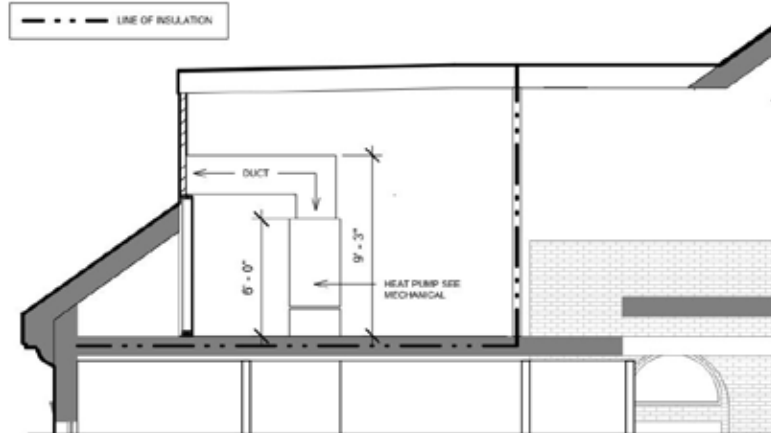
Existing wood studs with lath and plaster



ATTIC

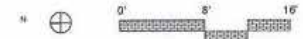


MECHANICAL

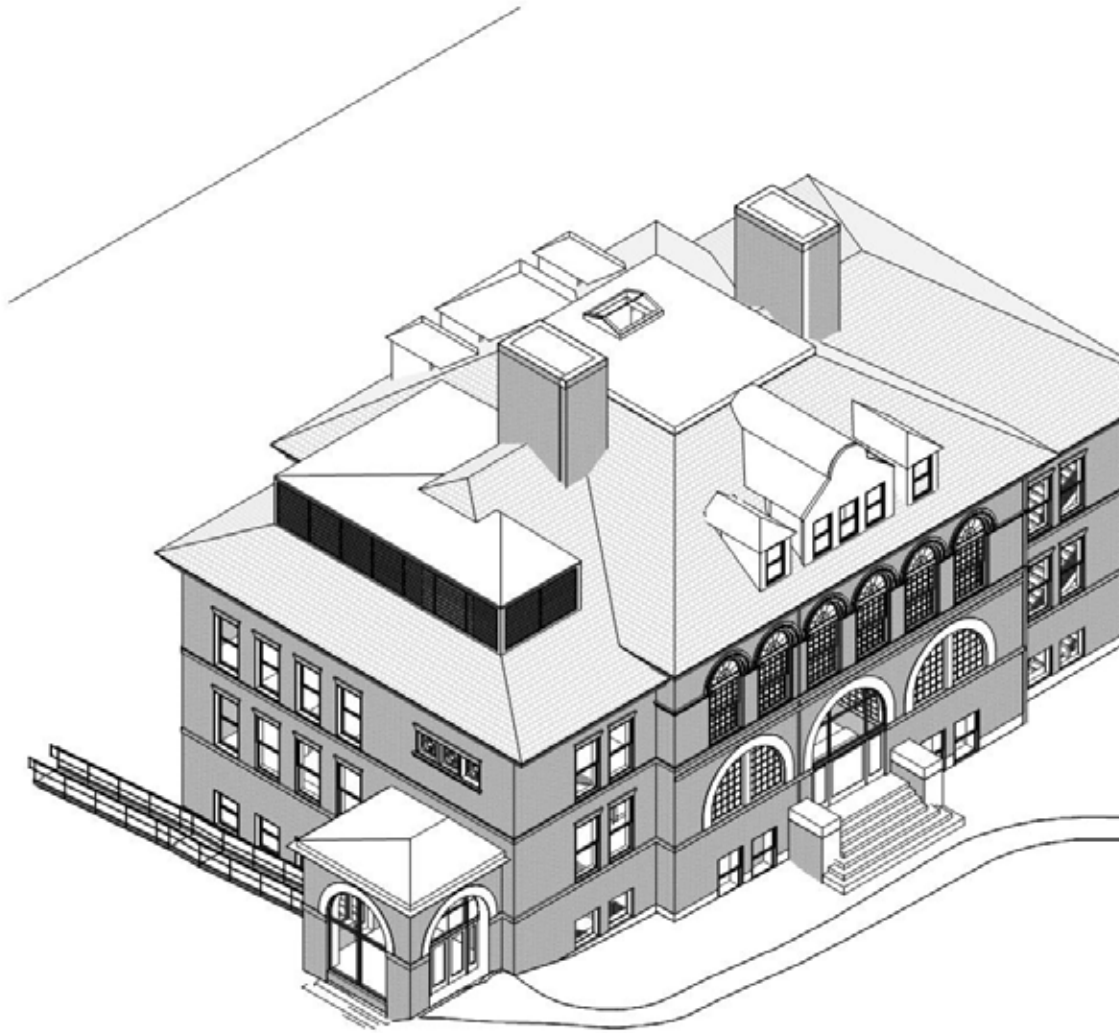


Lower Third Floor
20' - 10'

AREA OF CEILING BELOW #1



MECHANICAL



ELEVATIONS



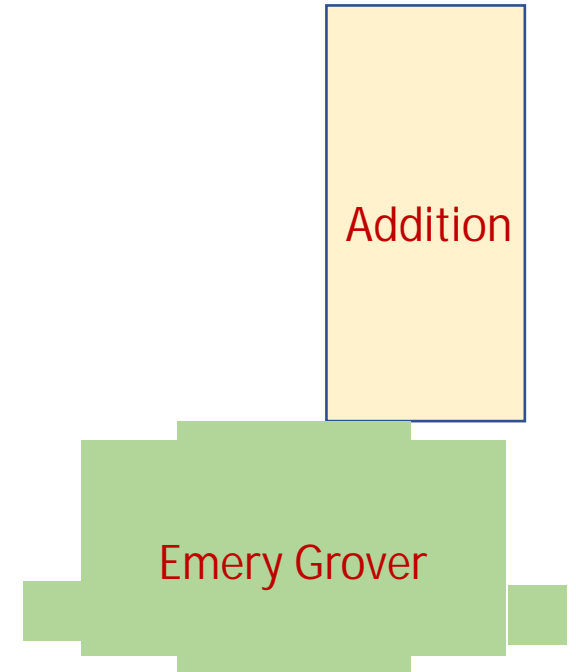
WEST ELEVATION



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		\$9,604,899
Soft Costs		\$2,999,025
Maximum Potentially Eligible Project Costs*	\$12,603,924	

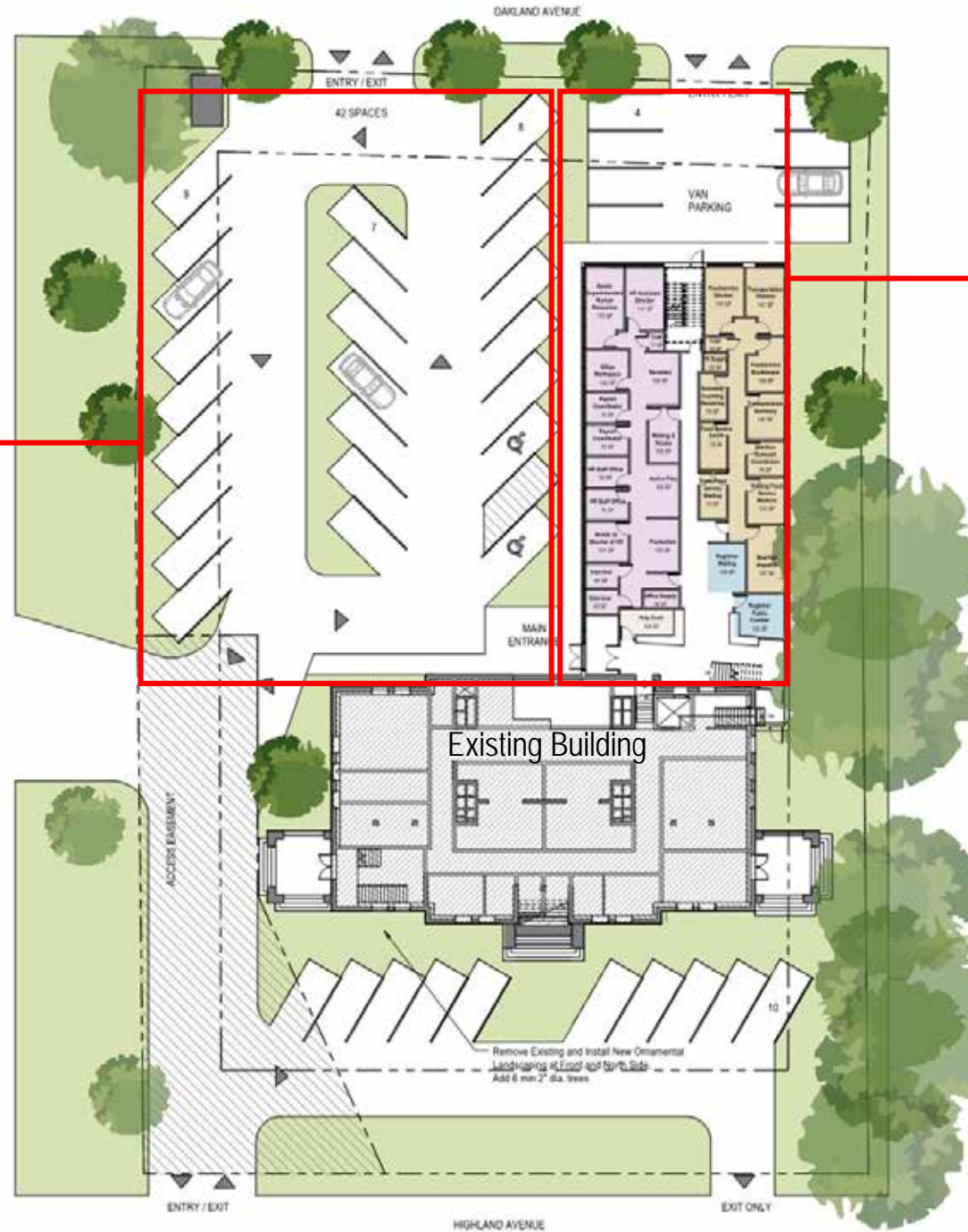


* CPC to determine final amount to be awarded from Historic Preservation Funds

5b. Portion of the original \$26M project that was eliminated

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

The building addition and parking below the building addition were eliminated.



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