



# MOTHER BROOK

ARTS &  
COMMUNITY  
CENTER

Our mission is to build a vibrant and sustainable center that enriches the Dedham community and stimulates the revitalization and growth of the Mother Brook neighborhoods through the arts.



MOTHER BROOK  
ARTS &  
COMMUNITY  
CENTER

# Mother Brook Arts

Housed in the former Avery School, built in 1920s.

~30,000 sq ft of usable space, including 3,300 sq ft multi-use space

Parking for 100 cars

Usable former playground site, adjacent to Mother Brook canal

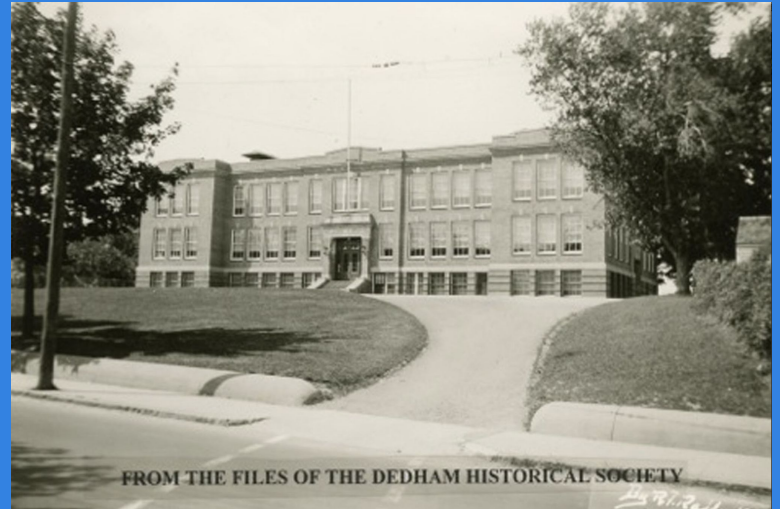
## MBACC's Home at 123 High Street



Second Avery School, completed in  
1895; destroyed by fire in 1921



First Avery School, built in 1825



Third Avery School, completed in 1923





01

# **The Path to Becoming a Community Arts Center**

# 2007– 2011

Town of Dedham  
lays the groundwork for  
*a community arts center*

'07

MA State Rep Paul  
McMurtry initiated  
East Dedham  
revitalization  
movement

'08

Mother Brook  
Community Group  
(MBGC) formed to  
direct energy into the  
movement for  
change

'09

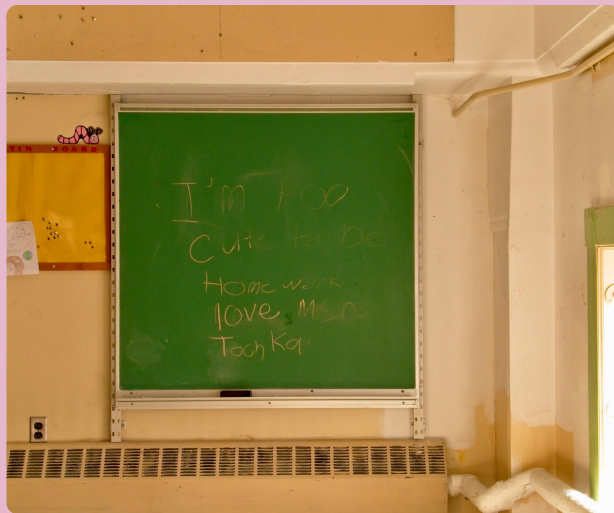
Town of Dedham  
Master Plan called for  
integrating artist space  
into overall community  
development plan

'10–11

Dedham Board of  
Selectmen appointed  
Avery Reuse  
Committee to consider  
potential uses of the  
Avery Elementary  
School; Avery Reuse  
Committee held eleven  
public meetings

'11

Avery Reuse  
Committee reported to  
Dedham Board of  
Selectmen that the  
most desired and  
feasible use of the  
former Avery School as  
an arts and community  
center



# 2012



## JANUARY

Mother Brook Arts and Community, Inc., formed as a not-for-profit to establish and operate as an arts and community center. A nine-member Board of Directors was appointed. The first supporter is the MBCG.

## MAY

Dedham Town Meeting overwhelmingly endorsed use of the former Avery School as an arts and community center

## JUNE

Dedham Board of Selectmen issued RFP seeking proposals from non-profit arts, cultural, or educational organizations to lease the former Avery School

## SEPTEMBER

MBACC selected as winning bidder by the Town of Dedham

# 2013



## JANUARY

MBACC and Town of Dedham signed a 5-year lease, renewable for 5 years, for the former Avery School, located at 123 High Street, Dedham

## FEBRUARY

MBACC announced upcoming availability of artist work space using a multimedia approach, including press releases, a community information night, social media, and targeted emails.

## MARCH

MBACC hosted four open house tours to show available studio space; more than 200 individuals and groups attended; 68 artists requested studio space

## JUNE

MBACC held Ribbon Cutting Ceremony; MBACC opened with a waiting list of artists interested in renting space



Government

## Dedham Receives ArtistLink Grant to Invest in the Arts

Dedham received \$20,000 and one of the projects the town will invest in is the opening of the Mother Brook Arts and Community Center.

By Tamara Starr | Email the author | November 14, 2012

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The Massachusetts Cultural Council (MCC) announced that Dedham is one of seven towns to receive \$200,000 from the ArtistLink Grant to support artists. Dedham will receive \$20,000 from the grant.

"The people in Dedham will benefit from the work that [the town is] doing," Anita Walker, Executive Director of MCC said. "It's a fact that this is a community that pulled everything together. These are people who know the needs of the community."



[Upload Photos and Videos](#)



## New Mother Brook community center receives its first donation

Posted by Natalie Feulner March 8, 2012 10:00 AM

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# DEDHAM TRANSCRIPT

BASEBALL  
SR. BABE RUTH STARTS STRONG  
PAGE B1

MOTHER BROOK ARTS AND COMMUNITY CENTER

## Opening a new home for artists

By Sara Feigen

On Wednesday, June 12, the town of Dedham celebrated a significant milestone in its history, holding a ribbon-cutting ceremony to open the new Mother Brook Arts and Community Center.

The new building, located on the northeast side of the town, is a 200,000-square-foot structure that will serve as a home for artists and the community.

The building was designed by architect John H. Jones and built by Dedham Construction Co. It features a modern design with large windows and a central entrance.

The ribbon-cutting ceremony was attended by town officials, community members, and artists. The event was held at 2:00 p.m. and lasted for about an hour.

The new center will be open to the public and will provide a space for artists to display their work and for the community to enjoy.

The town of Dedham is proud to have this new addition to its community and looks forward to the many activities and events that will take place at the center.

You're Invited!

**MOTHERBROOK**  
ARTS & COMMUNITY CENTER • DEDHAM

# Ribbon Cutting & Launch Party!

Please Join Us for a Community Celebration!

**Wednesday, June 12th**  
**6:30pm - Ribbon Cutting**  
**7pm - Party Begins!**

The Dedham Times

## Mother Brook Arts and Community Center Holds Ribbon-Cutting Ceremony and Launch Party

By Scott Heald

On a pleasant evening on Wednesday, June 12, several years of preparation culminated in a festive celebration of the opening of the Mother Brook Arts and Community Center.

In front of a sizable group of attendees at the site of the new building, Mayor John H. Jones, Jr. and other town officials joined community members and artists for a ribbon-cutting ceremony.

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A decorative graphic on the left side of the slide. It features two overlapping blue circles. The left circle contains the white text '02'. The right circle is partially obscured by a solid blue horizontal rectangle that extends to the right edge of the slide. The text 'Capital Investment' is written in white on this rectangle.

02

# Capital Investment

# 2014– 2020

## *Capital improvements*

'14

Front entry and doors replaced (\$22,700); keyless locking system installed (\$17,000)

'14

Energy efficient HVAC system replacement began (\$420,000), with support from Town, MCC funding

'15

Common area and gallery lights replaced with an Eversource grant (\$23,000)

'15

Acoustic upgrades to Performance Space, undertaken and funded by UPS grant (\$25,000)

'15

Accessible path, benches, constructed on former playground, with support from Eagle Scouts; BostonCares; and Shire



# 2014– 2020

## *Capital improvements*

'16

MassArt students designed and built hardscape for MBACC park. Construction and planting completed as part of Eagle Scout project (pro bono)

'17

Ceramics Studio opens, made possible through \$125,000 grant from Blue Hills Bank Foundation. Studio honors Karen O'Connell, Dedham's Economic Development Director and MBACC champion

'19

Patronicity campaign raises \$120,000 for Performance space renovations, including accessible restrooms. Restroom investment totals \$180,000

'19/20

MBACC approved for \$150,000 MCC Cultural Facilities Fund Grant to support installation of elevator

'25

MBACC repurposes Cultural Facilities Fund Grant for emergency roof repair and replacement (\$163,000)





*Capital investment  
to date: ~ \$1.4 million*

03

# Operating Costs

*Annual Operating Costs:  
\$500-750k*

*Major support from public and private funders, including:*







## *Sources of Revenue*

***Studio Rentals*** \$240,000 • ***Classes & Workshops*** \$145,000 • ***Ceramics Studio Memberships*** \$80,000 • ***Community Group Event Rentals*** \$43,000 • ***Open Studios*** \$33,000 • ***Other Events*** \$20,000 • ***Individual Donations*** \$15,000  
***Private Event Rentals*** \$5,000 • ***Memberships*** \$2,000





04

## **Mother Brook Arts Today**

29-year lease,  
thru 2042, with  
Town on Dedham

2 Full Time  
Staff; 9 Member  
Board of  
Directors

Home to 26 resident  
artists, 2 artist  
collectives (Ore  
Metals Studio; Full  
Tilt Print Studio;  
total of ~90 artists

40 Ceramics Studio  
Members; 70+  
Ceramics Classes +  
Workshops Annually

Multi-year wait  
for studio  
spaces











# *Mother Brook 2.0*

*A new identity for a new chapter*



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ARTS &  
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The MB logo is inspired by the history of the Mother Brook stream and the architecture of the early watermills built by Dedham's first communities. Just as the digging of Mother Brook and the creation of the mills brought work and prosperity to Dedham, the Mother Brook Arts and Community Center enriches our community with creativity, connection, and the spirit of growth and innovation.



## *Future Capital Projects*

***Completing renovation of Event Space*** including painting, floor refinishing, new chairs, lighting • ***Adding cooling*** throughout public spaces and individual studios • ***Replacing aging, broken windows*** • ***Creating plaza at front entrance*** • ***Landscaping plan*** for front and rear lots • ***Upgrading fire alarm system*** • ***Repurposing of underutilized spaces*** including former utility rooms on lower level, former boys bathroom







*Thank you!*

**Erin Becker**

***Executive Director***

Mother Brook Arts & Community Center

123 High Street, Dedham MA 0202

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