

2023 OCT -2 PM 12: 18

Town of Belmont

Community Preservation Plan

**Community Preservation Committee
Town of Belmont**

CPA Funding - Preliminary Application

A printed copy of the completed Preliminary Application must be submitted to the following address by no later than 7:00 pm on Monday, October 2, 2023:

Community Preservation Committee
c/o Matthew Haskett, CPA Administrator
Office of the Select Board
Belmont Town Hall
455 Concord Avenue
Belmont, MA 02475

Unless an applicant can demonstrate that a significant opportunity would otherwise be lost, preliminary applications will not be accepted after the submission deadline.

Project Title Homer House Exterior Paint Project
Project Location 661 Pleasant Street Belmont, MA
Applicant/Contact Person Belmont Woman's Club/ Wendy Murphy, President
Organization Belmont Woman's Club
Mailing Address C/O 14 LORING STREET, BELMONT, MA 02478
Telephone 617-699-3531 E-mail INFO@BELMONTWOMANCLUB.COM
Signature _____ Date _____

CPA Category (refer to chart on the following page and check all that apply):

- ☐ Community Housing ☒ Historic Preservation
☐ Open Space ☐ Recreation

Amount Requested \$99,00
Total Project Cost \$99,00

Applicants will present their projects at the CPC Public Meeting on November 6, 2023 and address questions from Belmont residents. It is required that information about the project be in writing and copied for distribution and review at the Public Meeting. This is also an opportunity for project sponsors to ask the CPC any questions regarding the application process.

Last Modified 08-09-2023

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CLASS 1
COMMUNITY PRESERVATION FUND ALLOWABLE SPENDING PURPOSES (G.L. c. 40B, § 8)

SPENDING PURPOSE	OPEN SPACE	NATURAL RESOURCES	RECREATIONAL LAND	COMMUNITY ACQUIRED
Landfill Closure G.L. c. 21B, § 12 The Town of Belmont is responsible for the closure of the landfill located at 1000 Main Street, Belmont, MA 02458. The landfill was closed in 1991 and the closure process is ongoing. The Town is responsible for the closure of the landfill and for the removal of the landfill waste. The Town is responsible for the removal of the landfill waste and for the removal of the landfill waste.	Yes	Yes	Yes	Yes
Wetlands Work The Town of Belmont is responsible for the protection of the wetlands located in the Town of Belmont. The Town is responsible for the protection of the wetlands and for the removal of the wetlands waste. The Town is responsible for the removal of the wetlands waste and for the removal of the wetlands waste.	Yes	Yes	Yes	Yes
Open Space The Town of Belmont is responsible for the protection of the open space located in the Town of Belmont. The Town is responsible for the protection of the open space and for the removal of the open space waste. The Town is responsible for the removal of the open space waste and for the removal of the open space waste.	Yes	Yes	Yes	Yes
Recreational Land The Town of Belmont is responsible for the protection of the recreational land located in the Town of Belmont. The Town is responsible for the protection of the recreational land and for the removal of the recreational land waste. The Town is responsible for the removal of the recreational land waste and for the removal of the recreational land waste.	Yes	Yes	Yes	Yes
Community Acquired The Town of Belmont is responsible for the protection of the community acquired land located in the Town of Belmont. The Town is responsible for the protection of the community acquired land and for the removal of the community acquired land waste. The Town is responsible for the removal of the community acquired land waste and for the removal of the community acquired land waste.	Yes	Yes	Yes	Yes

Source: Department of Revenue (DOR) 30-1-2012 Landmarks, Vacant Developments & Municipal Law, Working II - Social Planning

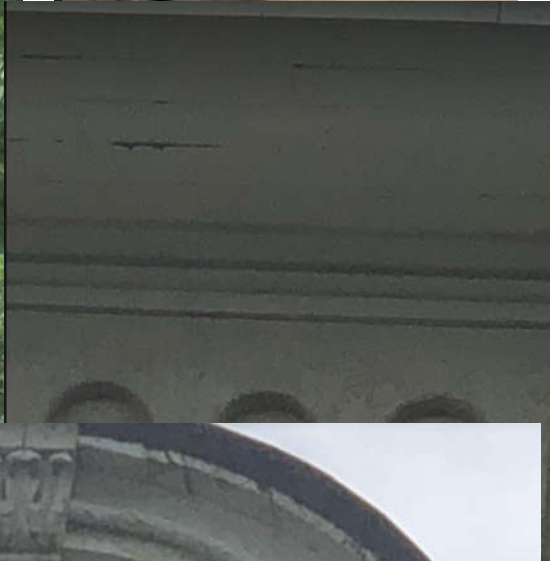
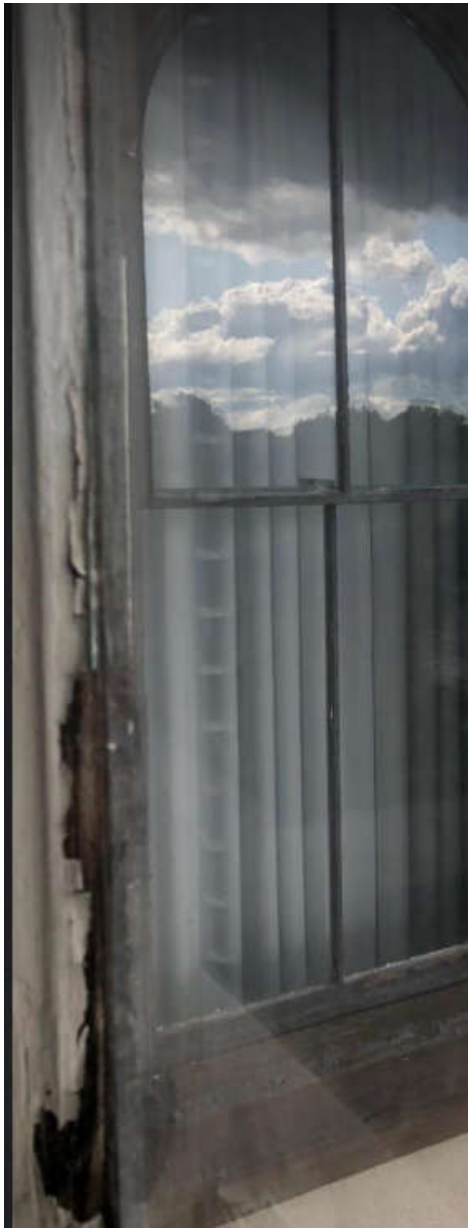
Brief Description of Project

Include the address/location and current owner of the property, as well as any critical dates. Please attach supplemental information (photographs, drawings, documents, etc.) as desired

The Belmont Woman's Club requests \$99,000 in order to completely repaint the exterior, trim and stucco of the 1853 W.F. Homer House located at 661 Pleasant Street, and to repair/restore any wood, trim or stucco as needed to complete the project. The current owner of the Homer House is the Belmont Woman's Club. The Homer House has not been repainted in decades, except for a small amount of painting several years ago on the first floor front of the house. That work was minimal as the Woman's Club had only a few thousand dollars and wanted to do a bit of repainting in the most visible areas of the front of the Homer House to make the property as presentable as possible in order to increase rental opportunities. The trim that was repainted at the time, like the trim in virtually every other location, is now peeling, and the Woman's club would like to approach the problem holistically, using the best possible materials, so that the work lasts for many years into the future.

The Woman's Club recently undertook two major projects at the Homer House: one to replace the driveway and add parking spots and another to restore all the windows in the House. The driveway/parking spots work was completed largely due to the generosity of several contractors in town, though the Woman's Club also raised funds over many years to pay for the building of a stone wall, and for some of the labor. The Woman's Club received a CPA grant of \$100,000 for the windows restoration project, which is nearing completion. Approximately fourteen windows out of a total of 44 have yet to be restored. The window repair work has moved more slowly than planned, especially after an unanticipated problem emerged when the contractor realized that all the third-floor windows needed interior and exterior repair work on the frames before the sills could safely be reinstalled. That extra repair work was separately funded by CPA money and was performed by Roger Gallagher Remodeling. It's about 90% complete. In connection with that work, Gallagher recommended that the entire exterior of the house be repainted. He solicited a proposal from a painting contractor who looked at the job and estimated a cost of approximately \$99,000. Gallagher urged the Woman's Club to repaint the Homer House because he was concerned that much of the work his company performed on the exterior third floor - which included recreating scrolls that had long ago disintegrated and fallen off - required him to reattach the scrolls in an unpainted condition (except for a primer coat) so they are not being protected from the weather as well as they could be. Likewise, the wooden exterior and trim areas around the scrolls are peeling badly. Repainting will help sustain the integrity of both the scrolls and the framing around the windows generally. The Woman's Club did not submit this application sooner because Gallagher only began working on the third-floor windows two weeks ago. The Woman's Club submitted this request for CPA funding as soon as the urgency was realized.







Brief Description of Benefits

How does the project fulfill the General and Specific Criteria of the Community Preservation Committee Guidelines?

Repainting the exterior will help to beautify the Homer House at a critical time, when the Woman's Club has completed many important improvements, and the House has a new vibrancy and attractiveness. Fresh paint that helps to maintain and restore the exterior will only add to the Homer House's enormous value as the "Jewel of Belmont;" the home that for 170 years has stood as the grand entrance to Belmont's Pleasant Street Historic District.

Woman's Club members have volunteered their time and resources to maintaining and preserving the Homer House since they bought it in 1927. Once a private organization, the Woman's Club is now a 501(c)(3) charity. The Woman's Club uses the Homer House for many public events, for which no fees are charged, including a monthly Speaker Series event from October to May, several annual children and family events, such as a holiday drive-through giveaway, a spring egg roll on the lawn, family music and games on the lawn event in the summer, and a Halloween event in October that brings together many community organizations, such as the library and the Recreation Department, for a movie night and pumpkin giveaway. The Woman's Club has also donated the Homer House to community groups for meetings. For example, last year the Woman's Club donated the House to the Friends of the Belmont Public Library for their anniversary celebration. Free use of the House has also been offered for meetings of community groups and even as an auction item for the Foundation for Belmont Education's annual fundraiser.

The Woman's Club has always believed that the Homer House holds a special place in the hearts and minds of the community. As a place where all are welcome the Woman's Club is seeking CPA funds to repaint the Homer House, in the same colors, so that it can be beautified, preserved and enjoyed by all for many years to come.

SPG PAINTING
Ph: (781)760-4930
Email: sgpaint75@gmail.com
www.spgpainting.com



Date: 8/30/2023
Project: 661 Pleasant St. Belmont, MA.
Client: Gallagher Remodeling Inc.

EXTERIOR ESTIMATE

Project Description

- Wash with bleach to remove any mold and mildew.
- Plastic and/or drop cloths will be used to collect debris/paint chips.
- Hepa Vac System will be used when machine sanding is required.
- Scrape to remove any loose or peeling paint.
- Prep and apply one(1) coat of high build stabilizing primer to all wood work and doors.
- Prep and apply two(2) coats of finish(TBD) to all woodwork and doors.
- Prep and apply two(2) coats of finish(TBD) to all stucco.
- Apply one(1) coat of finish(TBD) to all decks.
- Prep and apply two(2) coats of finish(TBD) to all metal rails.
- Apply one(1) coat of accent color to existing accented woodwork.
- Clean all areas of debris and paint residue upon completion.

Cost:

Estimated labor and materials-

Option #1 -A brush finish on woodwork(recommended)-**\$99,500.00**

Option #2 -A spray finish on woodwork-**\$85,000.00**

Exclusions:

The following are not included in this estimate:

- Window Sash
- Stone work
- Gutters
- Downspouts

Thank you for your consideration. Please contact me with any questions.

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Date: 8/30/2023
Project: 661 Pleasant St. Belmont, MA.
Client: Gallagher Remodeling Inc.

Limited Warranty:

SPG Painting warrants labor and materials for a period of two(1) year. If paint failure occurs, SPG Painting will supply labor and materials to correct condition without cost. This warranty is in lieu of all other warranties expressed or implied. The responsibility is limited to correcting the condition as indicated above.

This warranty excludes, and in no event will SPG Painting be responsible for consequential or incidental damage caused by accident or abuse, failure of previous coatings, temperature changes, settlement or moisture, i.e., cracks caused by expansion and /or contraction. Cracks will be properly prepared as indicated at the time of job, but will not be covered under this warranty.

Change Orders:If after you agree to this work, you request any changes or additional work; please contact me, the cost of all revisions must be agreed upon. Workers are instructed not to undertake any additional work without authorization.

Thank you for your consideration. Please contact me with any questions.