

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 Haskell, CPA Administrator
Office of the Select Board
Belmont Town Hall
455 Concord Avenue
Belmont, MA 02478

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 School Administration Building Repairs

Project Location 644 Pleasant St, Belmont, MA

Applicant/Contact Person Carl Solander, Co-Chair, Belmont Historic District Commission

Organization Belmont Historic District Commission on behalf of the Town of Belmont

Mailing Address Gabriel S. Distler, Town of Belmont Planning Division, 19 Moore Street, 2nd Floor, Belmont, MA 02478

Telephone 617-993-2666 **E-mail** carl_belmonthdc@reversearchitecture.com, gdistler@belmont-ma.gov

Signature  **Date** 10/02/2023

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

- | | |
|--|---|
| <input type="checkbox"/> Community Housing | <input checked="" type="checkbox"/> Historic Preservation |
| <input type="checkbox"/> Open Space | <input type="checkbox"/> Recreation |

Amount Requested \$160,000

Total Project Cost \$160,000

Applicants will present their projects at the **CPC Public Meeting on November 8, 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.

Chart 1
COMMUNITY PRESERVATION FUND ALLOWABLE SPENDING PURPOSES (G.L. c. 44B, § 5)

DEFINITIONS (G.L. c. 44B, § 2)	OPEN SPACE	HISTORIC RESOURCES	RECREATIONAL LAND	COMMUNITY HOUSING
	Land to protect existing and future wet fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh and salt water marshes and other wetlands, riparian areas, lake and pond frontage, beaches, dunes and other coastal lands, lands to protect scenic vistas, land for wildlife or nature preserve and land for recreational use	Building, structure, vessel, real property, document or artifact listed on the state register of historic places or determined by the local historic preservation commission to be significant in the history, architecture, engineering or culture of the City or town	Land for active or passive recreational use including, but not limited to, the use of land for noncommercial youth and adult sports, and the use of land as a park, playground or as a dog park. Does not include a building, stadium, gymnasium or similar structure.	Housing for low and moderate income individuals and families, including low or moderate income seniors Moderate income is less than 100%, and low income is less than 80%, of US HUD Area Wide Median Income
ACQUISITION Obtain property interest by gift, purchase, devise, grant, rental, rental purchase, lease or otherwise. Only includes eminent domain taking as provided by G.L. c. 44B	Yes	Yes	Yes	Yes
CREATION To bring into being or cause to exist. <i>Soldaten v. City of Newton</i> , 452 Mass. 472 (2008)	Yes		Yes	Yes
PRESERVATION Protect personal or real property from injury, harm or destruction	Yes	Yes	Yes	Yes
SUPPORT Provide grant, loan, rental assistance, security deposits, interest-free write downs or other forms of assistance directly to individuals and families who are eligible for community housing, or to entity that owns, operates or manages multi-family housing for purposes of making housing affordable				Yes, includes funding for community's affordable housing trust
REHABILITATION AND RESTORATION Make capital improvements, or extraordinary repairs to make accessible for use and occupancy. Improvements to comply with federal, state or local building or access codes or federal standards for rehabilitation of historic properties	Yes if acquired or created with CP funds	Yes	Yes	Yes if acquired or created with CP funds

Source: Department of Revenue (DOR) 10-5-2012 conference, "Recent Developments in Municipal Law," Workshop B - Local Finances

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

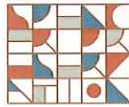
The project is to design and construct repairs to the roof of the Belmont School Administration Building to stop active leaks and ongoing water damage. The building is located at 644 Pleasant St and is owned by the Town of Belmont. See detailed project description, photos, drawings and estimate attached.

Brief Description of Benefit

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

The Belmont Historic District Commission has identified the School Administration Building as one of Belmont's most important town-owned historic assets. This classical revival building, constructed in 1902, was originally the Underwood Library and now houses administrative offices for the Belmont public schools. It is part of the historic town hall complex which comprises a number of important town-owned historic buildings which together are a character-defining feature of the town. The building also lies within the Pleasant Street Historic District and is surrounded by historic homes. Using CPA grant funds, the town commissioned a conditions assessment study of three important town-owned buildings in the town hall complex, including the School Administration Building, Town Hall and Town Hall Annex. The leaking roof of the School Administration Building has been identified as the most urgent repair work among these three buildings.

This project fulfills the specific requirements of preserving, rehabilitating and restoring an important historic resource for the Town of Belmont. This building is an essential part of the civic core of Belmont and its continued deterioration may lead to larger and more difficult to repair problems if not addressed soon.



Spencer Preservation Group

PRESERVATION ARCHITECTS

Town of Belmont

School Administration Building: Proposed CPA Project

September 28, 2023

Scope Narrative:

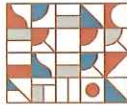
Preservation architects, the Spencer Preservation Group, were engaged to provide the Town of Belmont with a conditions assessment report of three historic buildings that form an administrative collective for the Town. Namely, these are the Town Hall, the Homer Building (a Town Hall annex), and the School Administration Building. As part of this assessment, the architects interviewed facilities staff to learn of known building deficiencies and maintenance history of the buildings. Through this process, it was found that the School Administration Building suffers from chronic roof and wall leaks that are active and apparent in the southwest quadrant of the building. This area of roof was modified with the addition of a hipped roof structure to accommodate the override and shaft ventilation when the elevator was added to the building. It is reported that multiple attempts at repairs have not contained the leaks, and the facilities staff relies on buckets to capture the water.

As part of the assessment process, the team inspected the building envelope via an aerial lift and found numerous areas where water infiltration is likely to occur:

- The elevator override has a hipped slate roof that is pitched directly to an existing brick chimney. With no cricket flashing provided at the chimney, the chimney accepts a good amount of water and snow accumulation, which has led to mortar joint deterioration and open mortar joints.
- This same chimney has a number of structural cracks near the top.
- A number of existing copper counterflashings are poorly detailed and rely on sealant joints that are reaching the end of their life expectancy.
- There are a considerable number of open reglets at flashing terminations that required new sealant.
- There are a number of copper flashing transitions that appear vulnerable to water infiltration by nature of their design and require reconfiguration/ replacement.
- Eroded mortar joints and efflorescence visible at areas of brick masonry adjacent to the downspout and collector box suggest that there is likely solder joint failure, or the system is undersized for water volume.
- Brick masonry and mortar deterioration below the through-wall downspout detail at the parapet suggest that this area is vulnerable to water infiltration as a result of this detail and will likely cause significant structural issues at the parapet wall in the future.
- There is a deteriorated wood fascia and soffit at the override structure that requires repair.

Recommendations for repair include:

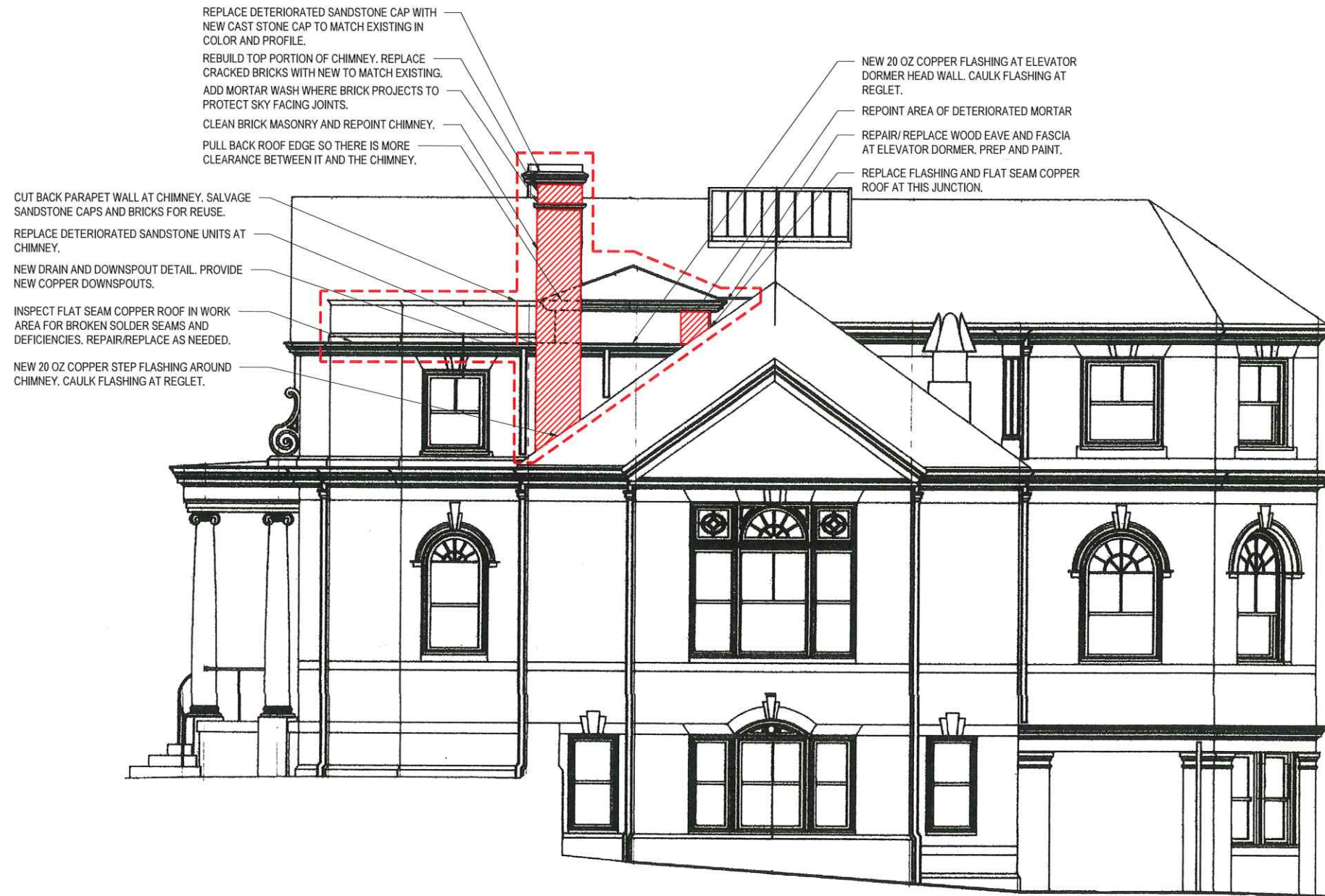
- Modification at the roof edge of the elevator override to provide space at the chimney to direct runoff away from the chimney. While working on the roof edge there, replace deteriorated wood fascia and soffit.
- Rebuild the top portion of the chimney where bricks are cracked and loose. Repoint deteriorated mortar joints at the remainder of that chimney. Provide new copper flashing and add sealant.
- Replace sealants (caulking) in numerous locations at flashing reglets.
- Re-design and refabricate some of the flashing details that are either open to the weather or do not allow positive drainage.
- Inspect solder joints in flat seamed copper roofing, gutters and downspouts in the problem area and clean and re-solder cracked or defective joints, replacing some of the copper elements where necessary.
- Cut back brick parapet wall at the chimney to eliminate vulnerable through-wall downspout detail.



**Spencer Preservation
Group**
PRESERVATION ARCHITECTS

Town of Belmont
School Administration Building: Proposed CPA Project
South Chimney and Limited Copper Roof Repair – Cost Estimate
September 28, 2023

WORK ITEM:	ESTIMATED COST:
General Conditions, Staging, Access, etc.	\$ 20,000
Rebuild/ Repoint South Chimney: - including new capstone, flashing, & mortar wash	\$ 16,000
Replace Flat Seam Copper Roofs: - including new blocking, sheathing, flashing, etc.	\$ 40,000
Cut Back Parapet Wall:	\$ 6,000
Limited Wood Eave and Trim Repair:	\$ 4,000
Limited Slate Roof Repair:	\$ 8,000
Limited Copper Gutters/Downspouts Replacement:	\$ 6,000
Construction Sub-Total:	\$ 100,000
Contractor Overhead and Profit (15%):	\$ 15,000
CONSTRUCTION COSTS:	\$ 115,000
Inflation Adjustment (5% per year):	\$ 5,750
Construction Contingency (15%):	\$ 18,115
Soft Costs: Architectural/Engineering Fees, Permitting, etc. (15%):	\$ 20,830
TOTAL PROJECT COST:	\$ 159,695



PROPOSED CPA SCOPE - SOUTH ELEVATION

1/8" = 1'-0"



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www.SpencerPreservationGroup.com

41 Valley Road | Suite 211B
Nahant, MA 01908
(617) 227-2675

CLIENT:
TOWN OF BELMONT
455 CONCORD AVE
BELMONT, MA 02478

PROJECT:
BELMONT CIVIC COMPLEX
MULTI-BUILDING CONDITIONS ASSESSMENT
#2312-R

TITLE:
PROPOSED CPA SCOPE:
CHIMNEY AND ROOF REPAIR
SOUTH ELEVATION

SHEET:
A-1

OCT. 02 2023



PROPOSED CPA SCOPE - WEST ELEVATION

$\frac{1}{8}" = 1'-0"$



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WEST ELEVATION

SHEET:
A-2

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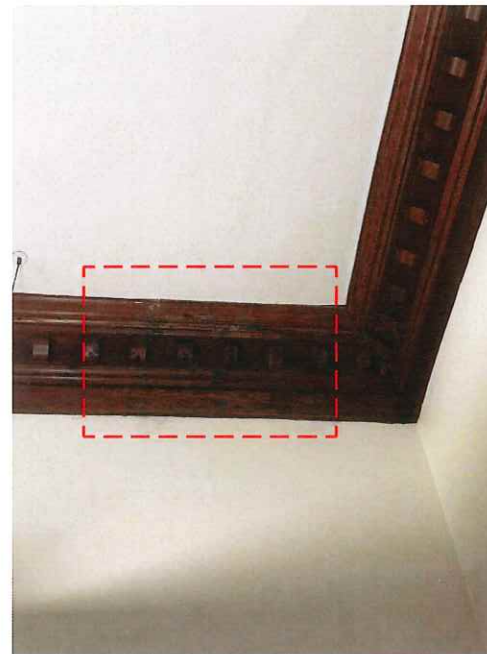
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AERIAL VIEW OF SCHOOL ADMINISTRATION BUILDING LOOKING NORTHWEST. PROPOSED CPA SCOPE AREA OUTLINED IN RED.



AREA OF INTERIOR WATER DAMAGE AT SOUTHWEST STAIRWELL.



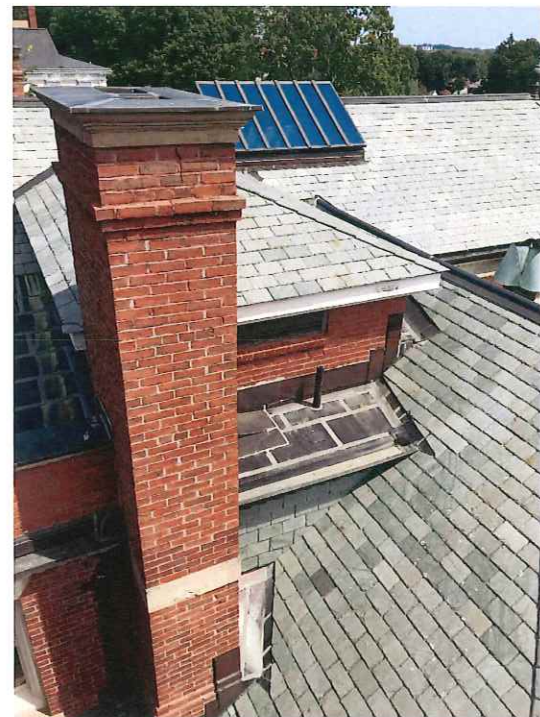
AREA OF INTERIOR WATER DAMAGE AT S.E. CORNER OF SUPERINTENDENT'S OFFICE.



AREA OF INTERIOR WATER DAMAGE AT ATTIC EAST OF ELEVATOR DORMER. EVIDENCE OF STAINING ON ROOF STRUCTURE AND PRESENCE OF ACTIVE LEAK.



SOUTHWEST CORNER OF SCHOOL ADMIN. BUILDING. EFFLORESCENCE AND BRICK DAMAGE VISIBLE AT SECOND LEVEL BY CHIMNEY WALL AND DOWNSPOUT.



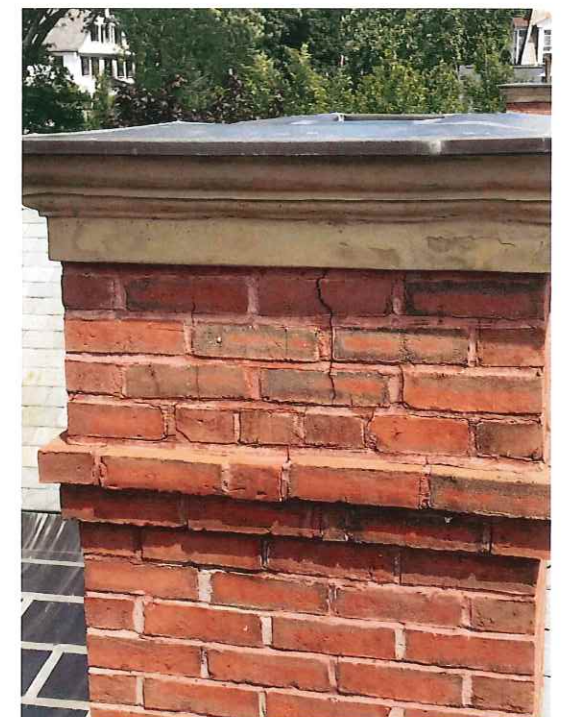
OVERALL VIEW OF DETERIORATED CHIMNEY, FLAT SEAM COPPER, AND INTERSECTING ROOF PLANES.



VIEW OF IMPROPER FLASHING DETAIL AT ROOF INTERSECTION. BROKEN SOLDER SEAMS, MORTAR DETERIORATION, AND CRACKED CAULKING VISIBLE.



DAMAGED AND DETERIORATED WOOD TRIM AND FASCIA BOARDS REQUIRE REPLACEMENT.



VIEW OF CRACKED BRICKS, DETERIORATED MORTAR, AND DAMAGED CAPSTONE AT SOUTH CHIMNEY.



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SITE PHOTOS

SHEET:
A-3

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OF
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POOR FLASHING DETAIL AT INTERSECTION OF FLAT SEAM COPPER ROOF AND CHIMNEY. CRACKED CAULKING AT REGLET, PUNCTURED COUNTER-FLASHING, AND PRESENCE OF BLACK MASTIC.



OPEN MASONRY JOINTS WHERE ELEVATOR DORMER ROOF MEETS NORTH FACE OF CHIMNEY.



OPEN MASONRY JOINTS WHERE ELEVATOR DORMER ROOF MEETS NORTH FACE OF CHIMNEY.



POOR FLASHING DETAIL AT INTERSECTION OF CHIMNEY AND BRICK PARAPET (RIGHT). CRACKED CAULKING AND SEALANT VISIBLE AT REGLET AND BROKEN SOLDER SEAMS THROUGHOUT.



THROUGH WALL DRAIN/DOWNSPOUT DETAIL AT PARAPET. COMBINATION OF BROKEN SOLDER SEAMS AND POOR FLASHING CAUSING MASONRY DAMAGE BELOW.



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A-4

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