

City of Waltham Massachusetts
Community Preservation Act
Historic, Open Space and Recreation
Funding Application WCPA-1



APPLICANT INFORMATION

Name of Applicant ⁽¹⁾ City of Waltham

Name of Co-Applicant, if applicable ⁽¹⁾ _____

Contact Name Jeannette A. McCarthy, Mayor

Mailing Address 610 Main St., Waltham, MA 02452

Daytime Phone (i.e. of Proposal Applicant) 781-314-3100

PROJECT BASICS

Address of Project (or Assessor's Parcel ID) 100 Robert Treat Paine Dr., Waltham, MA 02452

CPA Category (check all that apply):

☐ Open space

☒ Historic preservation

☐ Open space recreation

☐ Community Housing (You must also complete Application WCPA-2)

CPA Funding Requested \$235,885

Total Cost of Proposed Project \$247,885 (design fees previously appropriated)

PROJECT DESCRIPTION

Attach answers to the following questions. Applications will be returned as incomplete if all requested information is not provided. Include supporting materials as necessary.

GOALS: What are the goals of the proposed project?

COMMUNITY NEED: Why is this project needed? Does it address needs identified in existing City plans?

COMMUNITY SUPPORT: What is the nature and level of support for this project? Include letters of support and any petitions.

TIMELINE: What is the schedule for project implantation? Include a timeline for all critical items for their

ASSENTED TO:

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Jeannette A. McCarthy,
Mayor
3/9/2017

Stonehurst, the Robert Treat Paine Estate Emergency Roof Preservation - Construction

GOALS

The City of Waltham requires immediate funding for the preservation of the most significant building under its stewardship: Stonehurst, the Robert Treat Paine Estate, a National Historic Landmark designed by Henry Hobson Richardson and Frederick Law Olmsted. This project will secure the failing roof at Stonehurst, addressing its most urgent preservation need.

The City is grateful to the Community Preservation Committee for its support in funding the bid documents for this project. Now the City requests additional funding for construction, construction oversight and contingency for unforeseen conditions. The project will result in roof modifications and repairs that will stop active water leaks, prevent further ice and water damage to the interiors, and avert the threat of damage to structural members and collections. By redirecting water and ice from the entrances of Stonehurst, the roof preservation project, when complete, will also improve visitor safety at this popular City-owned site, which is treasured by Waltham residents and revered by architects and preservationists nationwide.

Stonehurst has a complex and inherently problematic roof. The building was constructed in two phases in two completely different styles in 1866 and 1886. The 1886 Shingle-Style portion of the roof (designed by H.H. Richardson) is shallow pitched and wood shingled. It abuts irregular bouldered surfaces, dormers, towers, turrets, as well as a shingle- and lead-coated-copper-clad mansard roof from 1866. With so many vulnerable areas in this complex design, there are many potential paths for ice and water to enter the building.

During the severe weather conditions of the winter of 2015, the main roof installed in 2002 with a federal "Save America's Treasures" grant was put to the test and portions failed. Outside, on the north side, enormous ice dams crept under the wooden roof shingles unprotected by ice and water shield. Inside, ice formed on north-facing windows; water travelled through the ceiling and walls of northern rooms, shorting out historic light fixtures, warping floor boards, loosening plaster ceilings and walls, and peeling painted surfaces.

Furthermore, the roof above the main entrance on the north side, at the juncture of the 1886 and 1866 houses, is overburdened by excessive loads of water fed by the two upper Shingle-Style and mansard roofs. The excessive water in this location is problematic year round, and the six-foot icicles and slick icy walkways that appear here each winter pose serious hazards to our visiting public.

A rubber membrane roof installed over the kitchen ell in the early 1990s failed completely in February 2015. Ceilings in each room within the ell suffered water damage. A fire pull station in this ell, loaded with water, also shorted out, creating a safety hazard. In the summer of 2015, the City hired its contractor to patch holes in the rubber membrane, but the fix is only partial

and temporary. Wooden gutters that are rotten completely through in areas and a balustrade that was constructed and installed economically with inappropriate materials and methods exacerbate water problems on the kitchen ell. Water wicks through the posts of the balustrade into the interiors. The entire balustrade must be removed immediately now that its rails are tumbling off the roof.

With essential funding provided by the CPC, the City has secured the services of a preservation architect to evaluate the existing conditions of the roof, develop recommendations for its repair, and prepare bid documents for construction. The construction project defined in these documents complies with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, and has been reviewed and approved by the Massachusetts Historical Commission (MHC).

This construction project will:

- Reroof the 1886 gable roof with ice and water shield, “breathers,” and treated #1 Premium Grade 18” Red Cedar shingles with 5/8” thickness and 5 1/2” exposure to match historic treatment. *Reroofing the north side is included in the base bid. Reroofing the south side is Alternate 1.*
- Install metal skirting at eaves on 1886 gable roof to help prevent ice dams.
- Replace existing gutters on north side above main entrance to increase gutter capacity and relieve excessive water and ice conditions. Replace canvas roof on the entrance porch.
- Resolder seams in lead-coated copper roofs and gutters.
- Replace entire rubber membrane roof on the kitchen ell. Replace the wooden gutters on the kitchen ell that have completely rotted out. Contingency funding may be needed for repairs to the wall near the roof leak.
- Rebuild the kitchen ell balustrade with secure rails composed of steel encased in wood.
- No work is proposed on the 1866 mansard roof.

See Attachments E & F for Project Plans and Specifications.

COMMUNITY NEED

The preservation, restoration and maintenance of this nationally significant structure owned by the City of Waltham are perpetual and challenging tasks. In order to best approach the numerous and costly physical needs of Stonehurst, a Conservation Assessment Report was prepared in 2000. The preservation of the exterior envelope was identified as the first step in a carefully conceived plan outlined in the Conservation Assessment Report (2000) to stabilize the physical plant, making it safe and accessible to all visitors. Since 2002, \$800,000 in federal, state, municipal and private funds were secured for some of the most urgent roofing, flashing, water management, carpentry and structural needs. However, after over a decade of harsh weather

conditions, this work is aging and the roof is leaking. Once again, exterior preservation—beginning with the roof—ranks at the top of the list of needs for this widely-used and beloved community asset. With Community Preservation Funds appropriated in June 2016, the City has hired a preservation architect to prepare plans and specifications for this project now entering the construction phase.

COMMUNITY SUPPORT

A feature historical attraction of Waltham, Stonehurst is unusual in that it is a nationally significant resource and yet it is municipally-owned and community-based. In September 2000, the City of Waltham's Stonehurst provided an appropriately picturesque setting for the signing of the Community Preservation Act, "one of the most important pieces of environmental legislation in the Commonwealth's history." Stonehurst was chosen above all properties in Massachusetts as a fitting symbol embodying the three goals of the act: historic preservation, affordable housing and open space. The Waltham estate was featured nationwide in episodes of the popular PBS television show, *This Old House*, and in the *Ghostbusters III* movie. There are currently about 24,000 annual visitors, who range from trail hikers and private event guests to scholars, architects, students and history lovers. People can become more involved through the non-profit Robert Treat Paine Historical Trust (DBA Friends of Stonehurst).

Community and organizational leaders developed the Five-Year Strategic Plan for all operations of this property. To fulfill its mission "to ensure that diverse audiences enjoy, appreciate, and draw inspiration from Stonehurst and the legacy of those who created and lived in it," the property is regularly open to the public, and is rented out as a popular event venue for weddings, memorial services, civic banquets, and local non-profit community events. Information panels, guidebooks, and pamphlets are available to all visitors, enhancing their experience regardless of their reason for visiting. Furthermore, because the property is municipally-owned, Stonehurst's relationship to the public school system is unusually close. Every third-grade student in the Waltham Public School System visits the site for a fun and educational field trip that connects to both science and history concepts learned in the classroom. Over 16 years, this program has reached thousands of Waltham students and families. Teachers and students have described it as the best of all Waltham elementary school field trips.

See Attachment A for Evidence of Community Support and City Approvals.

TIMELINE

The goal of this timeline is to prevent any new damage from ice dams and therefore complete construction by the fall of 2017. Prompt approval of funding will ensure that the project is completed according to this strict schedule.

Jan 2017	Final design complete
Feb 21, 2017	Bid opening for construction documents, from which Project Budget is based
Mar – early Apr 2017	CPC and City Council review of grant application
Apr 15, 2017	Funding secured for construction
May 15, 2017	Notice to Proceed released
Oct 31, 2017	Project completion

CREDENTIALS

The responsibilities for the property cross City of Waltham departments—from the Building Department, to the Stonehurst staff within the Planning Department, to the Historical and Conservation Commissions. Each group brings its experience and expertise to the project. The Superintendent of Public Buildings will work with the Director of Building Maintenance, Curator of Stonehurst and Waltham Historical Commission to ensure the project's success.

Following the public procurement process, the City of Waltham hired Karle Packard, AIA, the firm principal of Red Hawk Studio Architects, Inc. with over 35 years of experience focusing on historic renovation and adaptive reuse to design and oversee the project.

Packard has carefully written bidding documents to ensure that the bidders are qualified and experienced in the preservation of wood-shingled roofs of historic properties. His bid documents and construction oversight will ensure the quality of workmanship and materials and compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

After careful reference checks by Packard, the City of Waltham has awarded the bid to Almar LLC, a construction firm which has done a number of successful historic wood shingle roofing projects. According to Packard's bidder evaluation provided to the City on Feb 28, 2017, "These include structures at the Vanderbilt Estate in Hyde Park NY, the Visitor Center at the Saugus Iron Works and the Noah Brooks Tavern in the Minuteman National Historic Park for the National Park Service, and the Rocky Hill Meeting House in Amesbury and Beauport, the Sleeper-McCann House in Gloucester for Historic New England, as well as the Colonel James Barrett farmhouse in Concord for Save Our Heritage. All references were quite complementary, several having returned to the contractor for multiple projects. The contractor 'took pride in their work,' completed project 'on scope and within budget,' and 'corrected unforeseen developments.'"

The project will be successful if it: 1) prevents further roof leaks; and 2) meets preservation standards. In the long term, the project will be successful if annual maintenance is appropriately funded and administered, protecting and sustaining this substantial investment of tax dollars.

See Attachment B. Credentials.