

Community Preservation Committee (CPC) Public
Special Meeting and Hearing - March 21, 2017
City of Waltham, Massachusetts
CPC Office, 119 School Street, Waltham, MA 02451

Recorder: William W. Durkee Jr., CPA Program Manager,
Waltham Community Preservation Committee (CPC)

Note: This meeting was held in the Waltham City Hall, City
Council Hoover Room, 610 Main St., Waltham, MA 02452.

A. Call to Order at 7:00 PM

Called to order by Chair Diana Young. WCAC (Waltham Community
Access Channel) video recorded the Meeting.

B. Roll Call by FY 2017 Clerk Dan Melnechuk

Present: Chair Diana Young, Justin Barrett, Dan Melnechuk, Bob
LeBlanc, Jerry Dufromont, Sean Wilson, Tom Creonte, and Kevin
Dwyer. Program Manager: William Durkee - present. A Quorum of 8
was declared present. The Chair noted that all actions requiring
a vote tonight would need 5 to pass. The meeting would be video
recorded by the WCAC.

C. New Business.

1. Public Hearing. An application was received from the
City of Waltham requesting that \$235,885 should be appropriated
to implement a restoration of the roof on the historic house
known as Stonehurst, situated on the Paine Estate. Mr. William
Forte, Superintendent of Buildings for the City, presented the
proposal. During the 2015 winter, the roof was damaged and water
infiltration through the roof damaged the interior. Insurance
for the interior damage paid about \$20,000 in two rooms where
water buckled the floors and did damage plaster walls. The cedar
roof design of 15 years prior was faulty. As Stonehurst is under
the oversight of the Mass Historical Commission, a licensed
professional historical architect is required. A complete roof
replacement including a small flat roof over the kitchen, damage
at the balustrades area, and gutters need improvements. The
joint between the wooden railing (balustrades) and the roof is
very susceptible to leaks. The amount of \$235,885 is requested
to include \$12,000 for oversight from the architect during the

project. Typically cedar shingles are warranted for a certain number of years. Cedar contains natural preservatives, but have to be applied in defined ways such as in the nailing and the cedar moisture content. The warranty can be as long as 30 to 50 years if properly installed. Karle Packard of Red Hawk Studios designed the appropriate quality to extend the warranty for the maximum possible time. The City now has a qualified low bidder with acceptable references. The contingency of 5% in case of rotted sheathing and other issues.

The question was raised as to how the faulty previous design had been accepted and shoddy construction done without a warranty. Mr. Forte noted the variety of cedar used, white cedar, is not suitable for a roof. No note of the contract supervision was found. The poor design and poor supervision made any review fruitless. The designer, Almar Inc. of Concord was approved by the design contractor and its references vetted. The combined experience of the design professional's oversight, the Building Superintendent's experience with cedar roofing, and that of Don Cusano, Maintenance Director, should assure a good installation. The bid sheets were not included with the application and were requested to be included in the package to the City Council. The Chair noted that a similar non-City historical project would need the sign-off of the Waltham Historical Commission (WHC) in order to reimburse the owners' expenses. However, the design contractor has the qualifications to attest that the work meets the design for payment. The Superintendent estimated the current project work can be completed within 90 days of receiving the permit, which the Superintendent also issues.

A motion was made to recommend to the Council that the \$235,855 project be approved, seconded, and passed by voice vote without dissent. The Council should receive this project for its docket for March 27 and the Council Committee should have it for April 3. The Chair requested that the bid sheets be obtained from the Purchasing office and attached to the Recommendation to the Council.

2. Administrative Matters - April 11 Public Input Meeting
Chair: The Annual Public Input Hearing will be held in the City Hall Council Chambers. The Mayor has been asked to outline her list of capital projects which may be suitable for CPA funds.

3 Minutes of the February 7, 2017 CPC Meeting.
A Motion was made to approve the Minutes, seconded, and passed by voice vote without dissent.

B. Adjourn. A Motion was made, seconded, and passed unanimously by voice vote without dissent.