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MAYOR

CITY OF SOMERVILLE, MASSACHUSETTS COMMUNITY PRESERVATION COMMITTEE



COMMUNITY PRESERVATION COMMITTEE RECOMMENDATION FOR Elizabeth Peabody House FY23 Window Restoration

PROJECT DESCRIPTION

The Elizabeth Peabody House requests funds to renovate windows throughout the historic building at 277 Broadway from which the organization operates its programs to benefit children and families. The project will replace inappropriate windows on the first floor which cause wind and rain penetration, and will restore and preserve the tall stained glass windows on the second floor. The organization will use funds from private donors to treat the small sections of stained glass which contain religious imagery. Additionally, this project includes the restoration of exterior trim around the windows, installing a historically-accurate three-paned window above the main doors, replacing the main doors with wood-paneled doors, and restoring the three clock faces in the tower of the building.

ELIGIBILITY

Historic Resources: This project would rehabilitate and preserve a historic building.

RECOMMENDATION

On January 25, 2023 by a vote of 6-0, the Community Preservation Committee recommended approval to City Council that The Elizabeth Peabody House be awarded \$300,000 of Community Preservation Act funds to renovate the windows of its building at 277 Broadway, as described in their application from the following account:

Category: Historic Preservation	Recommended Funding Source	Amount
Elizabeth Peabody House FY23 Window Restoration	Historic Preservation Reserve	\$300,000
	Total	\$300,000

FUNDING CONDITIONS

- The CPA-funded portion of the project must be initiated within three years unless extension is granted by the CPC.
- CPA funds will be used only for CPA eligible expenses.

ALIGNMENT WITH COMMUNITY NEEDS

The Elizabeth Peabody House is Winter Hill non-profit that serves a range of urgent community needs including food, childcare, and gathering space for community activities. Continuing upon work funded through previous CPA grants, the project will help to preserve the historic building and ensure that the building can continue to house the organization's programs and services.

The City holds a Preservation Restriction on this building which was given by EPH under a condition from a previous CPA grant.

In needed, EPH will pay out of its own funds for portions of the project that are not eligible for CPA funding.

PROJECT BUDGET AND SCOPE

CPA Expenses	Amount
Construction	\$300,000
Total	\$300,000
Sources	
CPA funds	\$300,000
Private funders	\$2,800
Total	\$302,800

MEASURES OF SUCCESS

The goals of this project are to:

- Restore stained glass windows
- Restore exterior woodwork surrounding windows
- Replace first floor double hung windows
- Replace front doors and fan light
- Restore three clock faces on tower

The full original proposal is available at:

https://drive.google.com/file/d/1jUO64twYiEqA3myjm3ETeY6jQttJ-udV/view?usp=share_link