Monday, September 15, 2025

CPA Full Application FY26

City of Somerville Community Preservation Act Fund

Please contact Community Preservation Act Manager, Roberta Cameron, with questions about this form. rcameron@somervillema.gov

Project Information

Project Name: Structural Stabilization Project

Project Location: 277 Broadway, Somerville, MA 02145

Please indicate all categories that apply to this project: Historic Preservation

CPA Funding Request 420566

Total Budget for Project 545123

Applicant Information

Applicant(s) Name / Organization: Elizabeth Peabody House

Co-Applicant(s) Name / Organization N/A

Does another organization or entity own the property or hold an interest in the property? No

Contact Person: Matthew Caughey

Email mcaughey@teph.org

Phone Number (617) 623-5510

Narrative Questions

Please respond thoroughly to each of the questions below.

Description:

Since 1979, the Elizabeth Peabody House (EPH) has owned the former Broadway Methodist Church at 277 Broadway in Winter Hill. Built in 1882, this building is both a historic landmark and a vital community resource, offering high-quality childcare programs and a food pantry to more than 4,000 individuals (including adults and children) annually. Over the past decade, we have completed numerous major renovations to preserve and improve the property, several of which were supported by CPA funding and are described in more detail later in this application.

EPH now proposes a CPA-funded project to repair and stabilize the building's upper structure and restore

the second floor (the former sanctuary) to safe use. As detailed in the attached engineering drawings and bid documents, the scope includes:

- Reinforcing the second-floor beams and joists across the entire floor to restore this level to its original usability (to a safe and stable load capacity)
- Sistering the roof trusses and adding extra blocking to ensure the roof is safe and able to handle the stress placed upon it (snow load, etc.), and pave the way for possible future solar panel placement

To define the scope, EPH engaged Platt, Anderson & Freeman (PAF) Architects and TLH Consulting (structural). Their investigation included selective excavation and openings, calculations, and drawings. We recognize that historic projects can reveal unforeseen conditions; appropriate contingencies are included in the budget.

This work will stabilize the structure and restore the second floor's capacity, creating a foundation for future programming and community use.

Purpose:

EPH is the proud steward of a locally significant building recognized by the Somerville Historic Preservation Commission and protected by a preservation restriction. We are deeply committed to preserving this community icon, honoring its history, and upholding the preservation restriction placed on it.

Over the years, CPA funding has played a crucial role in advancing this commitment by supporting the restoration of the stained glass windows, scheduled for completion in September 2025, as well as an upcoming siding restoration expected in 2026, and earlier projects, including the roof replacement and the installation of a modern fire alarm system. CPA funds have also enabled comprehensive building and structural assessments that continue to guide our long-term preservation and enhancement plans for the property.

Since purchasing the building in 1979, Elizabeth Peabody House has made 277 Broadway a trusted hub for thousands of Somerville residents. It is both a recognizable landmark in East Somerville and Winter Hill, as well as a center for essential community services. From this building, we provide high-quality preschool, afterschool, and summer camp programs to hundreds of children each year; we operate a food pantry and community fridge while assisting families with SNAP applications; and we make space available for partner organizations such as the Somerville Family Learning Collaborative, local community networks, and youth groups like the Cub Scouts.

In recent years, we have continued to invest in the building's safety and functionality, replacing the front ramp to ensure accessibility and installing a high-quality, energy-efficient gas heating system to replace an outdated oil boiler. Yet, despite using our current space to almost full capacity, the building's second floor remains unstable and unsuitable for use. Stabilizing and repairing this floor would unlock at least 2,000 sq. ft. of additional usable space (with plans to make it accessible and fully functional over the next several years).

Stabilizing this floor would enable us to pursue a capital improvement fundraising campaign to transform the space into a community center-style multipurpose facility, serving a broader range of populations, including aging neighbors, parents and caregivers, teens, and other community groups. It would, as part of this larger defined project, create opportunities for new programming, including intergenerational activities, cultural workshops and celebrations, art and music programs, professional skills training, and teen-focused personal and professional development.

The project has strong community support, as evidenced by written letters from elected officials, city departments, and community partners, as well as the thousands of families and neighbors who have relied on this facility for over 45 years. This effort is not simply about stabilizing a historic building. It is about sustaining a vital community anchor. Building on CPA's history of investment in assessments, roof replacement, fire safety systems, and exterior upgrades, this next phase will preserve the structure for years to come. By investing in these structural repairs, we ensure that Elizabeth Peabody House will remain a place where families find opportunity, neighbors find support, and Somerville's diverse

community continues to thrive for generations to come.

CPA Objectives:

This project directly advances CPA's historic preservation goals by stabilizing an iconic Winter Hill landmark and restoring its original structural capacity. The funded scope is limited to repairs that ensure safety, stability, and preservation of the building fabric.

The long-term vision is to transform this level into a fully accessible, multipurpose community center. Stabilization is the essential first step: once completed, EPH will pursue funding for an elevator, accessible bathrooms, and electrical upgrades to bring the space into full use. This work not only improves safety and resilience but also builds on prior CPA investments, advancing CPA values of equity, accessibility, and sustainability by opening new space for diverse community needs.

Stabilizing the structure will secure the property for decades to come, mitigating risks that grow if repairs are delayed. It continues a pattern of careful stewardship, following earlier CPA-supported projects such as roof replacement, fire safety improvements, and stained-glass restoration.

Through this effort, the Elizabeth Peabody House is preserving a vital piece of Somerville's history while ensuring it remains an active, inclusive, and sustainable community anchor well into the future.

Project Scope:

The scope of this project involves site prep work, permit approval, demolition, stabilization work, and final construction close-out. Each stage has been outlined below:

1. Site prep work includes excavating two of the foundation footings to confirm the adequacy of the existing footings and piers in the basement floor slab. The size and detailed outline in the engineering drawings were determined by excavating and examining a single footing. The contractor would be responsible for completing this task before the commencement of the construction phase. We anticipate this phase being completed over multiple weekends to work around the childcare programs (which we did for the original excavation).

2. The second phase, which will be initiated in September 2025, is the permitting process. EPH and PAF will begin this process and incorporate the chosen contractor when contracts have been signed. We aim to have this phase completed well in advance of the Summer 2026 construction target start date.

3. Demolition work: the proposed scope will remove the entire floor on the second floor to expose the floor framing and the entire ceiling and lighting on the second floor to allow access for the repair work in the roof. We plan to reuse the lighting and reinstall the alarm fixtures that may have been temporarily relocated. This will also include cutting away some of the ceiling to expose the beams running front to back.

4. Construction/Stabilization Work: This includes reinforcing the beams and installing post caps, sistering the floor joists as called for in the engineer's drawings, installing joist hangers, and sistering the roof trusses and installing blocking. As part of this work, we will endeavor to make the floor as level as possible, using the joist placement as a guide. There is a substantial bump coming up through the beams/joists, which will be corrected once the flooring is removed.

5. Final Construction Close-Out: This includes installing a new level plywood floor deck and ceiling on the second floor, as well as reinstalling the existing lighting and fire alarm fixtures. This will also involve repairing the ceiling on the first floor, wherever cuts were necessary. Once this is completed, the typical construction close-out will take place, including final inspections.

CPA funds will directly support the demolition, stabilization, and close-out construction tasks (phases 3–5), which are the critical preservation activities needed to restore structural safety and usability. Non-CPA funds will largely support soft costs (such as permitting fees and site prep), with a small amount of CPA funds filling in the gaps on soft costs. Together, these funding streams ensure the project is completed efficiently and comprehensively.

Cost Estimate:

We developed the total CPA funding request after conducting a thorough investigation of the building's structure and working closely with an engineering company and our long-term architectural firm partner to determine the necessary upgrades.

Beginning in December 2022, we examined the foundation by opening small sections of the basement floor. In 2023, we examined the ceilings and above the windows to understand how the beams, joists, and window headers were constructed. In 2025, we further advanced the process by lifting the flooring on the second floor, opening an interior stained glass window for inspection, and reviewing the roof and loft space. These steps provided engineers with a comprehensive understanding of the building's structural condition.

Based on these findings, the engineers prepared an assessment, which is attached to this application. We invited ZVI Construction, a contractor, to review this assessment, walk through the building, and provide cost estimates. Together, the engineer, architect, and contractor used this information to determine the true scope of work and calculate a reliable budget.

In simple terms, the amount we are requesting reflects careful study of the building from top to bottom, professional review by experts, and real pricing from a contractor. This process ensures that the request is accurate, thorough, and comprehensive, encompassing the full range of improvements necessary to make the building stable and safe.

Funding Sources:

At this time, Elizabeth Peabody House has secured a local earmark of $100,000 through the State budget, which we intend to direct to this project. As always, Elizabeth Peabody House is proactive in seeking, and often successful in securing, capital funding. We anticipate submitting applications to private foundations over the next few months. These requests will either supplement this project's budget or support other facility improvements, depending on the success of this application. We also commit to supporting the contingency planning of these projects and will contribute up to 5% of our operating budget as contingency.

Anticipated Future Funding:

This project will be delayed if CPA funding is not granted. EPH has found other grantmakers to provide smaller amounts of capital funding; however, CPA remains the organization’s most reliable source for large-scale preservation projects such as this one. We do have opportunities to secure larger funding from the Department of Early Education and Care, but those dollars are restricted to licensed program space and are not a fit for this type of upgrade.

The project could technically be split into phases—for example, addressing the second-floor reinforcement first and the roof upgrades later—but this approach would increase costs by requiring construction crews to mobilize twice and would cause significantly more disruption to our programs. The most efficient and least disruptive path is to complete the project in one phase. If funded in this round, this project would not require multiple years of CPA support.

We have been intentional about the costs we included in this round to keep them as reasonable as possible. This is evidenced in our approach to reuse the existing lighting fixtures, etc., with upgrades to electric and lighting being rolled into the next phase of renovations on this floor.

Applicant Description:

EPH is a nonprofit organization that provides high-quality childcare, school-age wraparound care, and summer programs, as well as access to nutritious food, to families and individuals in Somerville and neighboring communities. The organization was founded in 1896 in Boston's West End to honor the life and work of Elizabeth Palmer Peabody (1804 – 1894), an educator, author, feminist, and abolitionist who is credited with introducing early childhood education and kindergarten to the United States. EPH has primarily served low-income and immigrant communities, providing support and care to children and families for over 125 years. The organization relocated to Somerville in the 1950s, following the urban renewal projects that razed the West End. Today, EPH offers early childhood programs, school-age

afterschool enrichment, summer camp programs, and an on-site food pantry that serves the broader community. The organization purchased 275 and 277 Broadway in 1979: 275 Broadway, formerly the rectory for the church, now functions as the site of EPH's administrative offices.

The organization has undertaken numerous renovation projects over the past eight years to help preserve and restore our historic building, formerly the Broadway Methodist Church. Following a period of minimal or no capital improvements, new executive leadership initiated renovations on the building in 2017. EPH has completed renovations funded by both grant funds and the organization's operating budget. The organization has completed the following projects in the past 7 years: comprehensive assessment of the building's systems*, electrical grounding, complete roof replacement*, water damage remediation, replacement of rear egress stairs, installation of addressable fire alarm system*, kitchen renovations, ERV filter installations, complete HVAC system and boiler replacement, repairing original walls and floors in Afterschool program space, remediated flooding issue in rear accessible exterior ramp, and replacement of the Broadway-facing accessible ramp. At the time of this application, we are approximately two weeks from completing a renovation of all windows (including large stained glass windows on the second floor). CPA-funded projects are marked with an asterisk.

EPH has completed many large-scale renovation projects, including the CPA-funded projects listed above. The HVAC and boiler project was managed by EPH and the Children's Investment Fund as part of the Massachusetts Department of Early Education and Care's Early Education and Care and Out-of-School Time (EEOST) Grant program.

CPA funding has been essential to these efforts, allowing us to preserve the historic character of the building while addressing critical safety and infrastructure needs. With CPA support, we have been able to restore irreplaceable stained glass windows, replace failing systems, and strengthen the building's core structure—improvements that directly sustain our ability to deliver childcare, food access, and community programs to Somerville families.

Project Coordination:

For major renovation projects, the EPH Executive Director, Matthew Caughey, serves as the project manager, working alongside the architectural firm Platt, Anderson, & Freeman, the engineering company TLH Consulting, and the selected contractor to complete the work.

Matthew Caughey has been with the organization for almost three years and during that time has facilitated numerous renovation projects, including a complete HVAC and boiler replacement, rehabilitation of the first-floor Afterschool program space, remediation of a flooding issue in the rear accessible exterior ramp, window replacement and restoration, and replacement of the front accessible ramp.

He will work closely with the Board of Directors and a newly established Building Improvement Committee, which consists of Board members and multiple outside consultants (architects and engineers) to ensure that each step of the project is completed thoughtfully and cost-effectively, while also collaborating with the Finance Director and Development Manager on all required grant reporting.

Following the completion of the project, the Executive Director, Chief of Staff, and Facilities Manager will oversee ongoing maintenance of the building, with support from outside contractors as needed. Regular programming, including childcare, afterschool enrichment, food access services, and community events, will continue to be operated by EPH staff, ensuring that the building remains safe, well-maintained, and fully used for community benefit.

Timeline:

Ideally, this project would begin in the summer of 2026, with construction anticipated to start in July of that year. The project is expected to take approximately three months to complete. To proceed on schedule, CPA funds will need to be committed by March 2026, allowing contracts to be finalized and pre-construction preparations to be completed in time for a July start.

Project Feasibility:

Elizabeth Peabody House has already completed the engineering assessments and design work needed to define the full scope of this structural stabilization project.

The next steps primarily involve regulatory and permitting processes. TLH Consulting is preparing sealed drawings for submission to the City of Somerville, which will initiate the review process for zoning and building permits. As part of this process, we will confirm full compliance with ADA regulations and coordinate with City officials to address any code-related requirements. We expect to submit this paperwork in the next couple of weeks. Platt, Anderson, & Freeman (PAF) Architects and EPH ED Matthew Caughey will lead this process.

Because the property is subject to a preservation restriction, the project will also require Advisory Review and approval from the Somerville Historic Preservation Commission. We will obtain all necessary approvals before the commencement of construction.

The project is primarily interior structural work and is not expected to raise environmental concerns. Potential barriers include standard construction risks, such as unexpected conditions within a historic building once work begins, or the possibility of supply chain or scheduling delays with contractors. These risks have been factored into our planning and budget contingencies.

Overall, EPH does not anticipate significant barriers to on-time commencement or completion. With a project start date nearly a year away, and with our architectural firm and engineering team leading the process, we are confident that we have both the time and expertise to secure all approvals, address compliance requirements, and ensure successful implementation of the project.

Compliance with Standards:

Elizabeth Peabody House, in partnership with Platt, Anderson, & Freeman, has reviewed the compliance codes and determined whether this project triggers ADA regulations. At this time, we believe that it will be treated as a repair, given the desire to restore the capacity to its original intended use level, and thus won't trigger further ADA compliance concerns. We are moving quickly on the process, starting in September 2025, to ensure we have adequate time to work through this zoning and permitting process.

As part of the organization’s long-term strategy, we are working diligently to secure funding for the installation of a sprinkler system, elevator, and accessible bathrooms on the second floor. We continue to explore these projects and seek funding in parallel to this scope of work and funding request. This is in preparation for meeting the requirements of MAAB regulations. We believe that a project of this scale will likely exceed the 30% current fair market value expenditure of the building's assessed value, as assessed by the City of Somerville. Therefore, we are likely to request a variance that allows us to meet these codes/regulations over time. There is no project worth undertaking on the second floor without first completing this structural stabilization work.

All work will adhere to the U.S. Secretary of the Interior’s Standards for Rehabilitation, ensuring that structural repairs preserve the historic character of the building. Throughout the project, EPH will work closely with its architect, engineer, and the City to monitor compliance and make adjustments as required.

The project has not yet undergone an Advisory Review; however, we will seek and secure all required approvals from the Historic Preservation Commission before commencement of construction.

Required Restrictions/Public Access:

The Elizabeth Peabody House holds a preservation restriction on the building, ensuring its long-term protection, and no new restriction is required for this project. EPH regularly opens its building to the public by hosting weekly playgroups for children ages 0–5, operating a food pantry open to all, and making space available for community events throughout the year. While the proposed structural work may not be visible from the street, it is essential to increase the building’s usable, safe, and accessible space for public benefit. Once complete, this project will strengthen the building’s capacity for public use, including access to the newly restored stained glass windows (scheduled for installation in September 2025), which will be viewable from the second-floor interior. EPH is prepared to enter into a public access agreement if

required as a condition of CPA funding.

Please check each item included in your submission, which should include the applicable items in the order listed below. Items with an asterisk (*) are required for all applications.

General

* Budget Summary Form

* Itemized budget of all project costs, including the proposed funding source for each cost (Use CPA Itemized Budget Template or your own budget format)

Three written quotes for project costs. If Quotes cannot be secured, detailed cost estimates may be used with a thorough explanation of how the estimates were derived.

Project timeline: a project schedule showing all major milestones (i.e., study, design, environmental, permitting, construction, etc.), including receipt of other funding sources.

Print and fill out the Budget Summary Form.

FY24 CPA Budget Summary Form Fillable.pdf

Downloadable CPA Itemized Budget Template

Downloadable Certificate of Authority

Visual

Map of the property location showing all features pertinent to the project, including current or future rapid transit stations

* Photos of the project site (not more than 4 views per site)

Ownership/Operation

Documentation of site control or written consent of the property owner to undertake the project, if the owner is not the applicant

Copy of current recorded deed, and/or condominium documents or purchase and sale agreement, if applicable

501(c)(3) certification, if operating as a non-profit

Documentation of any existing permanent protection that has been applied to the property

* Certificate of Authority (Required if applicant is an organization or condo association)

Community Support

Letters of support from residents, community groups, other City boards, commissions or departments, or from City, state or federal officials

Historic Resources Projects	* Letter of Approval from the Historic Preservation Commission
	* Documentation that the project is listed on the State Register of Historic Places or a written determination from the Somerville Historic Preservation Commission that the resource is significant in the history, archeology, architecture, or culture of Somerville
	Photos documenting the condition of the property or asset
	Report or condition assessment by a qualified professional describing the current condition of the property, if available
Plans and Reports (if available)	Renderings, site plans, engineering plans, design and bidding plans, specifications, and any MAAB variance requests

CITY OF SOMERVILLE, MASSACHUSETTS

FY24 CPA FUNDING CYCLE BUDGET SUMMARY FORM

PROJECT NAME: Structural Stabilization Project

APPLICANT: Elizabeth Peabody House

SUMMARY OF PROJECT COSTS

In addition to this form please include a complete itemized budget of all project expenses, including the proposed funding source for each expense, in your submission.

	PROPOSED SOURCE	EXPENSES					
		STUDY	SOFT COSTS (1)	ACQUISITION	CONSTRUCTION (2)	CONTINGENCY (3)	TOTAL
1	Somerville CPA		30,606		364,960	25,000	420,566
2	Local State Earmark		100,000				100,000
3	EPH					24,557	24,557
4							
5							
TOTAL PROJECT COSTS			130,606		364,960	49,557	545,123

(1) Soft costs include design, professional services, permitting fees, closing costs, legal, etc.

(2) Construction includes new construction, preservation, rehabilitation, restoration work, and/or accessibility related expenses.

(3) A 15% contingency is strongly recommended for all construction projects.

EXPLANATION OF FUNDING SOURCES

Please explain the status of each funding source (i.e., submitting application on X date, applied on X date, received award notification on X date, funds on hand, etc.). For sources where funding has been awarded or funds are on hand, please attach documentation from the funding source (e.g., commitment letter, bank statement).

	SOURCE	SECURED? (YES/NO)	STATUS OF FUNDING SOURCE
1	Local earmark	Yes	State legisature approved in FY26 budget
2	EPH funds	Yes	
3			
4			
5			

Community Preservation Application Budget Form

Please use this format to submit your budget report - add additional lines as needed.

***Soft costs line items (design and non-construction costs) may NOT TO EXCEED 15% of GRANT AWARD**
***Project Management may NOT TO EXCEED 15% of GRANT AWARD**
Please download and save prior to completing

Project Name: Structural Stabilization Project **Date:** 9/15/2025
Organization: Elizabeth Peabody House

Please list your sources of funding for this project

SOURCES OF INCOME		
SOURCE	**AMOUNT**	**STATUS (in-hand or applied)**
CPA Grant Funds	**$420,566**	**Applied**
Local Earmark - State of MA	**$100,000**	**Secured**
EPH Funds	**$24,557**	**Committed**
TOTAL	**$545,123**	

Please explain your project costs and explain where CPA grant funds will be used

EPH has worked to try and ensure that the vast majority of CPA funds will support the construction costs of this project.
As detailed in the estimate attached, there are two allowances, totalling $40,000, to support shoring and staging costs (contingency)
EPH will self-fund up to a further 5% to fulfill the 10% continengcy budget line.

USES / EXPENSES*

	CPA GRANT FUNDS BUDGET	NON- CPA-FUNDED PROJECT COSTS	TOTAL PROJECT COSTS	Section Total
Soft costs line items (design and non-construction costs)				
Conceptual design	**$0.00**	**$0.00**	**$0.00**	
Environmental Testing	**$0.00**	**$0.00**	**$0.00**	
Architecture	**$0.00**	**$6,220.00**	**$6,220.00**	
Permitting	**$0.00**	**$12,766.00**	**$12,766.00**	
Sitework - Safety	**$6,600.00**	**$0.00**	**$6,600.00**	
Project and Construction Managment	**$0.00**	**$53,960.00**	**$53,960.00**	
Contractor Overhead (Insurance, CM Fee, Accounting, etc.)	**$24,006.00**	**$27,054.00**	**$51,060.00**	
Sub-total				**$130,606.00**
Building/Construction line items				
Sitework - Demolition	**$46,385.00**	**$0.00**	**$46,385.00**	
Wood - Framing	**$250,500.00**	**$0.00**	**$250,500.00**	
Misc Metals	**$16,275.00**	**$0.00**	**$16,275.00**	
Finish Carpentry/Plaster	**$51,800.00**	**$0.00**	**$51,800.00**	
Sub-total				**$364,960.00**
Other				
Fiscal Agent Overhead - business or nonproft (no more than 10%)		**$0.00**	**$0.00**	
Contingency (no more than 10%)	**$25,000.00**	**$24,557.00**	**$49,557.00**	
Sub-total				**$49,557.00**
TOTALS	**$420,566.00**	**$124,557.00**	**$545,123.00**	**$545,123.00**

****Please round numbers and do not use cents*

PLEASE NOTE:
- Your budget must be specific to your project.
- All CPA grant funds must be spent on the scope of work you have defined in this budget.
- If using an estimate from a contractor, please breakdown your estimates by line item. Do not submit a lump sum line item on this form.
- All costs must be allowable under the CPA statute.
- Please contact CPA staff if you have any questions on this budget form.

The Elizabeth Peabody House
275-277 Broadway
Somerville, MA 02145

Phone: 617-623-5510
Fax: 617-623-5515
Email: info@teph.org

Photos of Project Site: 2nd Floor

ELIZABETH PEABODY HOUSE
Building Conditions Assessment

31 May 2019

Elizabeth Peabody House
277 Broadway
Somerville, MA 02145

Platt Anderson Freeman Architects
4 Belgrade Ave
Boston, MA 02131

Vincent A. DiIorio, Inc.
89 Access Road Suite 18
Norwood, MA 02062

Building Facilities Engineering Co.
100 Cummings Center #235E,
Beverly, MA 01915

MacLeod Consulting Inc.
29 Woods Road
Belmont, MA 02478

Axiom Partners Environmental Engineers
One Pleasure Island Road
Wakefield, MA 01880

Table of Contents

I. Introduction

- The Building is generally in good physical shape. However, many of the systems are dated, aging, or at the end of their useful life.
- There is an opportunity to improve the building in many ways.
- Re-building the southeast egress stair should be the highest priority.
- Correcting the electrical ground and improving the electrical outlets should be an equally high priority.
- Installing a fire suppression sprinkler system, should be the highest priority for a larger project.
- The workplan will clarify the priority list

II. General Building Assessment

- **Site:** There are no fire hydrants proximate to the EPH building.
- **Paving and Grounds:** Rain leaders are not all connected to a collection and dispersal system. Water control should be improved to protect the walls and foundations.
- **Exterior of Building:** The exterior of the building is in fair to good condition however:
  - Vinyl siding is not a good long-term cladding for a wood-frame historic building.
  - There are multiple locations that need maintenance and wood repair.
  - Although not required, the front ramp could be replaced with a more appropriate sloped walkway.
- **Windows:** The windows are in need of maintenance and repair.
  - The stained-glass windows should be restored and protected
  - Other windows should be repaired or replaced on a case-by-case basis.
  - The addition of storm windows could improve the energy and acoustic properties of the windows.
- **Roof:** The roof is relatively new and in good condition, however there are some indications that there might be leaks at some roof / wall intersections. These should be investigated.
- **Interior Finishes:** Interior finishes are in fair to good condition, however there are several locations where finish degradation should be addressed.
  - Areas where original plaster has buckled away from the substrate.
  - Areas where old leaks have damaged the plaster need to be repaired
  - Some floor finishes need to be repaired.
- **Insulation:** Upgrading the insulation will generate significant energy and cost savings. However, the existing structure of the building, the existing windows, and the siding should be addressed before insulating is under-taken.
- **Historical Listing:** The Elizabeth Peabody House is a historic building and an important building in Somerville Architectural History. Most of the original, now historic elements of the building are intact.
  - The building is not a listed as a historic building in Somerville, nor is it listed on the National Register.

- However, because of a Preservation Restriction put in place by the CPA, the Somerville Historical Preservation Commission (SHPC) must review and approve any changes to the exterior of the building.
- There may be some benefit to listing the building on the National Register.

- **Mechanical, Electrical, Plumbing, and Fire Protection:** See the summaries for these reports below.
- **Life Safety / Fire Protection:** The EPH has no fire suppression system and the fire alarm system is in working order but needs certain upgrades. Installing a sprinkler system should be a high priority
- **The Clock Tower:** The clock tower is a historically significant element of EPH. It should be monitored and kept free of birds.
- **Other Observations:**
  - The main stair treads need to be refinished.
  - Clutter needs to be cleaned up.
  - Food pantry cabinets need to be upgraded.
- **Aesthetics:** Many finishes need updating and lighting needs updating, especially in the public areas. Plan for future projects to update interior finishes and paint.

III. Building Code Evaluation:

- **Zoning:** The Somerville Zoning Code is being revised. The existing zoning maps show the property in an RC district. The proposed zoning code shows the property in a MR3 mid-rise district.
  - The building is listed by the city as a Community Center use, within which Education and Day Care are allowed uses.
  - Under the new code, the EPH will be a non-conforming commercial building. Significant changes will require a Special Permit.
- **Massachusetts State Building Code (MBC):** The use and occupancy of the EPH are:
  - Educational Group E,
  - Group E, day care facilities
- **Code Compliance / Occupancy and Egress:** Many elements of the EPH do not meet current codes, but also do not constitute life and safety hazards and therefor are "grandfathered". This means that updates are not required until major work is done on the building. Additionally, as a historic building, alternative compliances are allowed if approved by the local building official.
  - Two exceptions to the above are:
    - <u>The southeast exterior egress stair, is a dangerous condition and should be remediated as soon as feasible</u>.
    - <u>The electrical grounding is inadequate</u>. It should be upgraded as soon as feasible
  - The second floor assembly use may exceed the allowed egress. A "maximum occupancy" should be set for the floor and posted.
  - Exit signs and Emergency lights are insufficient and should be upgraded.

- **Toilet / Plumbing Fixtures:** The plumbing fixtures on the ground floor and first floor are the correct number (except for one staff toilet) but are not in a configuration that meets current code. However, no changes need to be made at this time. If the second floor is used as an assembly space, some accommodation for toilets must be made, otherwise the limited number of "adult" toilets will limit the occupancy of the second floor.
- **Handicapped Accessibility.** The basement level and the first floor are accessible from the sidewalks.
  - Some minor alterations need to be made to make the ground and first floor fully accessible.
  - The second floor is not accessible and cannot be made accessible without a major intervention.
- **Standards for the Licensure of …Child Care Programs:** The standards for child care programs are similar to the Massachusetts building code and plumbing code requirements. Current programs fit within the requirements.

IV. Hazardous Materials: The report notes that no apparent hazardous building material is in a bad or poor condition in building spaces where children are present.

- **ACM's.** As survey has been performed and suspect material was found under a layer of more recent floor tiling, and the boiler room had suspect thermal insulation on the pipes and fittings. The windows are found to contain glazing compounds and sealants containing Asbestos.
- **Lead Paint.** Lead paint was suspected to be present throughout the building as it is old enough to have been painted with lead paint.
- **Other hazardous Materials.** Fluorescent light bulbs and ballasts and batteries were found throughout the building.

V. Mechanical / Electrical / Plumbing Systems

- **Electrical:** The current electrical service is 200 amps @ 120/240 volts single phase.
  - Systems area sufficient for current electrical needs but will not support future HVAC loads. However, it is showing age and should be replaced soon.
  - The grounding cable is loose and could be disconnected, which creates a significant hazard for the building and occupants.
  - Circuit breaker panel is not mounted at the required height.
  - Outlets are old and in need of replacement. Receptacles in the Day Care facilities need to be replaced with Tamper Resistant receptacles to comply with code.
  - Kitchen and Bathrooms need to have GFCI receptacles at next renovation
- **Lighting:** Most lighting is predominantly outdated fluorescent, except for day care which has newer lighting in good working order.
  - Old fluorescent fixtures should be replaced with LED fixtures and vacancy sensors.
  - Both of these are more efficient and eligible for rebates.
- **Fire Alarm:** Current system is a Firelite four zone fire alarm control panel and dual phone line communicator, which is working adequately, however:

- Detectors vary in type and age. Detectors are better if all of same type and age.
- Recommend a new addressable panel with addressable devices and dual path IP/cellular communicator.

- **Security System:** Existing system is sufficient and in good working order.
- **Steam Boilers and Cast Iron Radiators:** The upper floors are heated by a one-pipe gravity steam system with cast iron radiators. The only controls are the radiator valves. The basement is heated by steam horizontal unit heaters. There is no mechanical ventilation.
  - The existing oil-fired boiler system could be maintained but is very inefficient. Replacement with a newer more fuel-efficient system is recommended.
    - Eliminate oil and convert to gas.
    - New boilers will be 90% efficient and qualified for rebates.
  - Oil tanks were rusting. Leaking oil tanks become an environmental hazard.
  - There was not adequate ventilation in the Boiler Room.
  - Alternatively, the system could be replaced with a ductless heat pump system, including mechanical ERVs that would both heat and cool.
- **Plumbing**
  - Hot water heaters are outliving their life expectancy. Plumbing for the all levels is old and antiquated. Yet remains in serviceable condition. Piping should be insulated to increase efficiency.
  - The restrooms on the all floor have old fixtures, old piping and need to be updated.
  - Drains and hot water piping to handicapped fixtures were not all insulated as required by code.
  - Could not find water meter or water service entry to the building
- **HVAC Ventilation**
  - Operable windows are the only source of outside air for the building.
  - Adequate ventilation is required by code.
  - Energy Recovery Ventilators (ERVs) may be introduced to the system, unless
- **HVAC Toilet Exhaust**
  - The ceiling exhaust fans in the bathrooms did not all work, and several had been abandoned.
- **HVAC Cooling**
  - Only a couple offices have HVAC cooling.
  - Recommend a centralized, dedicated system at next renovation.
- **Fire Suppression:** There is no fire suppression except for portable fire extinguishers. *Standpipes, hoses, and sprinklers need to be added to the building. A new water service will be required.*

VI. **Structural:** The wood-framed building has a gable roof over a second floor unobstructed hall. The First Floors and Ground Floors have column and bearing wall supports.

- **Construction**
  - The roof is framed with scissor trusses made from sawn 2X6 lumber @ 34".

- At the second floor, some remnant arches and a timber beam supported on columns suggest that the second bay may have been the original stairwell.
- The first floor ceiling / second floor was revealed to be constructed of 10x10 softwood beams and 2X10 joists spaced @ 17".
- The basement ceiling / first floor was revealed to be constructed of 12x12 softwood beams and 2x10 joists spaced @ 15".
- The ground level was most likely an undercroft. The concrete underpinning, seen from the exterior, may have been done to lower the floor and allow occupancy.
    - The iron/steel columns in the basement likely replaced former masonry columns.
    - The bases of these columns may have rusted and been encased with split pipe to repair them.

- **Evaluation and Recommendations:** The following items may be done as part of a larger renovation project
    - Ground level pipe columns. The pipe columns should be considered unreliable because of a lack of information. Replace the pipe columns at the ground level. Include new footings.
    - The joists at the first-floor joists are adequate to carry a live load of 66 psf. Activities on the first floor can include meetings and assemblies, but should not include large standing crowds.
    - Second floor joists. The second floor framing is under-structured. Occupancy of the second floor should be limited to small meetings and maintenance work until the floor is structurally upgraded. For questions and clarifications, consult the architect and engineer. To upgrade the structure:
        - Remove the plaster ceiling along the timber beams. Add stirrup hangers to the joists fastened to the timber beams.
        - Add ½-inch steel plates to the underside of the existing timber beams. Apply epoxy adhesive and timber screws to bond the plate to the beams.
    - Roof trusses. The roof structure is adequate but can not accommodate increased loads. The structure should be upgraded before adding PV collectors and before adding insulation which would increase the snow loads. To upgrade the structure:
        - Sister members in the roof trusses. This may require temporarily removing shingles and sheathing along the eaves to access the work. For planning purposes figure 5½ LVL as sisters.
    - Tower walls. Add one girt around the steeple at wall mid-height.

I. INTRODUCTION

The property is located at 277 Broadway Somerville, MA and is on the corner of Broadway and Grant Street. It houses a Community and Childhood Education Center in an historic Methodist Episcopal Church. There is an adjacent structure that was previously the parish house and now serves as the administrative offices for the Elizabeth Peabody House (EPH). The focus of our study is the historic church structure now acting as a community center principally housing child care.

The parcel area totals approximately 10,961 square feet. The building footprint is approximately 3,586 sf. The gross square footage measures roughly 11,613 sf.

The nearby properties are a mix of residential and commercial uses. See also the Zoning evaluation in the next section of this report.

1. Clip from Somerville Assessor's Map

II. DRAWINGS AND LITERATURE REVIEW

Review of available and relevant drawings, specifications, reports, records, and interview notes that were used in the preparation of this report are found in the Exhibits section at the end of this report.

Platt Anderson Freeman (PAF)'s walk-through with our consultants consisted of a visual survey of the property, the building exterior, roof, the interiors, handicapped accessibility, mechanical, electrical, plumbing, and fire protection systems, and site work. Only items that could be assessed by visual observation are included. No invasive testing was performed.

III. REGULATORY CONSIDERATIONS

According to the City of Somerville Building Inspections Department, they don't necessarily keep records past the legally required seven (7) years after initial construction. The building is listed as having a Community Center use. The building has a current Certificate of Occupancy. The building gets regular fire department inspections.

IV. PROPERTY ANALYSIS AND SUMMARY

General Project Information

Address:	277 Broadway, Somerville
Owner:	Elizabeth Peabody House
Building Type:	Church Building converted into a Community Center
Gross Land Area:	Approximately 11,961 sf Gross area
Building Area:	11.613 sf Gross area
Parking:	Parking for 4 vans only
Year Completed:	Initially on a separate parcel before 1900, moved in 1910, then rotated to face Broadway sometime before 1933.
Occupancy Group:	Community Use
Zoned:	Commercial/ Residential

Construction Classification:	Wood frame
Date of Inspection:	March 21st, 2019
Flood Hazard Zone:	None
Seismic Zone:	N/A

V. SITE DEVELOPMENT

PAF conducted a visual survey of the site and found the street paving to be mostly sound. The sidewalks are made up of concrete paving bounded by granite curbs. There are sidewalk pits for trees, some of which have been filled in with concrete. The grounds are mostly planted with grass cover. There are some small areas paved with asphalt. The rear of the parcel is taken up by a relatively new children's playground with play structures.

Based on site observations, we determined that the building functions independently from adjacent facilities. Access to the site is via the curb cut driveway from Broadway and Grant maintained by the city of Somerville,

Utilities are provided to the subject property as follows:

Electrical:	Is provided by the local utility, Eversource.
Gas:	Is provided by the local utility, National Grid.
Water:	Is provided by to the building by the Somerville Water & Sewer.
Sewer Service:	Is provided to the building by the Somerville Water & Sewer.
Garbage:	Removal service is provided by the City of Somerville.
Police and Fire Services:	Are provided by the City of Somerville
Mail:	Mail is delivered to the building by the USPS.

No Fire hydrants were observed immediately adjacent to the property and none are easily seen from the property. The closest observed fire hydrants were:

1) Half-way down the next block on Broadway adjacent to the Star Market.
2) On the corner of Grant Street and Sewall Street
3) On Wheatland Street

NFPA 18.5.3 states that for Buildings Other than Detached One- and Two-Family Dwellings. Fire hydrants shall be provided … in accordance with both of the following: (1) The maximum distance to a fire hydrant from the closest point on the building shall not exceed 400 ft. (2) The maximum distance between fire hydrants shall not exceed 500 ft. The fire hydrants around the EPH seem to meet the first criteria, but may not meet the second. Proximate fire hydrants are one factor used in determining insurance risk factors.

Recommendation:

- *Contact the Somerville Fire Department to determine the fire hydrant distribution policy. If appropriate, a request for a closer fire hydrant could be made.*

VI. PAVING AND GROUNDS

The street and sidewalk pavements were in serviceable condition. Somerville has a maintenance plan for the streets, sidewalks and trees. A driveway is accessed via Broadway. A trash enclosure is accessed from Grant Street. Both pedestrian building accesses are from Broadway.

A children's playground area has been created to the south and rear of the building. The area of the playground is approximately 2480 s.f.

Some rain leaders do not reach grade. Of those that do, some downspouts are directed into storm drainage piping, and some are directed onto splash blocks pitching onto grade. Roof water run-off control should be improved to protect the walls and foundations, and also to eliminate ice build-up on the winter.

Recommendations:

- *Investigate the status of the storm drainage piping and whether it connects to dry wells or to the city storm drainage systems.*
- *Produce a plan to manage the roof run-off, connecting all downspouts to a collection and dispersal system.*

2 Downspouts at the southwest corner

VII. EXPOSED FOUNDATIONS

The rear basement entry is accessed by a sloped concrete walkway with flanking reinforced concrete retaining walls. The East side basement access is framed by reinforced concrete retaining walls.

The original foundations are composed of three withes of brick. The rear and east side foundations are reinforced by poured concrete haunches. Investigations have not found permits or details for the concrete haunches, so we can only surmise that they were installed to arrest settlement. The concrete haunches are currently in good condition, but it will be important to monitor their condition to catch any changes early.

Recommendations:
See the structural report.

VIII. EXTERIOR OF BUILDING

The exterior of the building is in fair to good conditions. The tower and front elevation are sheathed with wood shingles and wood trim. The North, South, and East elevations are clad with vinyl siding.

Typical exterior walls are framed with wood true 2x4 framing.
The later tower framing is spaced less than 16” o.c. and is therefore more robust.

No major settlement cracks or other signs of major building deflection were observed.

It is our opinion that vinyl siding is not a good long-term cladding for a historic wood-framed building. Vinyl siding is intended to act as a rain screen, but after installation there are frequently multiple locations that trap moisture and create long term deterioration.

There appears to be active water infiltration where the low roof edges intersect the tower. This may be due to flashing not having been installed by the roofers, or other movement created by summer heat or winter ice. Damage from the water intrusion can be seen in the front stairs. See photos to the right.

Other Observations:

- There is wood trim water table where the frame walls meet the brick foundations. This trim appears to be deteriorating,
- The rear trash enclosure needs repair.
- There appears to be an active rat hole near the trash enclosure
- Exterior window trim is peeling and has minor deterioration.
- Some areas of the brick foundation walls need repointing.
- On the front ramp, some of the posts are rotted and several boards in the ramp have deteriorated and splintered
- Railings and concrete walls around the ramp to the basement rear entry are flaking and peeling.

3 *Roof-wall intersection and possible leak above the north stair.*

Recommendations:

Short term:

- *Institute a general maintenance plan to include:*
  - *Recaulk and paint all basement infill openings.*
  - *Refasten vinyl siding where it has pulled away from building.*
  - *Scrape, repair and paint all window trim within reach.*
  - *Scrape, repair and paint the exterior egress stair, unless the stair is to be replaced. See the Code Compliance section of this report.*
  - *Selectively repoint the brick foundation wall.*
  - *Scrape and paint the basement rear entry walls and railings.*
- *Contact the roofers to inquire about the water infiltration at the tower. Determine whether this is covered by a warranty. If not request a price proposal for remediation, including fascia replacement, caulking and painting.*
- *Continue the vermin control program and fill the existing holes as recommended.*
- *On the front ramp:*

- *Determine and remediate the water condition that has created the rot in some railings and posts.*
- *Replace rotted railing posts and hand rails.*
- *Replace rotted or splintered floor boards.*
- *See also recommendations in the Accessibility section of this report.*

- *Repair or replace the rear trash enclosure.*
- *Grounds need to be cleaned up and replanted with shrubs and trees and mulched.*

Long term: Create a capital reserve to remediate long-term maintenance problems including:

- *Replacement of the vinyl siding with a more appropriate and more durable material. Replacement of the vinyl siding may qualify for CPA funding.*
- *Restoration of all window trim.*
- *Replace the front ramp with a sloped sidewalk that will be more aesthetically appropriate and compatible with the historic building. See also the Accessibility section of this report. This project may qualify for CPA funding.*

IX. WINDOWS

The exterior fenestration is made up of double hung windows on the basement and first floor levels, and stained glass on the upper level. Stained glass windows are also on the upper ranks of the front stair foyer addition. The trim around the windows on the first floor is deteriorated, and needs to be scraped repaired and painted. There are wooden spandrels in between the first floor and the upper level windows which are also deteriorated, and will need scraping repair and paint.

Stained Glass Windows

The stained glass windows are an important "character defining" historic element of the building. Unfortunately, stained glass windows are delicate and subject to stress from excessive heat or cold as well as age. Although much of the stained glass windows are intact, deterioration is occurring quickly. Most of the windows have an exterior panel which is failing. Consequently, many have lost lights and leading. A temporary remediation with building sealant tape has been done on many of the windows. It is effective but ugly and cannot be a long-term solution.

4 Patched stained-glass detail

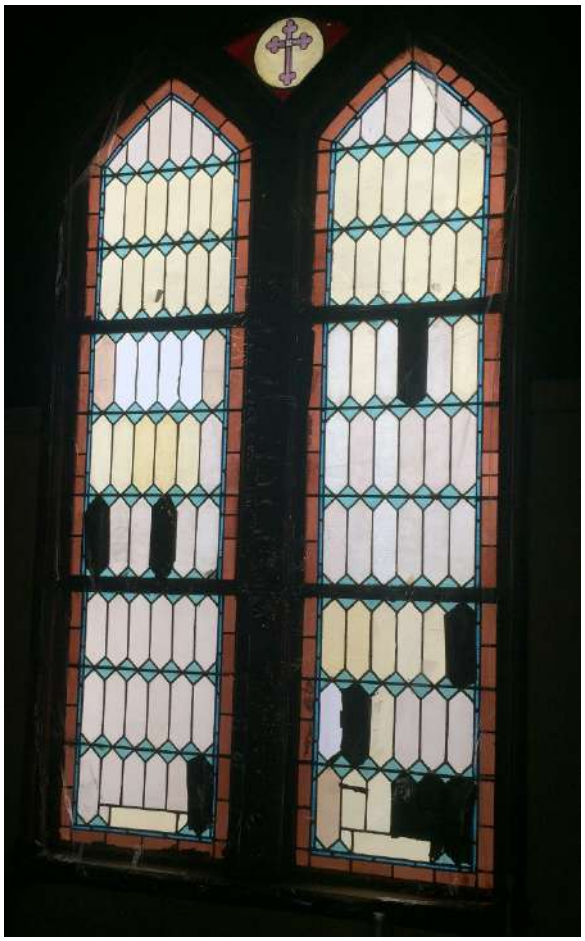
There is not a generally accepted best way to restore and preserve stained glass windows. However, most specialists will recommend exterior protection such as non-yellowing plexiglass or low-profile storm windows. The issues with these are:

- Heat retention within the void between the stained glass and the exterior element.
- Exterior aesthetics, and
- Condensation drainage.

Included in this report is a proposal to restore the stained glass windows and provide exterior Lexan. The total estimated cost $61,608. That does not include related carpentry work (TBD) or soft costs.

Recommendations:

- *Scrape, paint and replace as required the:*
  - *First floor window trim*
  - *Wooden spandrels between the first floor and upper level windows.*
- *Survey all other windows for thermal failure and create a schedule for restoration or replacement on a case-by-case basis.*
- *Repair the basement windows and screens.*
- *Create a capital reserve to restore and protect the stained-glass windows. Alternate proposals and prices should be solicited. Alternatively, this and other exterior restoration may qualify for CPA funding*



5 Patched stained-glass window

X. ROOF

The roof is relatively new composed of an architectural grade asphalt roofing shingle. The step flashings where the roofing meets the cheek walls to the stair addition appear to be original. These flashed edges need the flashing repaired as there is evidence of water intrusion on the ceilings below. The top of the tower has a relatively new EPDM membrane roof installed and looks problem free.

Recommendations: (see above) Contact the roofers to inquire about the water infiltration at the tower. Determine whether this is covered by a warranty. If not request a price proposal for remediation, including fascia replacement, caulking and painting.

XI. INTERIOR FINISHES

PAF visited all interior spaces. This building is in fair condition but has much needed work.
Most floors are wood. Some are painted. The basement appears to be a concrete slab with a vinyl tile finish.
All toilet rooms are finished in GWB.
Restroom areas are typically outfitted with residential use fixtures. Some are designed for young children with smaller fixtures better suited to them. See also the Accessibility section of this report.
Newer interior spaces are finished in contemporary Gypsum Wall Board (GWB). Older walls are plaster on lathe. We did not test the composition of the plaster or lathe.

- There are several locations where wall plaster has buckled and cracked. None of the cracks appear to be caused by structural deflection.
- There is also buckled plaster in the south west corner of the second floor that was caused by a roof leak, however, the leak does not appear to be active.
- Most ceilings are plaster, in good condition, yet require some minor attention, plaster repairs, and painting.
- In the kitchen and basement level restrooms there are some floor tiles that are worn and need to be replaced.
- In the handicapped restroom on the first floor, the subfloor has been damaged by fixture leaks.
- Note: There are closets under the front stairs that may be a code violation. Storage under stairs is required to be separated from the stair by fire-rated construction.

Recommendations:

- *Investigate the buckled plaster at the south west corner to verify that the leak is not active. Repair as required.*
- *Repair other buckled plaster as required.*
- *Buckled plaster can be repaired by either zinc disk fasteners to pull the plaster back to the framing and sheathing, or by removal and replacement with new.*
- *Investigate the fire-rating of the closet ceilings under the stair and upgrade if required.*
- *Replace the floor tiles in the basement*
- *Repair the sub-floor and tile in the first floor restroom*
- *Repair the plaster in the stairway noted in the roof section above.*

XII. INSULATION

Most old and historic buildings are under insulated by contemporary standards. Upgrading the insulation at the Elizabeth Peabody House could significantly improve the thermal performance of the building and significantly lower operating costs. However, several things must be taken into account.

- The windows should be thermally upgraded before or in conjunction with the insulation of the building. Most of the current heat loss is through the windows (especially the second floor windows) and through the roof.
- Before the roof is insulated, the roof truss structure should be upgraded for several reasons:
  - *In-place insulation would impede the structural upgrade.*
  - *Increasing the insulation value of the roof would reduce snow melt and increase the snow load on the roof. This could possibly over stress the truss structure. See the structural report.*
- The existing wall condition should be clarified, including the vinyl siding and the cavity framing. If the vinyl siding is to be replaced, insulating the walls should be done in conjunction with that process and a well-performing wall assembly created.

XIII. HISTORICAL LISTING

The Elizabeth Peabody House is not currently listed as a historic building or historic district in Somerville, nor is it listed on the National Register.

There is a preservation restriction agreement between the EPH and the City of Somerville which was put into effect when the EPH received CPA funds. In simple terms, the restriction requires SHPC approval for any major addition or alteration to the EPH.

6 1910 Photo of the building

For more detail, see the attached preservation restriction. For a more detailed history, see the attached MHC Form B.

Recommendations: Consider listing the EPH on the national register, which would make the building eligible for State Historic Tax Credits.

XIV. MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION

Provided with this document are sub-consultants' Mechanical, Electrical, Plumbing, and Fire Suppression reports. Please see these documents, they are also synopsized in the Executive Summary. Important

- In a building as large as the EPH, thermostatic control is important. Different parts of the building will experience solar gain and heat loss at variable times. Any new proposed new system should include an up to date control system. This will improve efficiency as well as occupant comfort.
- Air conditioning has not been considered essential in the building because the children's programs are off-site for much of the summer. However, air conditioning should be included in any mechanical system upgrade because it will allow rentals of spaces to outside organizations and improve occupant comfort on the shoulder system.
  Also, the mechanical report found the building ventilation to be sub-standard. A new AC system will be more cost effective when compared to mechanical ventilation upgrades alone.

XV. LIFE SAFETY / FIRE PROTECTION

The EPH is protected only with individual hand-held fire extinguishers no Fire Protection sprinklers or risers were observed. After improving egress, installing a sprinkler system is the single best thing that can be done to improve user life-safety.

As noted elsewhere, the exit signs, emergency lights, and fire alarm system are insufficient. Exit signs do not provide guidance to all means of egress and the Fire Alarm is significantly outdated.

It was noted that the fire separation around the boiler room does not meet current code.

Also, as noted in the Egress section of this report, fire egress protection can be improved by installing closers and emergency hardware on doors separating the user spaces from the egress paths.

Recommendations:

- *The fire alarm system should be upgraded immediately. Exit signs should be installed at all egress doorways, and emergency lights should be installed to meet current codes.*
- *Install closers and emergency egress hardware on doors that are part of an egress path.*
- *Upgrade the fire separation of the boiler room walls.*

XVI. THE CLOCK TOWER

The Clock Tower is one of the most significant "character defining" elements of the EPH. It is one of the landmarks on Broadway and has anchored the corner of Broadway and Grant for over a century. It was an addition to the original church built before 1910. An original arched window has been removed, but Internally, it still houses the end gable of the original church including a gothic ogee window.

- Inside the Clock Tower is an electrified geared mechanism that runs the clocks simultaneously.
- The inside of the clock tower can only be reached from a ladder through a hatch.
- There is another hatch that leads to the flat roof and from which all of the building roofs can be observed.
- There is substantial evidence of bird droppings in the tower. Probably from the hatch being improperly closed.
- There are also bags of waste roofing materials stored in the tower.

Recommendations:

- *Periodically monitor the tower to make sure that the hatch is closed and no birds get in.*
- *Dispose of the roofing waste stored in the tower.*
- *See also the structural report.*

7 Panorama view of the interior of the clock tower showing the end gable of the original church. The geared mechanism to run the clocks is to the right of the ogee window. Note also the crossed-braced framing in the exterior walls.

XVII. Other Observations */ Recommendations*

- The main stair treads and risers are wearing. At some point this will create a slip and fall hazard. */ Refinish stair treads and risers.*
- As in all old buildings, the build-up of general clutter is a problem. Clutter can constitute a fire hazard. */ Dispose of the clutter or relocate valuable items to better storage areas.*
    - The second floor maintenance room includes cans of old paint. Oil based paints, especially, can be a fire hazard. */ Dispose of these or store them in a secure area.*
    - The boiler room includes storage items not related to the operation of the heating systems. These can constitute and obstruction or fire-hazard. */ Dispose of the items or relocate valuable items to an appropriate storage area.*
- The Food Pantry cabinets are low residential grade and are wearing poorly. */ Plan to replace the cabinets in the near future.*

XVIII. Aesthetics: Although lower priority than life safety, structural, or building utilization elements, the aesthetics should be mentioned and kept on priority lists.

- Much of the lighting is outdated. Fluorescent lights have been shown to tiring for users and not efficient.
- Many of the stained wood finishes have darkened with time and are looking bleak.

Recommendations:

- *For a future project, create a lighting plan that compliments the interiors, update the lighting to LED or better equivalent and updates the lighting control system for more convenient and energy efficient use.*
- *For a future project, create a paint and finish plan that will remove or encapsulate any lead paint, will make use of appropriate colors, and re-finish the historic wainscoting and other wood elements. (See the hazardous materials report re. lead paint.)*

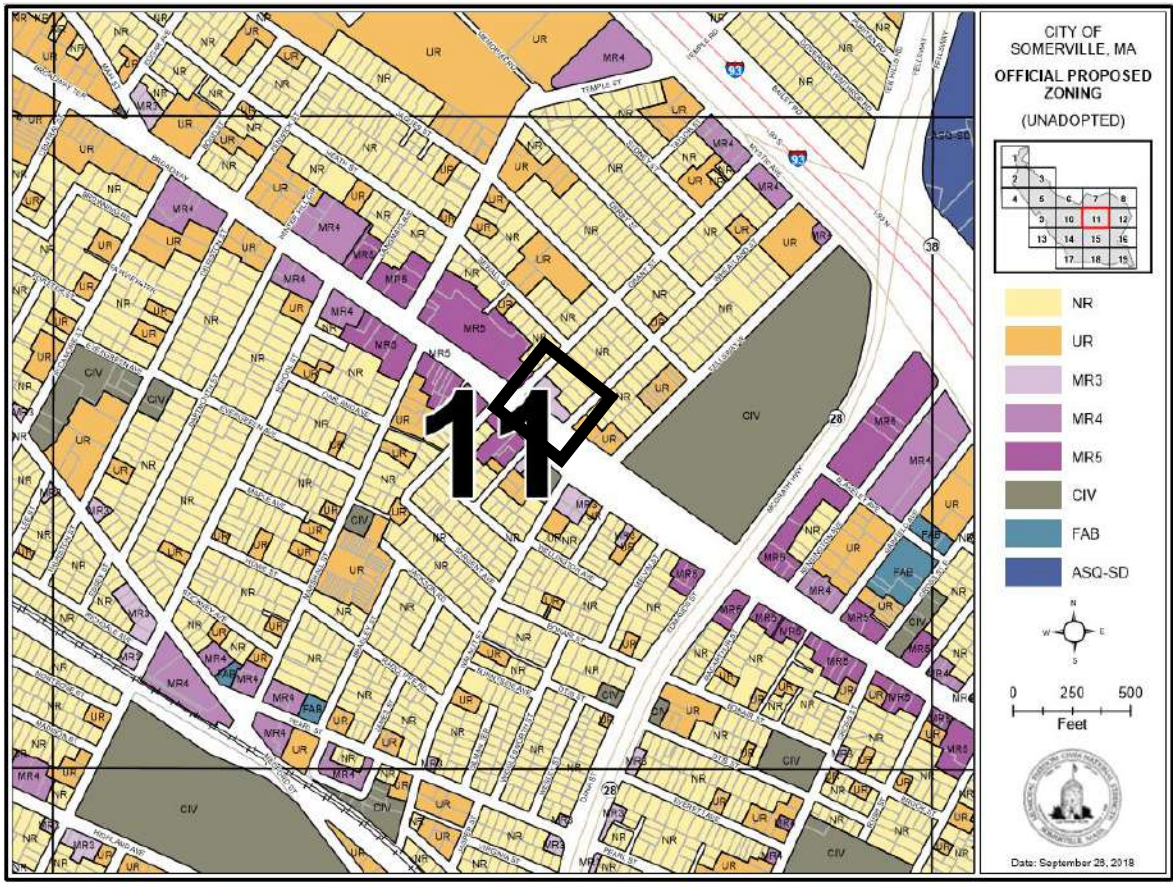
End of Assessment Section

Elizabeth Peabody House Code Evaluation

I. ZONING

The zoning code in Somerville is in the process of being re-written. The new code was initially scheduled to be voted into effect this spring, but at this time, it seem that the vote will be September 2019. The following information is based on the proposed new zoning.

The Elizabeth Peabody House is in an MR3 Mid-Rise District that includes just the end of the block between Wheatland and Grant Street, as shown below (in the black square). The "11" partially covers the location of the EPH.



It is worth noting that the intent of the MR3 District is to encourage development of mixed-use buildings up to three stories. Therefor, you may see the one-story commercial building to the southeast of EPH being developed in the near future.

Both Educational and Daycare are permitted uses in an MR3 District. The Food Pantry is considered a Community Center use and is therefore permitted. The current overall use of the building as listed with the City of Somerville is as a Community Center.

9. USE PROVISIONS
General

TABLE 9.1 Permitted Uses

Use Category Specific Use	NR	UR	MR3	MR4	MR5	MR6	HR	FAB	CC	CI	CB	CIV	Use Specific Standards
Commercial Services													
Animal Services (as noted below)	--	--	--	--	--	--	--	--	--	--	--	--	§9.2.5.a
Commercial Kennel	N	N	N	N	N	N	N	N	N	P	P	N	§9.2.5.a.i
Pet Grooming	N	N	P	P	P	P	P	N	P	P	P	N	§9.2.5.a.ii
Pet Day Care & Training	N	N	N	N	N	N	N	N	N	P	P	N	§9.2.5.a.iii
Veterinarian	N	N	SP	SP	SP	SP	SP	N	SP	SP	P	N	§9.2.5.a.iv
Assembly & Entertainment	N	N	SP	SP	SP	SP	SP	N	SP	SP	SP	N	§9.2.5.b
Banking & Financial Services (except as follows)	N	N	P	P	P	P	P	N	P	P	P	N	§9.2.5.c
Personal Credit	N	N	SP	SP	SP	SP	SP	N	SP	SP	SP	N	§9.2.5.c.i
Broadcast and/or Recording Studio	N	N	P	P	P	P	P	P	P	P	P	N	§9.2.5.d
Building & Home Repair Services	N	N	SP	SP	SP	SP	SP	N	SP	P	P	N	§9.2.5.e
Business Support Services	N	N	P	P	P	P	P	N	P	P	P	N	§9.2.5.f
Caterer/Wholesale Food Production	N	N	SP	SP	SP	SP	SP	P	SP	P	P	N	§9.2.5.g
Day Care Service (as noted below)	--	--	--	--	--	--	--	--	--	--	--	--	§9.2.5.h
Adult Day Care Center	N	N	P	P	P	P	P	N	P	P	P	N	§9.2.5.h.i
Child Day Care Center	P	P	P	P	P	P	P	P	P	P	P	N	§9.2.5.h.ii
Educational Institution	N	N	P	P	P	P	P	P	P	P	P	N	§9.2.5.i
Maintenance & Repair of Consumer Goods	N	N	P	P	P	P	P	N	P	P	P	N	§9.2.5.j
Personal Services (except as follows)	N	N	P	P	P	P	P	P	P	P	P	N	§9.2.5.k
Body-Art Establishment	N	N	SP	SP	SP	SP	SP	P	SP	P	P	N	§9.2.5.k.i
Gym or Health Club	N	N	P	P	P	P	P	N	P	P	P	N	§9.2.5.k.ii
Funeral Home	N	N	SP	SP	SP	SP	SP	N	SP	P	P	N	§9.2.5.k.iii
Health Care Provider	N	N	SP	SP	SP	SP	SP	N	SP	SP	SP	N	§9.2.5.k.iv
Recreation Facility	N	N	SP	SP	SP	SP	SP	SP	SP	P	P	P	§9.2.5.l
Vehicle Parking (as noted below)	--	--	--	--	--	--	--	--	--	--	--	--	§9.2.5.m
Bike Share Parking	N	P	P	P	P	P	P	P	P	P	P	N	§9.2.5.m.i

P - Permitted SP - Special Permit Required N - Not Permitted

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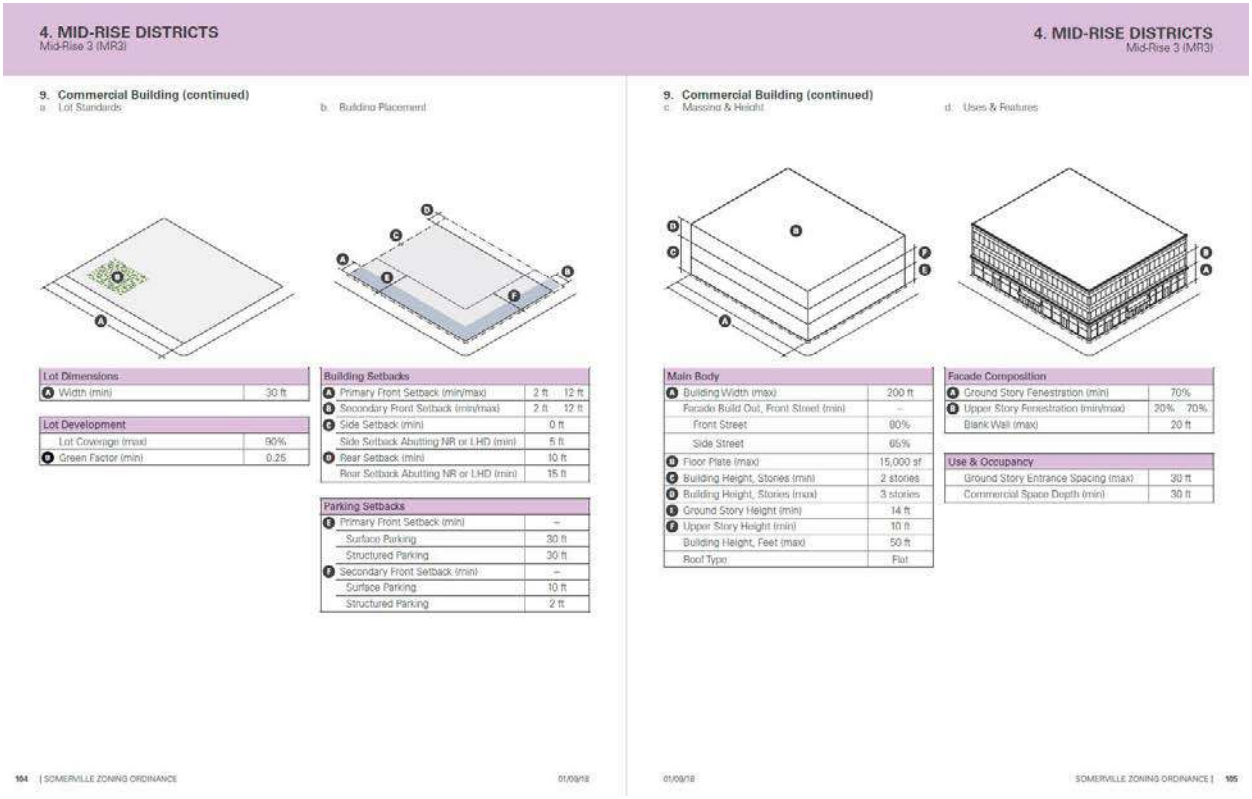
Under the new zoning code the EPH will be considered a Commercial Building

Under the new zoning code, the proposed dimensional regulations are as shown in the page clip below:



4. MID-RISE DISTRICTS
Mid-Rise 3 (MR3)

9. Commercial Building (continued)
a. Lot Standards

b. Building Placement

Lot Dimensions	
A Width (min)	30 ft

Lot Development	
Lot Coverage (max)	90%
G Green Factor (min)	0.25

Building Setbacks		
A Primary Front Setback (min/max)	2 ft	12 ft
B Secondary Front Setback (min/max)	2 ft	12 ft
C Side Setback (min)	0 ft	
Side Setback Abutting NR or LHD (min)	5 ft	
D Rear Setback (min)	10 ft	
Rear Setback Abutting NR or LHD (min)	15 ft	

Parking Setbacks	
E Primary Front Setback (min)	–
Surface Parking	30 ft
Structured Parking	30 ft
F Secondary Front Setback (min)	–
Surface Parking	10 ft
Structured Parking	2 ft

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4. MID-RISE DISTRICTS
Mid-Rise 3 (MR3)

9. Commercial Building (continued)
c. Massing & Height

d. Uses & Features

Main Body	
A Building Width (max)	200 ft
Facade Build Out, Front Street (min)	–
Front Street	80%
Side Street	65%
H Floor Plate (max)	15,000 sf
C Building Height, Stories (min)	2 stories
D Building Height, Stories (max)	3 stories
I Ground Story Height (min)	14 ft
F Upper Story Height (min)	10 ft
Building Height, Feet (max)	50 ft
Roof Type	Flat

Facade Composition		
A Ground Story Fenestration (min)	70%	
B Upper Story Fenestration (min/max)	20%	70%
Blank Wall (max)	20 ft	

Use & Occupancy	
Ground Story Entrance Spacing (max)	30 ft
Commercial Space Depth (min)	30 ft

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The EPH will be a non-conforming structure in several categories, however, relief for any project will only require a Special Permit, not a Variance.

The above information was verified with the City of Somerville Planning Office but should be confirmed after the new zoning code is finally ratified.

II. MASSACHUSETTS STATE BUILDING CODE

By Section 305 of the Massachusetts State Building Code (MBC), which incorporates the 2015 International Building Code (IBC) the After-School Program and Day Care are Group E uses. The Food Pantry is an accessory Mercantile Use. Accessory Uses are not required to fire separated

Section 305 Educational Group E

305.1 Educational Group E. Educational Group E occupancy includes, among others, the use of a building or structure, or a portion thereof, by six or more persons at any one time for educational purposes through the 12th grade.

305.2 Group E, day care facilities. This group includes buildings and structures or portions thereof occupied by more than five children older than 2 1/2 years of age who receive educational, supervision or *personal care services* for fewer than 24 hours per day.

508.2.4 Separation of occupancies. No separation is required between accessory occupancies and the main occupancy.

III. CODE COMPLIANCE / OCCUPANCY AND EGRESS

The following code synopsis is meant to highlight areas that are relevant to the current condition of the building and short-term plans. The code does not require that all elements of the building be upgraded, however, it is recommended that a full code study be performed before undertaking specific projects or changes of use.

See also the Egress & Occupancy drawings and calculations in the appendix.

Historic Buildings
Typically, when an existing building undergoes a repair, alteration or change of occupancy, any elements within the affected area must be brought to current code along with associated life safety elements. However, Chapter 11 of the International Existing Building Code (IEBC), adopted into the Massachusetts Building Code (MBC) recognizes that historic buildings often cannot meet specific code requirements without altering historic character defining elements. It therefore allows methods of alternative compliance, conditioned on an itemized compliance report being filed and accepted by the local code official.

Recommendation: Any significant alteration to the building will likely require filing of this compliance report.

Egress
Ground Floor: The North Day Care space has two means of egress as required, one leading directly to grade. The South Day Care space has three means of egress, two leading directly to grade. Egress widths and lengths of travel are more than sufficient.
First Floor: The first floor After School Program area has two means of egress. Widths and lengths of travel are more than sufficient. However, the southeast egress leads to an outdoor stair that is drastically insufficient and dangerous.

- The bottom treads are essentially non-existent,
- There is a gap between the treads and the wall in which a child's leg could easily get caught
- The risers of the overall stair are too high, and there is a riser at the door that is a trip-and-fall hazard.

Second Floor: The second floor has two means of egress as required. If furnished with unconcentrated Tables and Chairs @ 15 sf net / person, the widths of egress elements are sufficient. However, if the assembly space is furnished with chairs only, or treated as a standing space, the egress capacity could become insufficient for the number of people. See also the structural report for load capacity.

1Bottom risers of southeast egress stair

The egress stair on the south east is open to the large area and includes winders on the stair. This stair also leads to the southeast exterior stair described above.

Recommendations:

1) *The southeast exterior egress stair should be re-built at the earliest possible convenience. The current situation is dangerous. The reconstruction should include a cover to keep it free from snow.*
2) *If the second floor is used for meetings or assemblies, there should be a "Maximum Occupancy" posted at the entrance.*
3) *If the second floor is developed for more regular use the internal egress stair on the southeast should be rebuilt to meet modern standards and enclosed. Also, the door hardware on all egress doors should be upgraded to push bars.*

Exit Signs, Emergency Lights, and Fire Alarms

As noted in the electrical report, the exit signs, emergency lights, and fire alarm system are insufficient. Exit signs do not provide guidance to all means of egress and the Fire Alarm is significantly outdated.

Recommendation: The fire alarm system should be upgraded immediately. Exit signs should be installed at all egress doorways, and emergency lights should be installed to meet current codes.

Sprinklers

As noted in the MEP report, there is no fire suppression system in the building.

Recommendations: Sprinklering the building will improve life-safety conditions and may reduce your insurance costs.

IV. TOILET / PLUMBING FIXTURES

The Uniform State Plumbing Code specifies the number and type of plumbing fixtures required for each type of occupancy. See the Egress and Occupancy drawings for the plumbing calculations.

Ground Floor: The number and type of plumbing fixture is one fewer than current code because there does not appear to be a dedicated staff toilet on the floor. Additionally, the configuration does not match the configuration required by code. However, upgrades do not need to be made at this time.

First Floor: The number and type of plumbing fixture is sufficient and meets code. However, the configuration does not match the configuration required by code. However, upgrades do not need to be made at this time.

Second Floor: There are no plumbing fixtures on the third floor. Adult sized ground floor and first floor fixtures could be counted to serve the second floor as long as the first and second floor were not occupied simultaneously. However, the number of adult fixtures is insufficient for the assembly occupancy, and will limit the number of people allowed.

Recommendation: No increase in plumbing fixtures is required at this time. However, a future project that increases the occupancy or uses the second floor would require an increase in the number of fixtures available to the public.

V. HANDICAPPED ACCESSIBILITY

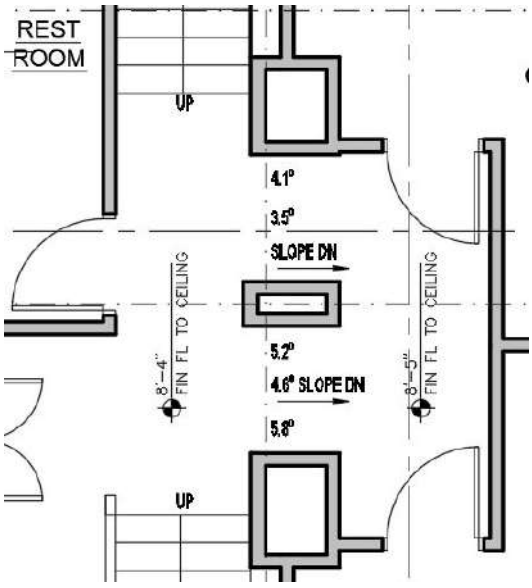
The following commentary is meant to highlight areas that are relevant to the current condition of the building and short-term plans. The code does not require that all elements of the building be upgraded to current codes, however if changes to improve accessibility are readily achievable, they should be prioritized. It is recommended that a full code study be performed before undertaking specific projects or changes of use.

Chapter 11 of the IEBC as incorporated in the Massachusetts Building Code, requires that a historic building be made handicapped accessible, per the provisions of the Massachusetts Architectural Access Board (MAAB) unless it is "technically infeasible" and could threaten or destroy elements of the historic significance of the building. Alternative compliance or arguments regarding feasibility must be submitted to the building official as part of the compliance report noted in section IV above.

Exterior existing front ramp: The existing exterior ramp was measured as having a maximum slope of 4.7%. By 521 CMR 20.9, an accessible route with less than a 5% slope does not need to be considered a ramp and does not need to meet the conditions of a ramp. However, the handrails and other elements do not need to be removed as they assist accessibility.
By section 29.4 gratings are not allowed to have gaps of more than 1/2" to be accessible. Although some of the gaps in this ramp may approach ½" it is our opinion that the surface does not qualify as a grating because the continuous surface elements are significantly larger than the gaps.

Front Entry Doors: Section 26.5 requires that have a clear opening of not less than 32". The measured clear opening of the front doors is just over that, but should be verified.

Ground Floor: The ground floor is accessible by an exterior concrete ramp and an internal ramp. It should be noted that the doorway entering the building between the ramps has insufficient push space on the latch side of the door. However, by Section 26.4, the doorway must have 12" of clearance on the push side of the door if the door has a latch and a closer. The latch on this door can be dogged in the open position when the ground floor area is open to the public, for example when the food pantry is open.
The hallway between the daycare rooms and the restrooms has a sloped floor. The north side has a slope that varies between 3.5% and 4.1%, which falls within the parameters of a sloped walkway. The south side has a slope that varies between 4.6% and 5.8%, which is greater than the maximum slope for a walkway. See the image at right and drawing Ex1-1.



2Ground Floor Hallway

First Floor: The first floor is ion a single level and would be fully accessible except that the threshold of the door into the After-School area is 1 ½" high. Section 26.10 requires that thresholds, to be fully accessible, be not more than ½". Although the threshold is part of the historic building, altering it is readily achievable.

Second Floor: The second floor is not accessible. Making the second floor accessible will require either

- A vertical Wheelchair lift. Chairlifts are restricted to one floor and 12'.
- An elevator.

Restrooms: The first floor has two unisex restrooms that appear to meet the requirements of the Massachusetts Architectural Access Board (MAAB). The ground floor has one stall in the north restroom that may be considered MAAB compliant, however, it does not have the privacy partitions normally required for compliance for the general public. Not all hot water and drain lines were insulated to protect against a burn hazard.

Recommendations:

1) *Secure the latch at the ground floor grade entrance in the open position when the Food Pantry is open to the public, or when the day care should be accessible.*
2) *Use signage to designate the north part of the hall as the accessible route to the restrooms.*
3) *Replace, or alter the threshold of the door into the After School area so that it conforms to Section 26.10 of the MAAB regulations*
4) *Insulate the hot water and drain lines in the HP accessible restrooms.*
5) *When the front exterior ramp needs replacement, construct a sloped sidewalk that will be more aesthetically appropriate and compatible with the historic building. This project may qualify for CPA funding.*
6) *Consider a study to add an elevator or wheelchair lift to the building. The most likely location would be in or adjacent to the southeast corner of the building.*

If recommendations 1 through 4 are followed, we believe that the ground and first floor can be considered fully accessible.

VI. STANDARDS FOR THE LICENSURE OR APPROVAL OF… LARGE GROUP AND SCHOOL AGE CHILD CARE PROGRAMS.

See also Drawing E&O1-2.

The standards for child care programs are similar to the Massachusetts building code and plumbing code requirements. Current programs fit within the requirements. Occupancy is limited to:

Day Care:	46 children
Afterschool Program:	53 students
Playground:	33 children at one time

See also drawing E&O 1-2

No Recommendations other than those noted above.

CONSULTANTS' REPORTS

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May 30, 2019

Mr. John Freeman
PAF Architects
4 Belgrade Avenue Suite 2
Roslindale, MA 02131

Re: Condition Assessment
Elizabeth Peabody House

Dear John:

At your request, I met with you to survey the condition of the Elizabeth Peabody House (EPH) at 277 Broadway, Somerville, Massachusetts. The purpose is to assess the condition of the building to renovate and expand the use of the building. Presently, the ground and first floors are used for children's education. The EPH would like assess repair needs and expanding programs to include the second-floor hall. Also, consider the possibility of placing photovoltaic panels on the roof.

BACKGROUND

The EPH buildings reportedly began as a church. It fronts on Broadway facing south by southeast. Herein the front is project south. This wood framed building has a gable roof over a second-floor unobstructed hall which is over a first-floor area that is partitioned and supported on columns. The ground floor below is also partitioned and supported on columns. A corner stone at the southwest is dated 1882.

SURVEY

We met on March 21, 2019, to make our initial survey. We followed up on April 13, 2019 to view some test cuts in the ceilings to see concealed framing. My observations are as follows:

1. The tower and present interior main stairs are an 1882 addition. We can see the original exterior clapboard finishes on the gable wall inside within the upper steeple.
2. We have no information about the date of the original building.
3. The attic framing is visible from within the steeple. The roof is framed with scissor trusses made from sawn 2x6 lumber spaced at 34 inches. This lumber is fastened with square head bolts and nails which suggests it was built not long before the additions.
4. The second floor is not perfectly level. I can feel a slight incline down while walking from the middle of the room toward the exterior walls.
5. The second floor is completely open indicating it would have originally been the sanctuary.

6. At the second floor, some remnant original arches are within the original building in the bay next to the addition. Additionally, there is a timber beam supported on iron columns within that same bay. This arrangement suggests this bay may have been the original stairwell.
7. The first floor is divided into spaces in which some of the partitions are bearing walls. The inclusion of columns within the large interior space indicate this area may have been originally used for function gatherings.
8. Four wood posts support concealed timber beams in the middle of the main room. The second-floor beam seen through a cut in plaster measures 10x10 inches and is made of a good grade of softwood, likely Spruce-Pine-Fir species group. The joists are 2x10's spaces at 17 inches. The joists are mortised into 10 by 10-inch timber beams and reinforced with steel clip angles at their top halves.
9. The ground level is below grade. Most likely, this would have originally been an unfinished undercroft. Typically, these spaces had earthen floors, were damp, and were not well ventilated.
10. Concrete underpinning supports the stone foundation wall around the rear half of the building as seen from the exterior. This may have been done to lower the floor to allow the area to be finished for occupancy. If so, the front half which is mostly below grade would also have been underpinned.
11. The iron/steel columns in the basement likely replaced former masonry columns to make a more habitable space. Their bases are encased in split pipe welded together in an apparent attempt to repair columns with rusted bases.
12. The first-floor beam seen through a cut in plaster measures 12x12 inches and is made of a good grade of softwood, likely Spruce-Pine-Fir species group. The joists are 2x10's spaces at 15 inches. The joists are notched slightly on top of the timber beams.

EVALUATION

I reviewed my field sample observations of the framing to determine the likely strength of the floors for program use. Brittle cast iron columns were sometimes used in the late 1800's to support timber beams. Tougher steel columns replaced their use at the turn-of-the century. Sawn lumber was in use in the 1800's being cut with band saws or circulars saws in the latter half of the century. The lumber and timber are likely made from wood harvested in New England from timber species grouped as Eastern Softwoods or Spruce-Pine-Fir. The slope of the grain, density from probing, ring growth spacing, and knots present appear to qualify for Select Structural grade.

The State Building Code assigns live loads in pounds per square foot (psf) according to building use. For school use the following are required: classrooms, 40 psf; first floor corridors, 100 psf; upper floor corridors, 80 psf; and assembly, 100 psf. Snow loads are 30 psf on flat roofs and 18 psf on a 12 on 12 slope roof. If an existing building has framing insufficient to carry code loading, the building official will accommodate a lesser loading based on a limit of the number of people allowed in the space that is

proportionate to the actual capacity. The number of occupants will be posted on the premises.

Bear in mind, wood safety factors where actual strength divided by allowed strength is a ratio of at least four. The strengths include all sources of loading dead (self-weight of the constructions) and live (applied transient). Long-term past use is not necessarily proof of adequate strength. Finding undersized framing in old buildings is not unusual.

Ground level

1. The ground level is a slab on grade which is adequate strengthwise; the variation in grade needs consideration.
2. The underpinning as seen from the exterior appears adequate to continue service. The underpinning may be concealed by the hunched casing of the interior finishes.
3. The iron/steel pipes reinforced split pipe are unconventional repairs that should not be considered reliable. We know nothing of the footings supporting them.
4. Anticipate some anomalous framing concealed in the finishes. I saw an example in a closet under the front stairs on the west side.

First floor framing

1. The joists at the first-floor joists are adequate to carry a live load of 66 psf. The timber beams are adequate to carry 90 psf. The joists will limit the capacity to 66 psf.

Second floor framing

1. The tenon and mortise joinery of the joists to the beams weakens the joist ends. The repair clip angles are ineffective. The joists need to be resupported with face mounted stirrup hangers. The resupported joists at the second floor will be adequate to carry a live load of 75 psf. The timber beams are adequate to carry 5 psf. The joists will limit the capacity to 75 psf if the beam is strengthened to at least meet the capacity of the joists. The beams can be strengthened by adding a steel plate on the flat stitched to the underside of the beam.

Mezzanine framing

1. We have no data about the floor framing at the mezzanine level. The capacity is likely limited by the joists as they appear supported on walls and not beams. I would expect their capacity as adequate.

Roof framing

1. This roof is framed with scissor trusses. It is a style of roof framing common in the 1800’s to frame a gable roof with a vaulted ceiling. It includes a top chord at the roof slope, a bottom chord at the ceiling slope, a redundant horizontal tie at

the ceiling level, a horizontal upper tie where the bottom chord meets the top chord, and a hanger from the ridge down to the horizontal tie. This is a complex structure and difficult to analyze by hand methods available to the 19th Century builder. My truss evaluation indicates some of the truss members are vastly undersized. I have attached my computer analyses to help illustrate the roof framing condition. The figure on page 3 illustrates the existing member layout indicating member ids and sizes. The figure on page 4 illustrates reinforced member layout indicating member ids and sizes. The figure on page 5 illustrates the combined stress indices from code loading of the existing members. Stress indices between 0 to 1.0 are considered safe. Stress indices over 1.0 are unsafe. The figure on page 6 illustrates the combined stress indices from code loading of the reinforced members. These analyses include the weight of photovoltaic panels on the east half of the roof.

General Assessment

These assessments are based upon the limited samples. Variations in capacity are possible in the remaining unsampled areas. The roof requires strengthening whether or not photovoltaic panels are added. The second floor should not be used unless the beams in the first-floor ceiling are reinforced. The basement columns are not reliable and should be replaced.

The analytical and design tools available to the 19th century building were few. Often, they built from rules of thumb which may have not been relevant to the task at hand. Finding defects they left behind sometimes requires more survey time during design to uncover as many deficiencies as possible before contracting with a builder. For planning purposes, the team should carry a design contingency that reduces as survey and design uncover and resolve deficiencies. At bid time, carry a construction contingency known only to the owner and prime consultant.

For continuation of present use, the condition of the structure is adequate with the limitation the use remains the same and the second floor is unoccupied with the understanding the second-floor capacity is limited to use for workers to service the building for maintenance. An example maintenance crew of six would be spread over an area of a 25-foot square.

RECOMMENDATIONS

Existing deficiencies

1. Ground level pipe columns. Replace the pipe columns at the ground level. Include new footings. This will require some temporary shoring.
2. Second floor joists. Remove the plaster ceiling along the timber beams. Add stirrup hangers to the joists fastened to the timber beams.
3. Second floor beams. Remove strip of flooring over beam. Add 1/4-inch steel plates to the top and underside of the existing timber beams. Apply epoxy adhesive and ¼”x 2 ½” timber screws to bond the plate to the underside of the

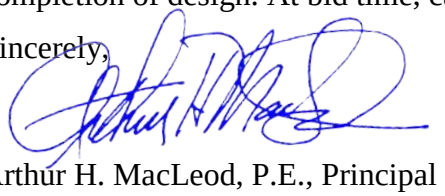
timber beams. Fasten with five columns of screws in spacings of 2”, 3” 4”, and 6” respectively in the first, second, third, and fourth sections of the span divided into one-eighth segments.

4. Roof trusses. Sister most members in the roof trusses to lower axial and bending stress to within allowable limits. Temporarily remove shingles and sheathing along the eaves to access the work. For planning purposes figure 5½ LVL as sisters.
5. Tower walls. Add one girt around the steeple at wall midheight.

Further investigation

Carry a 15 percent design contingency to cover budgeting costs for work until the completion of design. At bid time, carry a construction contingency of 7 ½ percent.

Sincerely,



Arthur H. MacLeod, P.E., Principal
MacLeod Consulting, Inc.

Attachments: five drawings showing floor plans, sections, and annotated photographs

Bill of Materials: Members

Material	Section	Count	Total Length ft	Total Volume in^3	Total Weight lb
Spruce-Pine-Fir (South)-Select Structural	FS 2x3	2	21	1502	33
Spruce-Pine-Fir (South)-Select Structural	FS 2x6	13	178	25674	565
Spruce-Pine-Fir (South)-Select Structural	FS 3x4	1	9	1324	29
Spruce-Pine-Fir (South)-Select Structural	FS 3x6	4	50	10849	239
Spruce-Pine-Fir (South)-Select Structural	FS 4x6	4	92	26369	580

Service Load Cases

Name	Source	SelfWeight	Loads	Pattern
D	Dead Loads	Vertical Direction	12	0
PV	Dead Loads	Exclude	1	0
S	Snow Loads	Exclude	4	0
W+X	Wind Pos X Loads	Exclude	4	0

Materials

Name	Elasticity, E psi	Poisson, ν	Density, γ lb/in^3	Thermal, α in/in/deg-F	Shear Modulus, G psi
Spruce-Pine-Fir (South)-Select Structural	1300000	0	0	2E-006	477239

Node Reactions

(extreme rows only)

Node	Result Case	FX lb	FY lb	MZ lb-ft
2	W+X	0	**163**	0
12	16-10S	**761**	**3608**	0
12	W+X	**-1457**	**163**	0

Design Groups

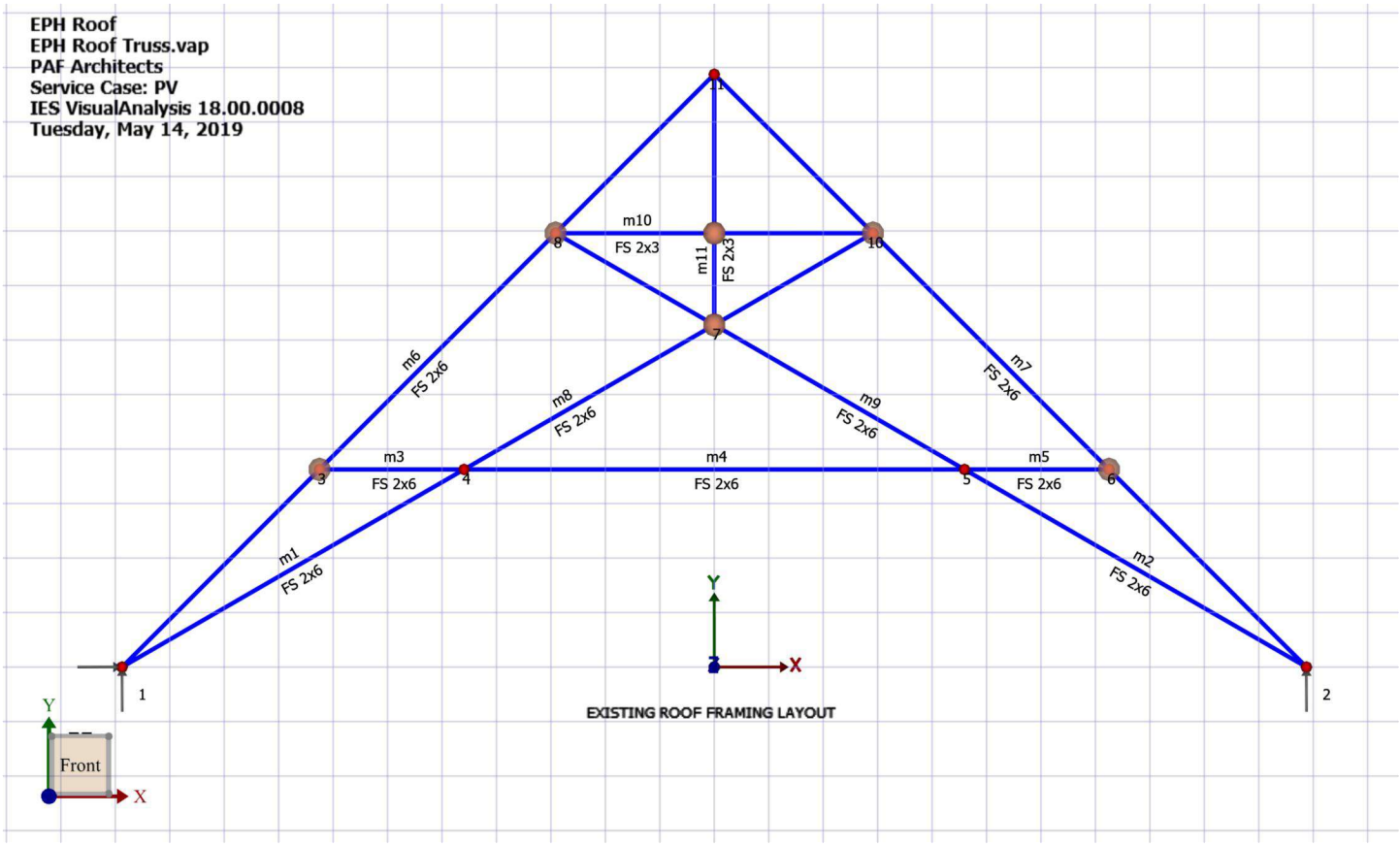
Name	Max Unity	Members	Design Shape	Design Material	Specification	Enabled	Overstrength
Bottom Chord	Not Available	0	Empty	Empty	NDS 2018 ASD	Enabled	Normal
Bottom Chord Crawl Space	1.03	2	FS 2x6	Spruce-Pine-Fir (South)-Select Structural	NDS 2018 ASD	Enabled	Normal
Bottom Chord Crawl Space 2	Not Available	0	Empty	Empty	NDS 2018 ASD	Enabled	Normal
Bottom Chord Crawl Space 2 Low	0.81	2	FS 3x6	Spruce-Pine-Fir (South)-Select Structural	NDS 2018 ASD	Enabled	Normal
Bottom Chord Crawl Space 2 Upper	0.40	2	FS 2x6	Spruce-Pine-Fir (South)-Select Structural	NDS 2018 ASD	Enabled	Normal
Bottom Chord Flat Ceiling	2.14	1	FS 2x6	Spruce-Pine-Fir (South)-Select Structural	NDS 2018 ASD	Enabled	Normal
Bottom Chord Flat Ceiling 2	0.73	1	FS 4x6	Spruce-Pine-Fir (South)-Select Structural	NDS 2018 ASD	Enabled	Normal
Bottom Chord Flat Crawl Space	0.62	2	FS 2x6	Spruce-Pine-Fir (South)-Select Structural	NDS 2018 ASD	Enabled	Normal
Bottom Chord Flat Crawl Space 2	0.79	2	FS 2x6	Spruce-Pine-Fir (South)-Select Structural	NDS 2018 ASD	Enabled	Normal

Design Groups (continued)

Name	Max Unity	Members	Design Shape	Design Material	Specification	Enabled	Overstrength
Bottom Chord Slope Ceiling	1.15	2	FS 2x6	Spruce-Pine-Fir (South)-Select Structural	NDS 2018 ASD	Enabled	Normal
Bottom Chord Slope Ceiling 2	0.86	2	FS 3x6	Spruce-Pine-Fir (South)-Select Structural	NDS 2018 ASD	Enabled	Normal
Hanger	1.02	1	FS 2x3	Spruce-Pine-Fir (South)-Select Structural	NDS 2018 ASD	Enabled	Normal
Hanger 2	0.50	1	FS 3x4	Spruce-Pine-Fir (South)-Select Structural	NDS 2018 ASD	Enabled	Normal
Top Chord 2	0.99	2	FS 4x6	Spruce-Pine-Fir (South)-Select Structural	NDS 2018 ASD	Enabled	Normal
Top Tie	100.00	1	FS 2x3	Spruce-Pine-Fir (South)-Select Structural	NDS 2018 ASD	Enabled	Normal
Top Tie 2	0.74	1	FS 4x6	Spruce-Pine-Fir (South)-Select Structural	NDS 2018 ASD	Enabled	Normal
Top chord	460.19	2	FS 2x6	Spruce-Pine-Fir (South)-Select Structural	NDS 2018 ASD	Enabled	Normal

Member Unity Checks

Member	Section	Unity Check	Status	Result Case	Code Reference	Type
m1	FS 2x6	1	Fail	16-10S	3.9-1	Combined Check
m2	FS 2x6	1	Fail	16-10S	3.9-1	Combined Check
m3	FS 2x6	1	Pass	16-8	3.9-3	Combined Check
m4	FS 2x6	2	Fail	16-10S	3.9-3	Combined Check
m5	FS 2x6	1	Pass	16-8	3.9-3	Combined Check
m6	FS 2x6	460	Fail	16-10S	3.9-3	Combined Check
m7	FS 2x6	460	Fail	16-10S	3.9-3	Combined Check
m8	FS 2x6	1	Fail	16-8	3.9-1	Combined Check
m9	FS 2x6	1	Fail	16-8	3.9-1	Combined Check
m10	FS 2x3	100	Fail	16-8	3.9-3	Combined Check
m11	FS 2x3	1	Fail	16-10S	3.8.1	Axial Check
m12	FS 3x6	1	Pass	16-10S	3.9-1	Combined Check
m13	FS 3x6	1	Pass	16-8	3.9-1	Combined Check
m14	FS 2x6	1	Pass	16-8	3.9-3	Combined Check
m15	FS 4x6	1	Pass	16-8	3.9-3	Combined Check
m16	FS 2x6	0	Pass	16-12W »+X	3.9-3	Combined Check
m17	FS 3x6	1	Pass	16-8	3.9-1	Combined Check
m18	FS 3x6	1	Pass	16-8	3.9-1	Combined Check
m19	FS 4x6	1	Pass	16-10S	3.6.3	Axial Check
m20	FS 4x6	1	Pass	16-10S	3.9-3	Combined Check
m21	FS 2x6	0	Pass	16-10S	3.9-1	Combined Check
m22	FS 2x6	0	Pass	16-8	3.9-1	Combined Check
m23	FS 4x6	1	Pass	16-10S	3.6.3	Axial Check
m24	FS 3x4	0	Pass	16-10S	3.9-1	Combined Check


EPH Roof
EPH Roof Truss.vap
PAF Architects
Service Case: PV
IES VisualAnalysis 18.00.0008
Tuesday, May 14, 2019
m1
FS 2x6
m2
FS 2x6
m3
FS 2x6
m4
FS 2x6
m5
FS 2x6
m6
FS 2x6
m7
FS 2x6
m8
FS 2x6
m9
FS 2x6
m10
FS 2x3
m11
FS 2x3
1
2
3
4
5
6
7
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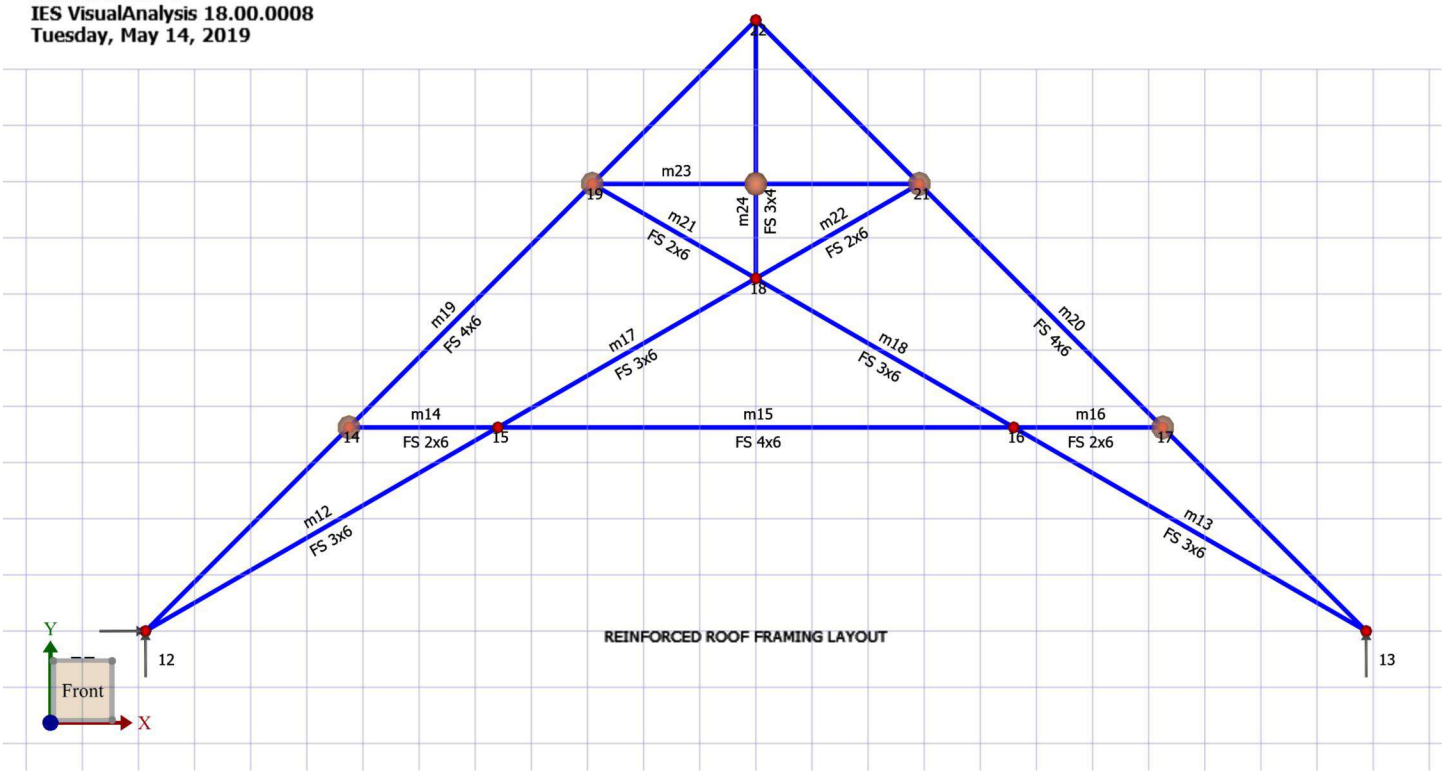
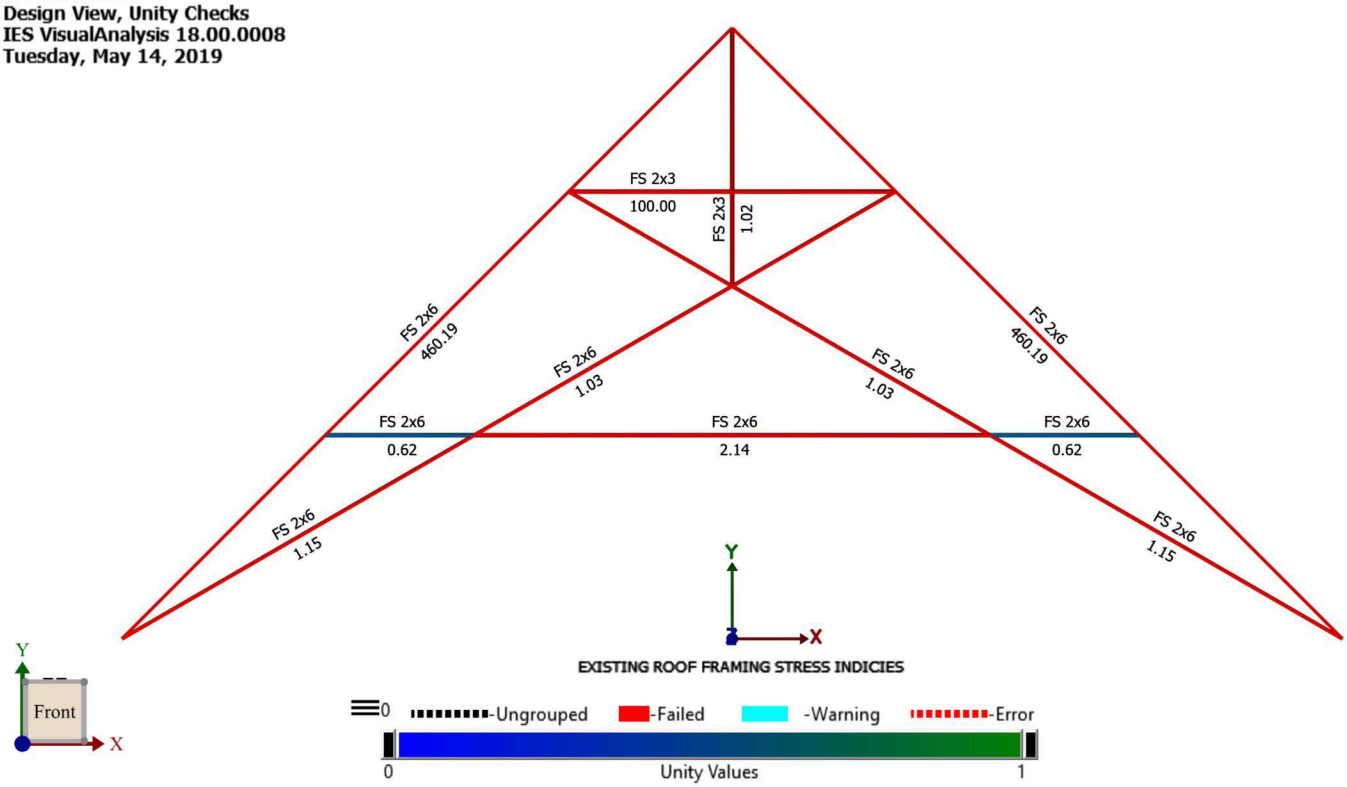
Y
X
Front
EXISTING ROOF FRAMING LAYOUT

EPH Roof
EPH Roof Truss.vap
PAF Architects
Service Case: PV
IES VisualAnalysis 18.00.0008
Tuesday, May 14, 2019



EPH Roof
EPH Roof Truss.vap
PAF Architects
Design View, Unity Checks
IES VisualAnalysis 18.00.0008
Tuesday, May 14, 2019



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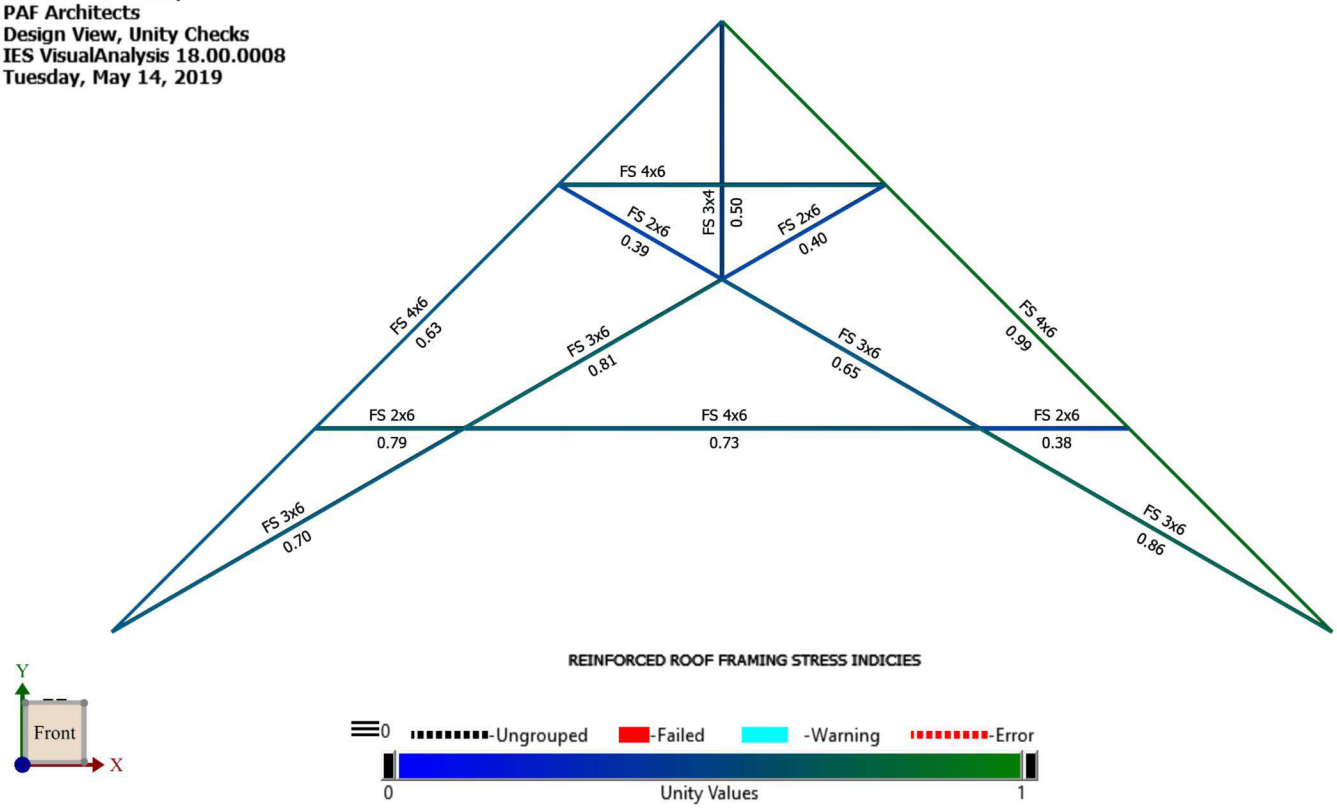

VINCENT A. DiIORIO, INC.
CONSULTING ENGINEERS
89 Access Road, Suite 18
Norwood, Massachusetts, 02062

April 12, 2019

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SUBJECT: Elizabeth Peabody House Electrical Evaluation Report

Vincent A. DiIorio, Inc. has been contracted to provide an engineering survey of the existing Mechanical and Electrical Services for the existing building. The purpose of the study is to evaluate and determine the condition and validity of the existing services to the building along with the condition of the existing service equipment, lighting, load center feeders, load centers, fire alarm equipment and HVAC and plumbing components throughout the building.

A Field survey was conducted on Thursday March 21, 2019 with John Freeman and Sam Dennis of Platt Anderson Freeman Architects. This office surveyed the entire building to review all mechanical and electrical aspects of the building systems.

Please note that renovations often occur in many of these systems and the information presented in this report represents the conditions found during the survey and cannot account for subsequent changes.

ELECTRICAL DISTRIBUTION SYSTEM

The electrical service arrangement consists of 200 amps @ 120/240 volts, single phase, three wire overhead service lateral that enters the building via a 200-amp meter socket on the back of the building. The service lateral originates from a 50 KVA pole mounted transformer located on Eversource pole #49/2 on Grant Street.

The overhead service conductors are spliced at a weather-head approximately 20'-0" above grade, then runs in PVC conduit down to the meter socket before entering the building in the boiler room at the lower level. The cables are terminated in a 200-amp load center that has a 200-amp thermal magnetic Main Circuit Breaker in it.

The boiler room is also the location were the grounding electrode is derived. A bare copper grounding conductor is installed in a ¾" conduit that runs to the copper ground rod. The ground cable is connected to the ground rod through the use of a grounding clamp. The connection was loose and could be easily lifted off. This leaves the building with no reference to ground and becomes a hazard for the building. Without a reference to ground, circuit breakers may not trip when they are supposed to and ground fault receptacles may not operate.
It was notice that there was no supplemental grounding electrode at the service location. Article 250 of the National Electrical Code (NEC) requires that a supplement grounding electrode be installed at all services. This needs to be rectified as soon as possible. This could be achieved by installing a ground conductor to the metallic water piping system near the main load center and connecting to the grounding conductor that is tied to the ground rod with an approved grounding clamp.

It was noticed that the main load center and the adjacent supplemental load center was mounted at a height that does not comply with accessibility requirements dictated in the NEC. Article 240.22 states; "Circuit breakers and fuses must be readily accessible, and they must be installed so the center of the grip of the operating handle of the fuse switch or circuit breaker, when in its highest position, isn't more than **6 feet, 7 inches** above the floor or working platform". The main load center in boiler room does not comply with this requirement. The main circuit breaker and number of the branch circuit breakers are located above the 6'-7" requirement. When renovations take place the existing arrangement will need to be corrected. See Photo 1.

Photo #1

There are two other load centers within the facility. There is one on the second floor located on the stairs leading to the mezzanine and another one at the mezzanine level. The load center on the second floor is recessed in the wall of the stairs and is a 12 circuit load center with 4 spaces for future circuit breakers. The load center at the mezzanine level is 20 circuit load center and primarily serves the theatre lighting and equipment. These load centers are showing signs of wear and should be upgraded if renovations are being considered. See Photos #2 & #3.

Photo #2 (Stair)

Photo #3

All the load centers currently provide power to the boilers, interior lighting, exterior building, receptacles, bathroom fans, fire alarm system, auditorium equipment, etc... These systems and items are wired with a myriad of wiring methods. The methods used are Type "MC" Metal Clad cable, Type "NM" Non-Metallic Sheath

cable and wiremold with building wire within it. All of these are acceptable wiring methods and appeared to be installed throughout the building. In some cases the “NM” and “MC” cables need to be supported more frequently than they are currently. The NEC requires supports for this type of cable to be every 6’-0” on center from the building structure and should be done in a neat and workmanlike manner. See Photo #4

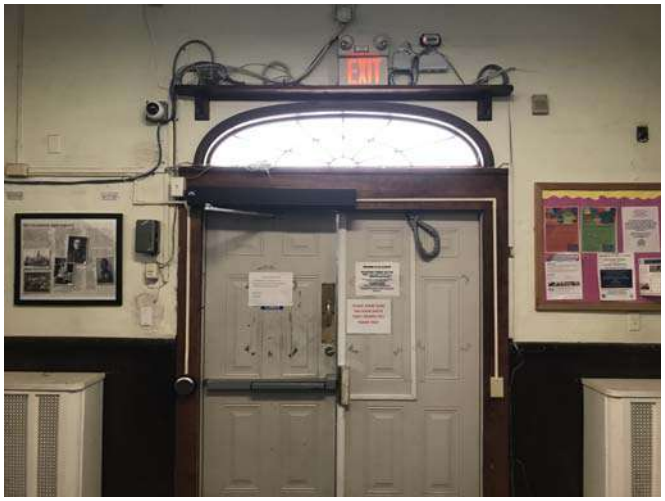

Photo #4

During the survey it was noticed that each load center has plug-in type circuit breakers and a hand written directory of the items being served.

Outlets throughout the building vary between 15 and 20 amp receptacles and are spaced inconsistently. It appears that receptacles have been added, on and as-needed basis. Most appear to be in working order but are old and are in need of replacement. The receptacles in the Day Care portion of the facility need to be replaced with Tamper Resistant type receptacles to comply with Massachusetts State Building code requirements for Day Care Facilities.

Most of the adult bathrooms are not equipped with a Ground Fault Circuit Interrupting (GFCI) type receptacles. These devices should be installed within these bathrooms if renovations are being considered.

It was noticed that in a number of locations plug strips and extension cords were being used to provide for additional items to be plugged in or circuit to be extended to user locations. Plug strips should be used as a last resort to provide power to equipment or appliances. If renovations are being considered additional branch circuits with new outlets should be added where power is required. See Photo #5

Photo #5

LIGHTING

Lighting throughout the building consists predominantly of pendant mounted fluorescent wraparound type light fixtures. These light fixtures are very old and some had broken lens and were equipped with T8 fluorescent lamps. A number of the rooms on the first floor had light fixtures with pull chains in lieu of switches. See Photo #6.

The auditorium area lighting had screw-in compact fluorescent lamps installed in what appeared to be the original chandelier sockets. These fixtures appear to be original with the building. This same condition was found in the front stairs leading to the auditorium. See Photo #7.

The day care portion of the building has gone through a more recent renovation and has newer 2 x 2 recessed lighting that is switch controlled. These fixtures are in good working order and could remain.

The balance of the lighting within the building should be replaced with new LED energy efficient light fixtures. New LED lighting would save energy and don't require lamp replacement. Most LED light fixtures today have a 50,000 hour life expectancy and there could be rebate money available from Eversource to help defray the cost of replacement. All the lighting should be controlled with Vacancy sensors within each area or room. These devices are also eligible for rebate money.

Photo #6

Photo #7

FIRE ALARM SYSTEMS

The building is equipped with a Firelite MS-4424B four zone fire alarm control panel and dual phone line communicator. See Photo #8 and Photo #9.

Photo#8

Photo #9

The system consists of pull stations at each exit doors, system connected smoke detectors throughout the building, system connected heat detectors, system connected carbon monoxide detectors and audio/visual notification devices.

The system is monitored and communicates to a central station in the event of an alarm, supervisory or trouble condition.

The system is zone by floor as follows zone #1 covers the basement area, Zone #2 covers the first floor and Zone #3 covers the auditorium level.

During the investigation it was noticed that there are various types and ages of the detectors. All detectors have a shelf life and should be routinely replaced as they age should be completely replaced not one at a time. By doing a wholesale replacement it ensures the proper protection throughout the building.

Although this system is working this office would recommend that a new addressable panel with matching addressable devices be installed. This would provide point identification for the fire department and allow them to react faster upon arrival the exact point of the incident. We would also recommend the use of a dual path IP/cellular communicator tied to the each panel. This would eliminate the need for the telephone lease lines and provide a point ID for the central station.

SECURITY SYSTEM

There is a security system within the building that consists of exterior cameras, door contacts on the exterior doors and motion sensors on the first floor, computer room and in the day care. The main key pad is located adjacent to the fire alarm control panel (See Photo #8). The system appears to be monitored by a central station similar to the fire alarm system.

Wiring to the devices mentioned above is run in wiremold and fished in walls and ceilings were it was possible to the various devices.

The system appears to be in good working order.

SUMMARY

The service equipment is showing age and should be replaced along with relocating the main panel to the proper height. Proper grounding should be accomplished and arc-fault circuit breakers should be used for the day care branch circuits. The load center in the stairs on the second floor should be relocated out of the stairs to a location where proper working clearance can be obtained. Additional branch circuits should be installed at all locations to avoid the use of plug strips.

New receptacles should be installed at all locations and the day care should be equipped with Tamper Resistant receptacles to provide maximum protection for all occupants.

All kitchen and bathroom circuits should be equipped with ground fault circuit interrupting (GFCI) circuits/outlets and the use of extension cords should be avoided.

Permanent cord drops should be installed at the auditorium for any theater equipment/lighting which may require a larger ampacity panel at the mezzanine. The cord drops should be installed in a ladder or basket tray system so they are properly supported and comply with the NEC.

As renovations take place and new lighting should be energy saving LED lighting which can be dimmed and can have varying Kelvin temperatures from 2700K to 5000K depending on the different tasks or occupancies throughout the building.

A new addressable fire alarm system with new addressable devices should be considered along with a dual path IP/cellular communicator tied into the panel.

BUDGET ESTIMATE

New Service, Grounding and Distribution Equipment	$35,000.00
Receptacles and Branch Circuit Wiring	$30,000.00
Tamper Resistant Outlet Replacement in Day Care	$6,000.00

Cord Drops and associated Branch Circuit Wiring	$7,500.00
Lighting per recommendations mentioned above (except Day Care)	$50,000.00
Addressable Fire Alarm system	$50,000.00
Support Wiring for the proposed HVAC equipment	$10,000.00
Decorative Lighting Allowance	$15,000.00
Contingency	$20,000.00
Total Budget Estimate	**$223,500.00**

Excluded in these prices are any Theater Lighting and Theater Lighting Controls

MECHANICAL SYSTEMS

On Thursday March 21, 2019 Joel Gordon and Matt Morrissey from Building Facilities Engineering Company met you and the architects to perform an HVAC and Plumbing evaluation of the existing systems and to report its condition and make recommendations to repair or replace equipment and associated appurtenances.

HVAC

The existing heating system is a one pipe gravity steam system with cast iron radiators scattered throughout various rooms, not all spaces. The radiators are controlled from non-electric self-contained control valves mounted right on the radiator (see photo #1). Most of the steam piping was not insulated. The parts that were insulated with foam type Armaflex type insulation but none of the fittings were insulated. Each radiator is enclosed in a perforated metal enclosure (see photo #2). There was one radiator in the attic that did not have an enclosure (see photo #3). In several cases there was some kind of furniture up against the enclosure disrupting the inflow of air to the radiator making it very inefficient (see photo #4). Each cast iron section appeared to show wear and tear, the silver paint wearing off looking like rust spots (see photo #5).

Photo #1

Photo #2

Photo #3

Photo #4

Photo #5

The basement was heated from a steam horizontal unit heater model 3HS33S01, 33 mbh heating capacity, and 1/125 motor (see photo #6). Not all rooms in the basement were directly heated. It depended upon the heat from the unit heater to migrate throughout the basement. There were many hot and cool spots.

The boiler room was located in the basement. There was debris everywhere. There was one oil fired boiler producing steam to all the cast iron radiators (see photo #7). The boiler is a Weil McLain model #678 with an input of 5.50 gph, 789 mbh gas input rating, 643 mbh gross output, 559 mbh net rating and 15 psi steam working pressure. The boiler looked like it has exceeded its life expectancy. The oil burner appeared rusty but was operating. Again none of the piping in the boiler room was insulated. There were plastic pails under the McDonnell Miller controls to collect the condensate for blowdown (see photo #7). The controls were McDonnell Miller model # 247-2 mechanical water feeder and low water cut-off and McDonnell Miller model #2M switch with manual reset. A floor drain would be more appropriate for this use. It appeared the boiler controls were adequate and working. There were two adjacent 275 gallon fuel oil tanks in the boiler room vented to outside (see photo #8). The oil tanks were all rusted. There did not appear to be adequate ventilation for combustion in the boiler room. The flue from the boiler connected to the masonry chimney on the opposite side of the water heater flue. The boiler flue did not appear to be type "B" double wall (see photo #9). There were ceiling exhaust fans in each bathroom. Not all worked and some that did were noisy. There were abandoned exhaust fans in the basement bathroom walls (see photo #10).

Photo #6

Photo #7

Photo #8

Photo #9

Photo #10

PLUMBING

Each bathroom had a water closet and a lavatory. Some were suited for handicap use and some were suited for children's use with the low mount water closets. Not all the handicapped lavatory drains and hot water pipes were insulated to protect a handicap person on a wheel chair from burning themselves (see photo #11). All drains and hot water piping to handicapped fixtures must be insulated.

There was a gas fired domestic water heater with storage (see photo #12). It was a Rheem model #SG50T12AVGOO, 40 mbh input and 50 gallon storage capacity. The water heater appeared to be in good condition. None of the piping to and from the water heater was insulated (see photo #13). All the hot and cold domestic water piping including fittings should be insulated. We did not see a recirculation line. We could not find the water meter or where the cold water service entered the building. There was a gravity vented flue pipe connected to the water heater and connected to the brick chimney. The connection at the chimney could use a new or tighter thimble. The chimney appeared to require some major pointing. The grout appeared to be missing in many spots.

Photo #11

Photo #12

Photo #13

VENTILATION

Throughout the building there did not appear to be any ventilation. We assume they depended upon opening the windows. This should be incorporated when the system is decided to be upgraded.

AIR CONDITIONING

Throughout the building there did not appear to be any air conditioning. There were window air conditioners on the floor in various rooms throughout the building. A centralized, dedicated system should be incorporated when the system is decided to be upgraded.

SUMMARY

In summary, the least expensive way to heat the building with limited expense would be to try to maintain the steam boiler system. This is not an efficient way of heating especially when it is only a one pipe system. The

boiler and associated controls should be replaced and the steam piping should be insulated. Additional steam radiators might have to be added to heat the building properly. That will not be known until heat loss calculations have been performed and analyzed. The radiator controls should also be replaced.

A more efficient heating system would be to design a new hot water heating system. This would require a new hot water boiler, piping, finned tube radiation, pumps and all the necessary appurtenances that go along with the appliances including controls. We recommend eliminating the fuel oil and convert to natural gas. The boilers can be 90% plus efficiency and you will be available to qualify for rebates.

Regardless which method of heating you select, you still need to consider ventilation by Code. The only alternative you have with heating with steam or hot water would be to design energy recovery ventilators. We take the outside air through an air to air heat exchanger and it gets heated through the exhaust air we send through it. An electric duct heater will have to be supplemented during the winter months to assure the supply temperature is not a nuisance or too low.

The only subject not mentioned to date is to air condition the building. If you decide to keep the steam boiler system or even convert over to the hot water boiler system we previously mentioned, you would want to consider cooling only ductless splits. This would have one or more wall mounted fan coils connected to a condensing unit outside. The benefit here is you can have multiple indoor units connected to a single outdoor unit.

If you decide to eliminate the two boiler systems all together, then we would suggest a ductless heat pump system. It would be described as the same as the ductless cooling only units described above except the outdoor units would be heat pumps and the indoor units can heat and/or cool still connecting to a single unit outside. With this system you will be able to have simultaneous heating and cooling. One room can cool while the other is heating. You will still need an energy recovery ventilation system for outside air ventilation.

In conclusion, if you want a more efficient HVAC system from what you have we recommend the last recommendation, the ductless heat pump system. If you have no desire to air condition we would then recommend changing to a hot water gas boiler system.

BUDGET ESTIMATES

ALTER STEAM SYSTEM

Add cast iron steam radiators, unit heaters, new gas steam boiler, piping and necessary appurtenances that are required.	$80,000.00
REPLACE EXHAUST FANS	**$**1,200.00
ADD VENTILATION	
Add two energy recovery ventilators.	$20,000.00
Total for Steam	**$101,200.00**
NEW HOT WATER SYSTEM WITH FINNED TUBE RADIATION New boiler, piping, insulation, finned tube radiation. etc. Add two energy recovery ventilators.	$240,000.00

REPLACE EXHAUST FANS **$**1,200.00

Total for hot water **$241,200.00**

AIR CONDITIONING WITH COOLING ONLY DUCTLESS WALL MOUNTED UNITS

New wall mounted units	$225,000.00
New hot water system	$241,000.00
Add two energy recovery ventilators.	$20,000.00

Total for air conditioning with cooling **$486,000.00**

AIR CONDITINING WITH HEATING/COOLING HEAT PUMP DUCTLESS WALL MOUNTED UNITS

New wall mounted units	$350,000.00
Add two energy recovery ventilators.	$20,000.00
Replace exhaust fans	**$**1,200.00

Total for air conditioning with cooling **$371,200.00**

Vincent A. DiIorio, Inc. and Building Facilities Engineering Company liability is limited to observations and visual inspections only. We have made professional judgements based on our experience level. We take no responsibility on actual costs associated with our recommendations. We are not contractors, installers or estimators.

If there you have any questions or concerns regarding the information above, please do not hesitate to contact this office.

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April 22, 2019

Mr. John Freeman, AIA
Platt Anderson Freeman Architects
Elizabeth Peabody House
Broadway, Somerville, MA 02145

VIA EMAIL

Project #01136.812

RE: Due Diligence Visual Assessment Report for Asbestos, Lead Paint and Hazardous Building Materials and Abatement Cost Estimate, 275 Broadway, Somerville, Massachusetts

Dear Mr. Freeman,

As requested, Axiom Partners, Inc. (AXIOM) performed a due diligence visual assessment for asbestos-containing materials (ACMs), Lead Paint and Hazardous Building Materials at the above referenced building. This is considered a due diligence "visual assessment" report for hazardous building materials. Building material testing for asbestos and lead paint is required to determine content. This inspection was performed on March 21, 2019, by AXIOMs inspector, Ms. Heather Baron. The purpose of this investigation is to inventory suspect hazardous building materials prior to property acquisition.

In regard to the asbestos inspection, suspect building materials are identified in two generally categories based on the age of the structure and our experience with a variety of suspect ACMs. Suspect building ACMs are categorized as **higher probability or lower probability** materials. It must be noted that even the high probability ACMs require testing to determine asbestos content and are only categorized (as high probability) based on age, condition and function.

It must be noted that no apparent hazardous building material is in a bad or poor condition in building spaces where children are present.

Refer to Attachment A for Photographic Documentation of the due diligence survey.

1. Site Description

This is a two-story wood framed building with a basement, mezzanine and attic spaces (approximately 18,000 square feet in size). The building has a pitched asphalt shingle roof. This building is a former church and is now used for Day Care and other teaching and social activities. Exterior building materials include a front brick façade, wood siding/clapboard, wood windows and a brick foundation. Interior furnishings include gypsum wall board, plaster walls, ceiling tiles, wood and resilient flooring materials.

2. SURVEY OBSERVATIONS

Suspect Asbestos Materials – AXIOM performed a walk-through of the building to identify potential ACMs in the building. In general, most building materials are suspect for asbestos and require testing to determine asbestos content. Based on the categories (higher probability and lower probability), AXIOM grouped building materials, as appropriate, during the visual assessment. Higher probability building materials typically include thermal insulation, floor tiles & mastics, caulking/sealants, textured plaster and sprayed-on fireproofing materials. Lower probability materials include ceiling tiles, wall/ceiling board, smooth plaster joint compound and asphaltic roof shingles.

During this investigation, the lower level of the building contains newer pipes with fiberglass and rubber pipe insulation. These are considered non-suspect ACMs. The floor tiles in the lower level were also observed to be new and in good condition, however, there is evidence of older floor tiles (second layer) underneath newer tiles. The food pantry flooring also looks new and is in good condition. The Boiler Room has suspect thermal insulation in the form of pipe and fitting insulation. While some of the insulation appears to be new, there is evidence that some of the older insulation exists on pipe runs in this area. These older insulated pipes may also exist in concealed areas such as pipe chases within walls and above ceiling spaces.

Refer to Attachment B for the suspect ACM inventory.

Suspect Lead Paint -

AXIOM performed a walk-through of the building to identify potential lead paint in the building. Historically, lead was added to paint because its color stability properties made it a desirable pigment and because it enhances durability. Lead-Containing Paint (LCP) becomes harmful when ingested or inhaled as dust or fumes. Once lead was proven to be a health hazard, it was officially banned in 1978 from paints used in residences. Paints applied to building material prior to 1978 are suspect for lead.

In many areas of the building, the walls and ceilings appear to have multi-layers of paint applied over the years. This was observed in the first and second floors and in the attic space. In many areas the paint is starting to chip and is uneven underneath the most recent layer of paint. The decorative wooden wall panels in the main room are in decent condition with some paint chipping. Most of the bathrooms had walls with new paint that is in good condition. Although some updates have been made, the first floor is still dated. The second floor and the room above the auditorium, or attic has damaged paint on the ceilings, floors and walls. The lower level, or basement, has been renovated over the years and the paint looks new. Paint on the window sills in the basement entrance looked dated and was peeling.

Hazardous Building Materials - AXIOM conducted an inspection of the building to identify suspect hazardous building materials. Examples of this include, but are not limited to, PCB-containing fluorescent light fixture ballasts, electrical transformers, mercury-containing equipment (fluorescent light bulbs), thermostats, chlorofluorocarbons (CFCs) in refrigeration equipment, and miscellaneous building hazardous materials (containers, paints cleaners, etc.).

Refer to Attachment C for the Hazardous Building Materials inventory.

Refer to Attachment D for the ACM, Lead Paint and Hazardous Building Materials Abatement Cost Estimate.

3. LIMITATIONS AND EXCLUSIONS

1. Based upon our scope of work, time constraints and building access issues, this investigation is cursory in nature.

2. AXIOM did not sample any materials as part of this investigation, and we were not provided with any existing data/reports.

3. AXIOM conducted a walkthrough of the basement, first and second floors and the attic; access to the roof was not possible, therefore it was excluded in this survey. Areas that were locked or had restricted access were not inspected. Whenever possible we identified and accounted for suspect ACMs in those locations.

4. AXIOM used floor plans provided to us to estimate quantities of certain suspect ACMs. No field measurements were made; quantities are estimated.

4. COST ESTIMATE ASSUMPTIONS

1. Unit prices were not yet adjusted to account for removal of multiple ACMs; a cost savings will likely be realized where multiple ACMs are present
2. Includes materials, labor, equipment, notifications/permits, transportation and disposal
3. Based on current market conditions by union contractors
4. Power, water and heat provided by the Owner
5. Does not include demolition to access concealed ACMs

Please call us if you have any questions or wish to discuss.

Sincerely,

for
Heather Baron
Inspector

Edward Kearney, CIH
Project Manager

attachments: Site Photographs, Asbestos/Hazardous Building Materials Inventory Worksheets, Hazardous Building Materials Abatement Cost Estimate

ATTACHMENT A

Photographic Documentation

Photo 1
Outside of Elizabeth Peabody House in Somerville MA.

Photo 2
Window caulking on windows sills. High probability of ACM. Throughout basement and first floor.

Photo 3
Heater with high probability fire proofing ACM inside. Throughout first and second floor.

Photo 4
Boiler room with high probability of ACM in furnace and in pipe joint compounds.

Photo 5
Windows throughout building. Window caulking, and glazing has a high probability of ACM.

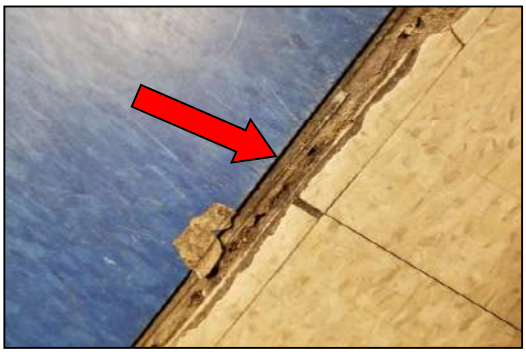


Photo 6
Close-Up floor tile and assumed mastic (multi-layered). High probability ACM. Throughout First floor and basement

ATTACHMENT B

Suspect ACM Inventory

SUSPECT ACM/PACM INVENTORY

BLDG NAME: Elizabeth Peabody House **FLOOR(S): 1-3 and attic**

DOC: _____ **DESCRIPTION/CONSTRUCTION: Old Church repurposed to an education center**

NOTES: _____

Material	Location	Quantity	Category[1]	Notes
Floor Tile/Tile Mastic	Backroom 1	~200 SF	High Probability	Some damage
Window Caulking	Throughout Building	50 windows	High Probability	Looks original/old
Window Glazing	Throughout Building	30 windows	High Probability	Only stained-glass windows. Original windows
Pipe Fitting Insulation	Backroom 1	5 Fittings	High Probability	Small amount of insulation visible
Pipe Insulation	Room 1	10 LF	Low Probability	New and looked like Fiberglass
Chalkboard	Room 1	6x4 ft (door)	Low Probability	Looked new
Floor Tile/Tile Mastic	Backroom 3	400 SF	High Probability	Some damage
Mastic on Wood Floor	Room 1 Throughout and Backroom 2	~600 SF	High Probability	Some damage, layers of flooring obvious
Ceiling Tile	Restroom 1-4	~50 SF	Low Probability	Looked newer- homogenous
Window Glazing	Entrance Doors to Room 1	6x4 and 4x1	High Probability	Doors looked old if not original
Pipe Fitting Insulation	Auditorium	~20 Fittings	High Probability	Insulation not visible from distance

[1] **P**robable/**Po**ssible/**O**ther

SUSPECT ACM/PACM INVENTORY

BLDG NAME: Elizabeth Peabody House **FLOOR(S): 1-3 and attic**

DOC: _____ **DESCRIPTION/CONSTRUCTION: Old Church repurposed to an education center**

NOTES: _____

Floor Tile/Tile Mastic	Throughout Basement	~600 SF	High Probability	Top layer looked worn but in good condition, could be more layers underneath
Pipe Fitting Insulation	Throughout Basement	~50 Fittings	High Probability	Insulation visible on Modine Heaters in Daycare rooms
Pipe Insulation	Throughout Basement	10 LF	Low Probability	New and looked like Fiberglass
Pipe Fitting Insulation	Boiler Room	~30 Fittings	High Probability	Different colors/ages of pipe dope visible
Furnace/Boiler	Boiler Room	1	Low Probability	Insulation/elements inside unknown
Heaters	Throughout Building	~15 SF	Low Probability	Some were newer than others, but the presence of heat resistant lining on inside is unclear
Spray on Foam Insulation	Attic Storage 2	~20 SF	Low Probability	Sprayed on floor/wall joint, inside/under floor, wall corners

ATTACHMENT C

Hazardous Building Materials Inventory

Hazardous Building Materials Inventory
Elizabeth Peabody House,
275-277 Broadway St, Somerville, MA 02145

Fluorescent Light Bulbs and Ballasts

Description	Qnty.	Location	Manufacturer	PCB Content
4', 2 Bulbs-Fluorescent	10	Room 1	N/A	Assumed
3 in, 2 Bulbs-Emergency Lights	4	Room 1	N/A	
4', 2 Bulbs-Fluorescent	1	Backroom 1	N/A	Assumed
2', 1 Bulb	20	Backroom 2	N/A	
4', 2 Bulbs-Fluorescent	2	Backroom 3	N/A	Assumed
1', 1 Bulb	1	Restroom 1	N/A	
3 in, 2 Bulbs-Emergency Lights	1	Restroom 1	N/A	
4', 2 Bulbs	1	Restroom 2	N/A	
1', 1 Bulb	1	Restroom 3	N/A	
3 in, 2 Bulbs-Emergency Lights	2	Restroom 3	N/A	
4', 2 Bulbs-Fluorescent	1	Restroom 4	N/A	Assumed
3', 2 Bulbs	2	Office	N/A	
4', 2 Bulbs-Fluorescent	1	Entrance	N/A	Assumed
3 in, 2 Bulbs-Emergency Lights	1	Entrance	N/A	
3 in, 2 Bulbs-Emergency Lights	2	2nd Flr Entrance	N/A	
3 in, Philament round	9	2nd Flr Entrance/Stairway up	N/A	
3 in, Philament round	1	Storage 1	N/A	
3 in, Philament round	10	Storage 1	N/A	
3 in, Philament round	1	Storage 2	N/A	
5 in, CFC Curly Lights	6	Auditorium	N/A	
3 in, 2 Bulbs-Emergency Lights	1	Auditorium	N/A	
3 in, Philament round	1	Attic Storage 1	N/A	
4', 1 Bulb	1	Attic Storage 1	N/A	
4', 2 Bulbs-Fluorescent	3	Basement Entrance	N/A	Assumed
4', 2 Bulbs-Fluorescent	2	Basement Restroom 1	N/A	Assumed
4', 2 Bulbs-Fluorescent	1	Basement Restroom 2	N/A	Assumed

2', 2 Bulbs	8	Daycare 1	N/A	
2', 2 Bulbs	1	Basement Office	N/A	
2', 2 Bulbs	2	Basement Hallway	N/A	
4', 2 Bulbs	4	Food Pantry	N/A	
2', 2 Bulbs	11	Daycare 2	N/A	
3 in, Philament round	1	Basement Storage 1	N/A	
3 in, Philament round	2	Boiler Room	N/A	

HVAC/Refrigeration Equipment

Description / Location	HVAC Manufacturer	Number of Units	Estimated Amount/Type of Refrigerant
Refrigerator (regular)/ Room 1	Unknown	1	Unknown/ Unknown
Air Conditioner (window-mounted)/ Auditorium	Unknown	2	Unknown/ Unknown
Refrigerator (regular)/ Food Pantry	Unknown	2	Unknown/ Unknown
Refrigerator (industrial)/ Food Pantry	Unknown	1	Unknown/ Unknown
Freezer (rectangular)/ Food Pantry	Unknown	1	Unknown/ Unknown

Mercury-Containing Equipment

Description / Location	Manufacturer	Quantity
4', 2 Bulbs, Fluorescent Light Bulbs/Throughout Building	N/A	~25

Miscellaneous Hazardous Building Materials/White Goods

Description / Location	Quantity
Batteries Assoc. w/ Exit Signs / 1st Floor Throughout	3
Fire Extinguisher / 1st Floor Throughout	2
Batteries Assoc. w/ Emergency Lighting / 1st Floor Throughout	5
Computer Monitor /1st Floor Throughout	7
Computer Tower / Backroom 3	1
Printer / Backroom 3 & Office	2
Misc. Cleaning Chemicals / Room 1	15

Hazardous Building Materials Inventory
Elizabeth Peabody House,
275-277 Broadway St, Somerville, MA 02145

Description / Location	Quantity
Batteries Assoc. w/ Exit Signs / 2nd Floor Throughout	4
Fire Extinguisher / 2nd Floor Throughout	6
Fire Extinguisher / Attic Storage 1	1
Interior Paint / Storage 1	60
Floor Finish 5 gal / Storage 1	10
Exterior Paint/Finish 5 gal / Storage 1	10
Misc. Bottles Chemicals/Cleaning Supplies / Storage 1	30
Computer Monitors / Storage 1	5
Computer Towers / Storage 1	4
Television / Attic Storage 1	1
Computer Monitor / Attic Storage 1	3
Computer Tower / Attic Storage 1	4
Printer / Attic Storage 1	2
DVD Player / Attic Storage 2	2
Batteries Assoc. w/ Emergency Lighting / 2ndFloor Throughout	3
Batteries Assoc. w/ Emergency Lighting / Basement Throughout	5
Fire Extinguisher / Basement Throughout	2
Misc. Cleaning Chemicals / Basement Restroom 1&2	10
Art Paint / Daycare 1&2	20
Misc. Cleaning Chemicals / Daycare 1&2	25
Laundry Detergent 1 gal / Basement Storage	5
Computer Monitor / Basement Office	1
Computer Tower / Basement Office	1
Printer / Basement Office	1
Misc. Chemical Bottles / Boiler Room	8
Quick Dry Cement Bag / Attic Storage 1	1

ATTACHMENT D

Abatement Cost Estimate
ACMs, Lead Paint and Hazardous Building Materials

Abatement Cost Estimate - Elizabeth Peabody House
275-277 Broadway Street
Somerville, MA 02145

ACM "High Probability" Abatement Estimate

Material	Location	Quantity	Estimated Removal Cost
Window Glazing	Throughout Building	50	$25,000
Window Caulking	Throughout Building	30	$15,000
Door Glazing	Doors to Room 1	2 units	$1,000
Pipe Fitting Insulation	Backroom 1, Auditorium, Boiler Room, Basement	~105 Each	$10,000
Floor Tile & Mastics	Backrooms 1, 3, Basement	1,200 SF	$4,800
Floor Mastics on Wood	Room 1, Backroom 2	600 SF	$2,500
Sub-Total Estimate			**$ $58,300**

ABATEMENT COST ESTIMATE SUMMARY TOTAL

Description	Estimated Removal Cost
ACM Abatement Estimate (High Probability)	$ 58,300
Lead Paint - Contingency	$ 5,000
Hazardous Building Materials - Contingency	$ 7,500
~10% Contingency	$ 7,080
Total Estimate	**$ $77,880**

Cost Estimate Assumptions

- Based on current market conditions by a non-union contractor.
- Power, water and heat provided by the Owner.
- Does not include demolition to access concealed ACMs.
- Includes materials, labor, equipment, notifications/permits, transportation and disposal. Excludes the cost for removal of any other hazardous materials or conditions not identified herein.

APPENDICES

A1 ARCHITECTURAL PHOTO APPENDIX

A2 ASSESSOR'S PAGE

A3 ASSESSOR'S MAPS

A4 STAINED GLASS REPAIR ESTIMATE

A5 STAINED GLASS REPAIR SUMMARY

A6 MASSACHUSETTS HISTORICAL COMMISSION FORM B

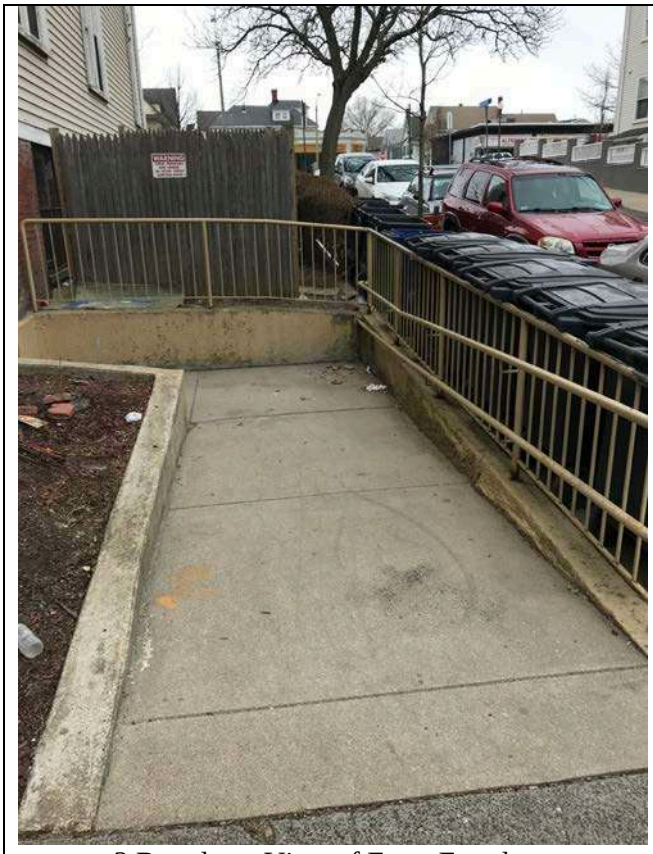
A7 SOMERVILLE HPC CERTIFICATE PROCESS

A8 SOMERVILLE HPC APPLICATION

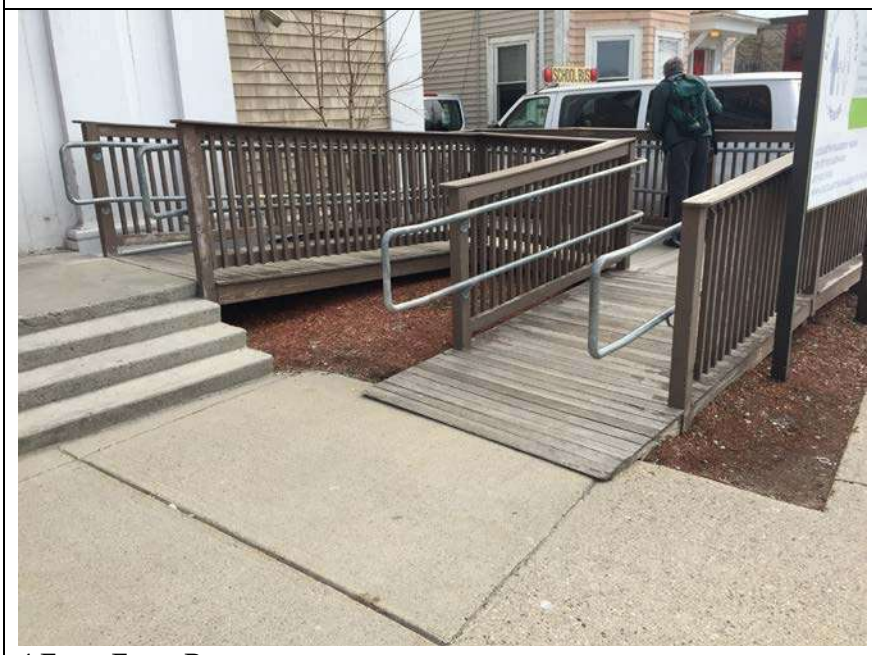
Architectural Photographic Appendix

1. Broadway View of Front Facade

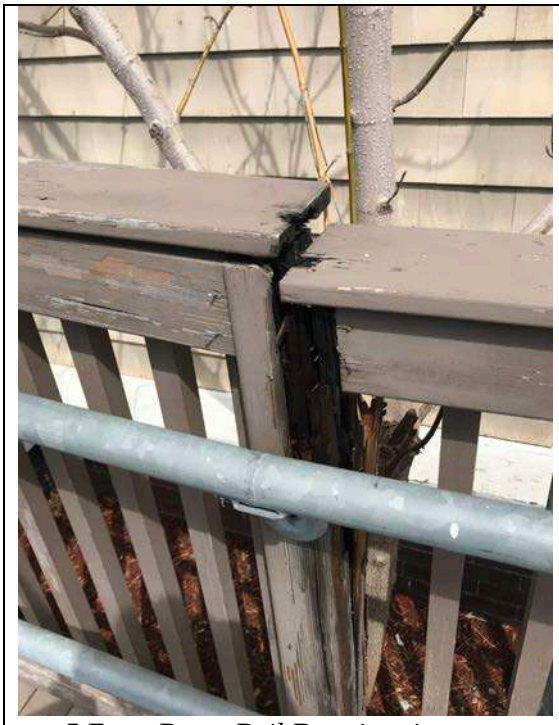
2. Rear View of Front Facade



3.Broadway View of Front Facade



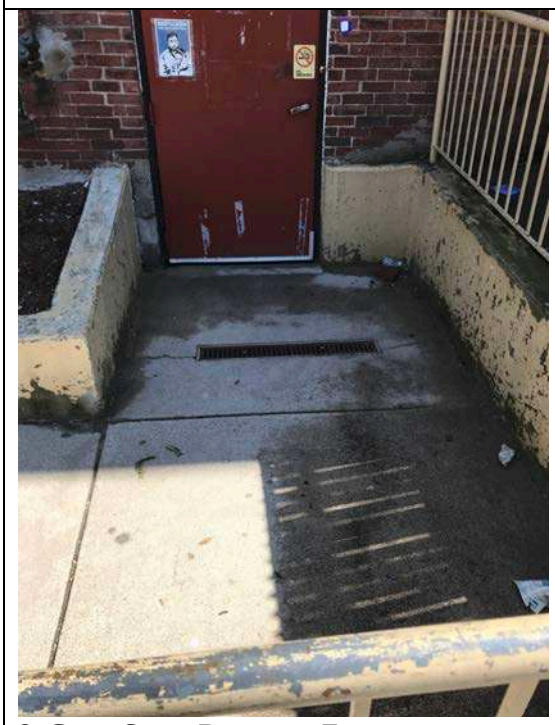
4.Front Entry Ramp



5.Front Ramp Rail Deterioration

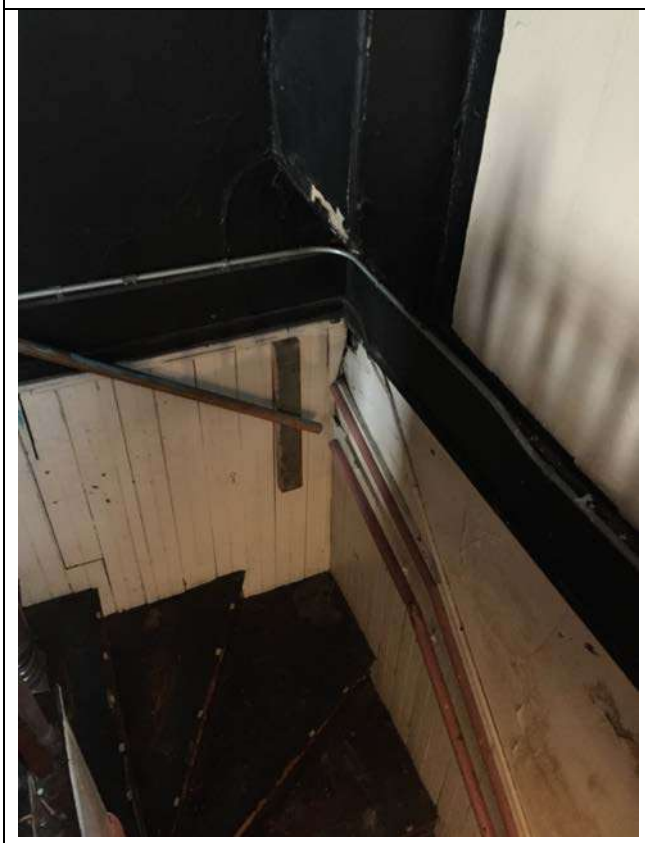
6. Flawed cheek wall flashing

7. East side egress stair

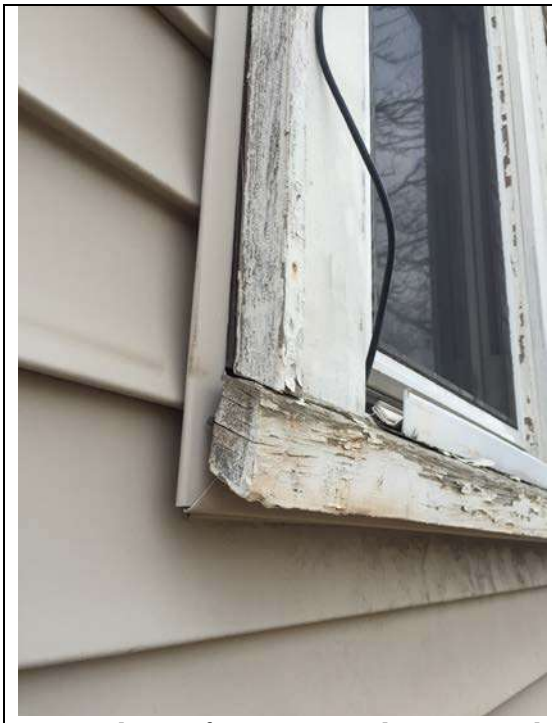


8. Grant Street Basement Entry

9. Rear view from Grant Street



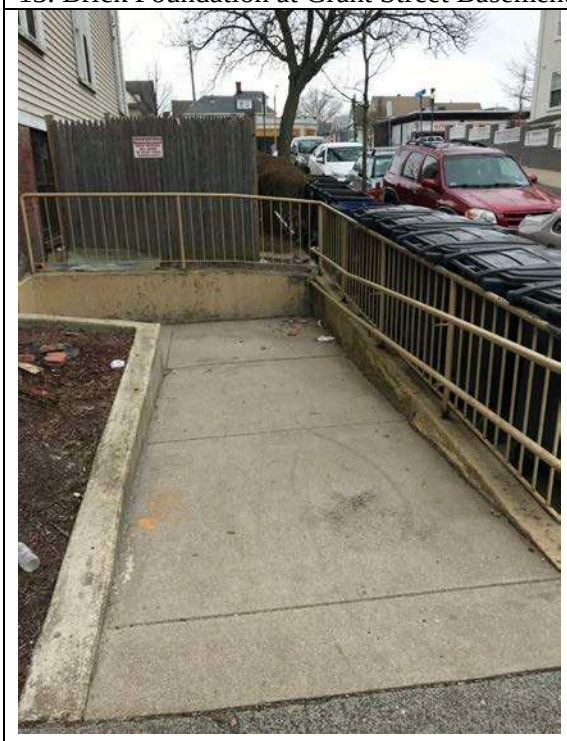
10. Interior Egress Stair at Rear of Second Floor



11. Condition of Exterior Window Trim and Sill.

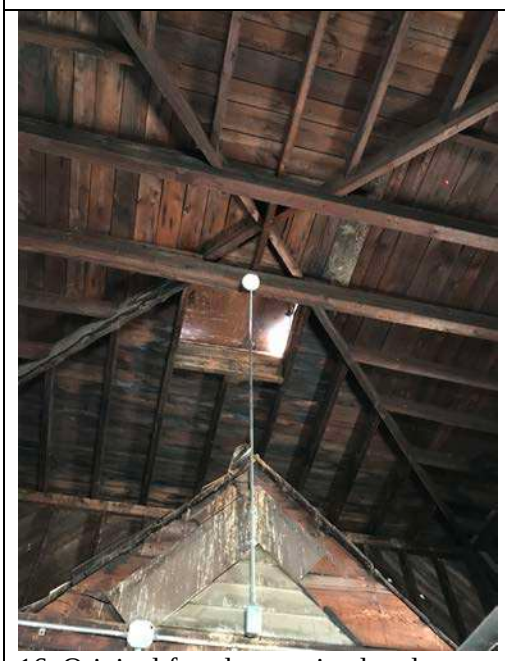
12. Condition of East Side Windows and Trim

13. Brick Foundation at Grant Street Basement Entry



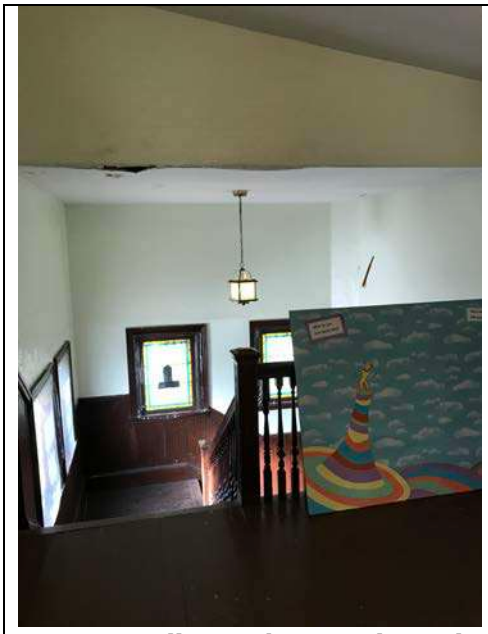
14. Concrete Ramp at Grant Street Basement Entry


15. Original façade contained in new Tower

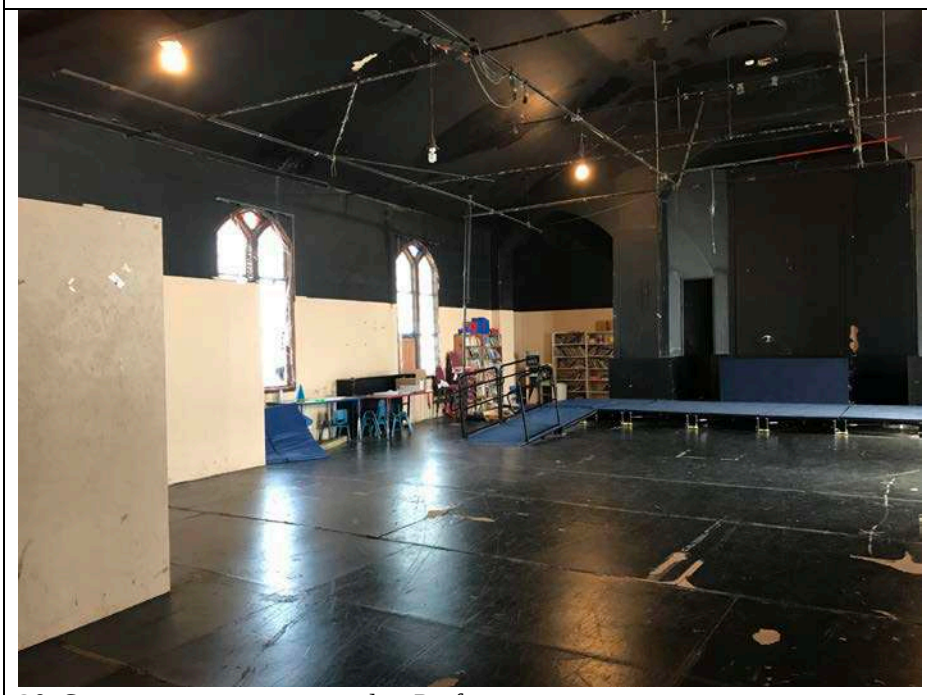

16. Original façade contained under new Tower Roof

17. Original façade contained under new Tower Roof

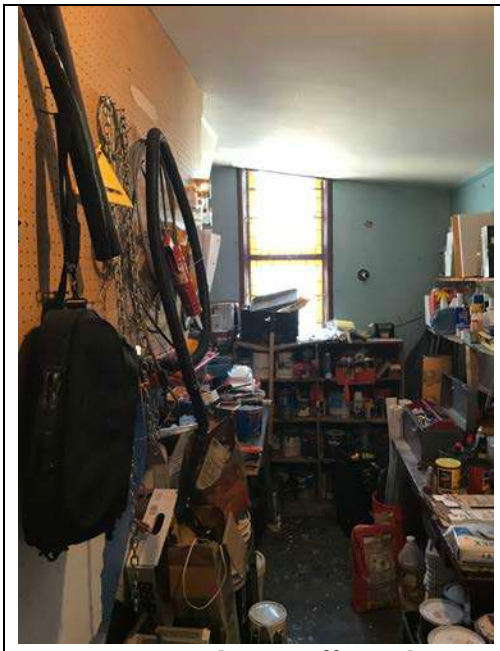
18.Temporary patches on broken Stained Glass Windows



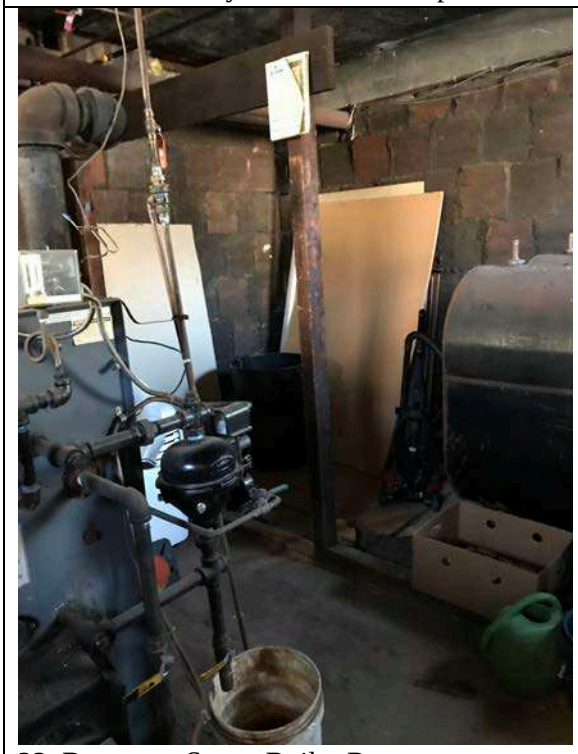
19. Front Hall Stair showing plaster damage from water intrusion.



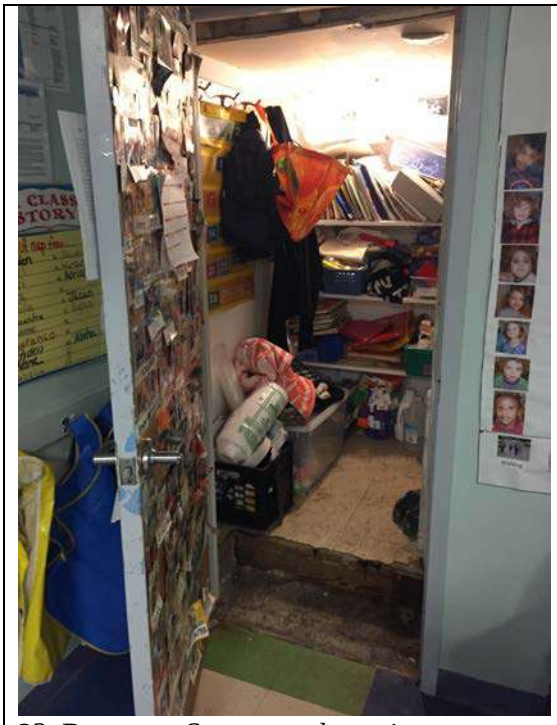
20. Sanctuary space converted to Performance space.



21. Janitors Handyman Office / shop



22. Basement Steam Boiler Room.



23. Basement Storage under stairs.

24. Kitchen in Rear Basement

End of Photographic Appendix.

275 BROADWAY

Location	275 BROADWAY	**Mblu**	70/ B/ 16/ /
Acct#	99731201	**Owner**	ELIZABETH PEABODY HOUSE INC
Assessment	$1,501,300	**PID**	14965
Building Count	2		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2019	$965,000	$536,300	$1,501,300

Owner of Record

Owner	ELIZABETH PEABODY HOUSE INC	**Sale Price**	$0
Co-Owner		**Certificate**	
Address	277 BROADWAY SOMERVILLE, MA 02145	**Book & Page**	
		Sale Date	

Ownership History

Ownership History				
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Sale Date**
ELIZABETH PEABODY HOUSE INC	$0			

Building Information

Building 1 : Section 1

Year Built:	1882
Living Area:	6,278
Replacement Cost:	$1,132,524
Building Percent Good:	64
Replacement Cost Less Depreciation:	$724,800

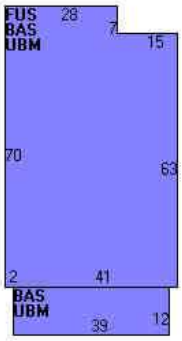
Building Photo

Building Attributes	
Field	**Description**
STYLE	School/College
MODEL	Commercial
Grade	Average
Stories:	2
Occupancy	1

Exterior Wall 1	Vinyl Siding
Exterior Wall 2	Wood Shingle
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	Drywall/Sheet
Interior Floor 1	Pine/Soft Wood
Interior Floor 2	Hardwood
Heating Fuel	Oil
Heating Type	Hot Water
AC Type	Central
Bldg Use	HALLS CENTERS ORGS
Total Rooms	
Total Bedrms	00
Total Baths	0
Extra Kitch'	
1st Floor Use:	920C
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	12
% Comn Wall	0

(http://images.vgsi.com/photos/SomervilleMAPhotos//\01\01\73/53.jpg)

Building Layout



(http://images.vgsi.com/photos/SomervilleMAPhotos//Sketche

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	3,373	3,373
FUS	Upper Story, Finished	2,905	2,905
UBM	Basement, Unfinished	3,373	0
		9,651	6,278

Building 2 : Section 1

Year Built: 1900
Living Area: 1,492
Replacement Cost: $407,089
Building Percent Good: 59
Replacement Cost Less Depreciation: $240,200

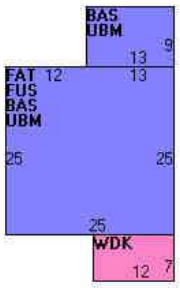
Building Photo

Building Attributes : Bldg 2 of 2	
Field	**Description**
Style	Conventional
Model	Residential
Grade:	Average
Stories:	2 Stories

Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	Drywall/Sheet
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	1 Bedroom
Total Bthrms:	2
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	6 Rooms
Bath Style:	Average
Kitchen Style:	Standard
Extra Kitch'	

(http://images.vgsi.com/photos/SomervilleMAPhotos//\01\01\73/54.jpg)

Building Layout



(http://images.vgsi.com/photos/SomervilleMAPhotos//Sketches/1

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	742	742
FUS	Upper Story, Finished	625	625
FAT	Attic, Finished	625	125
UBM	Basement, Unfinished	742	0
WDK	Deck, Wood	84	0
		2,818	1,492

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	9540
Description	HALLS CENTERS ORGS

Land Line Valuation

Size (Acres)	0.25
Frontage	0

Zone	RC	**Depth**	0
Neighborhood	5009	**Assessed Value**	$536,300
Alt Land Appr	No		
Category			

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2018	$862,600	$536,300	$1,398,900
2017	$836,300	$506,000	$1,342,300
2016	$816,200	$464,500	$1,280,700

FORM B – BUILDING

Assessor's Number	USGS Quad	Area(s)	Form Number
70-6-16	Boston North		

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town/City: Somerville

Place: *(neighborhood or village)*:
Winter Hill

Address: 275-277 Broadway

Historic Name: Broadway Methodist Episcopal Church

Uses: Present: Community Center

Original: Church and Rectory

Date of Construction: 1882

Source: Haley, p. 143

Style/Form: Colonial Revival

Architect/Builder: Unknown

Exterior Material:
Foundation: Brick(church), stone (rectory)

Wall/Trim: Aluminum Siding/Wood Shingle

Roof: Asphalt Shingle

Outbuildings/Secondary Structures: Rectory constructed ca. 1910 to right of church, now used as EPH offices; playground structures installed behind offices

Major Alterations *(with dates):* Moved to site between 1895 and 1900 facing Grant Street, turned to face Broadway ca. 1905 - 1910 when the existing front entrance addition and tower were installed

Condition: Fair

Moved: **no** ☐ **yes** ☒ **Date:** 1895-1900; 1905- 1910

Acreage: 10,961 sf.

Setting: Located at the edge of a residential neighborhood on a busy urban boulevard and transportation corridor that is characterized by a mix of commercial, municipal, and residential structures.

Photograph

Locus Map

Recorded by: Lara Kritzer

Organization: JM Goldson community preservation + planning

Date (*month / year*): November 2017

☐ Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The existing church building at 277 Broadway was originally constructed as a slightly smaller church on the opposite (western) corner of Grant Street from its current location. Although the original style of the building is unclear, the gable end returns on the central gable roof, arched stained glass windows and traditional rectangular form suggest that the building was constructed in either the Gothic or Greek Revival style. Any other original elements were either removed or obscured in the two moves and later additions which have resulted in the current Colonial Revival style building located on the eastern corner of Grant Street and Broadway. The traditional rectangular form of the building with its tall gable roof is clearly visible as the core of the structure behind a later Colonial Revival style entrance foyer and tower. Installed when the church was reoriented to face Broadway, the one-and- half story addition spans the width of the original front façade and includes a 44' tall square tower at the center of the façade which is the now the highest and most distinctive element of the building. In an early twentieth century photo, a Colonial Revival style balustrade matching the surviving one over the front entrance encircles the top of the tower. This decorative element was removed sometime in the mid-twentieth century and has not been replaced. Just above the main roof on three sides of the tower are clock faces set into round openings with four flat key trim elements set into the frame. The same early twentieth-century photo of the site mentioned above also shows that these openings originally held stained glass windows which were replaced with clocks sometime before 1926.[1]

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The last of four Methodist Episcopal churches established in Somerville in the nineteenth century, the Broadway Methodist Episcopal Church (also referred to as the Broadway Methodist Church) was organized in June 1873 by Reverend J. Benson Hamilton, who was then pastor of the Flint Street Methodist Church. The congregation began meeting and holding services in a one-story brick building at the corner of Broadway and Marshall Street, remaining in this location until the new church was completed in 1882. At that time, the Broadway Methodist Church was located on a narrow lot on the northwest corner of Broadway and Grant Street opposite Sargent Street and appears on early maps as a traditional rectangular church with a small bumpout on the rear façade. These maps also show two small hip roofed buildings in the church's current location, which probably served as sheds or stables. In 1888, the Trustees of the Broadway Methodist Church purchased the current site on the opposite corner of Grant Street and Broadway (noted in plans and deeds as lots 130 and 131), presumably to provide a larger space for their growing congregation. The church building remained in its original location through at least 1895, but was moved the new site on the northeast corner of Broadway and Grant Street by 1900 where it is still located today.

BIBLIOGRAPHY and/or REFERENCES

Elizabeth Peabody House Association Archive Materials, including original deeds, plans, and building documents. As reviewed at 275 Broadway on October 12, 2017.

Haley, M.A. *Story of Somerville*. Boston: The Writer Publishing Co. 1903. *Internet Archive.* Web. Oct. 31, 2017.

[1] The EPH has a receipt in their files from 1926 when the church paid to have the clocks repaired.

ARCHITECTURAL DESCRIPTION (continued):

A second missing original element of the front façade is a large, arched, divided-light window originally centered over the entrance at the base of the tower. This window is clearly visible in the early twentieth century photo of the building but the area is covered in newer wood shingles in a later mid-twentieth century photo, suggesting that the window had been removed relatively recently. Today the balustrade which ran below this Colonial Revival style window is still visible within the trim band surrounding the base of the tower, but there is no longer any evidence of the window on the interior or exterior of the building.

The rest of the early-twentieth century addition to the front façade is made up of a large, one and a half story entrance hall extending to the corners of the building on either side of the central tower. Approximately one bay deep, the hipped roof addition includes most of the Colonial Revival architectural detailing found on the building, including a highly ornamented cornice with dentils above a wide frieze board and architrave. A set of wide fluted pilasters surround the entrance, which projects out slightly from the rest of the façade, and individual fluted pilasters decorate each corner of the addition. Early photos show that the front entrance had been constructed with a pair of tall, solid wood doors below an arched raised wood panel set into a heavily trimmed opening with a key element at the top. These doors are still in place in a later twentieth century photo of the building, but have since been replaced with a pair of shorter metal doors topped by a narrow, arched transom window. Two original, clerestory, stained-glass windows are located to either side of the entrance, with two more on either side of the projecting front façade. These stained-glass windows are original to the early twentieth century addition and show signs of deterioration including broken and missing panes. Most of these windows are now covered by protective Plexiglas panels. The front entrance is reached by either a short set of concrete steps or the adjacent large wooden ramp installed to provide accessible access to the main doors.

While the front façade and tower have been resided with wood shingles that appears to be consistent with the siding in the early twentieth century photos, the rest of the building is now covered in aluminum siding with the exception of Colonial Revival style raised wood panels set between the first and second floors on the side facades of the building. Two and a half stories in height, the building's side facades are characterized by tall, narrow, arched stained glass windows running the length of the second story above the wood panels. Just below the wood panels, one-over-one double-hung windows run along the length of the first floor. The first set of windows on each façade are single-width, three-part stained-glass windows with a single band of paneling below and a single window on the first floor, but the other three set of windows are paired. Each pair of stained glass windows is joined at the top with a smaller, triangular stained-glass window creating a single, wider arched window design. Several of these windows also have broken or missing glass and are covered by Plexiglas panels with the exception of the front right façade window, which is covered by plywood, and a portion of the rearmost stained-glass window on the left façade, where the Plexiglas has been removed and the window is exposed. These Gothic Revival style windows are the primary decorative elements of the earliest section of the building, but it is unclear whether the windows are original to the building or were added during a later renovation. The paneling between the two sets of windows is Colonial Revival in style, suggesting that this feature was added when the new front façade was constructed.

While the early-twentieth century photo of the building suggests that the first-floor windows were six-over-six, divided-light, double-hung windows, only one of these windows survives today in the basement level of the rear façade. The left (Grant Street) façade has one additional double hung window on the first floor, located in the rearmost corner in the later bumpout added during the building's final relocation. The rest of the first floor and basement level double-hung windows have since been replaced with one-over-one aluminum replacement windows. At the basement level, the ground slopes down towards the back of the site. Small awning windows, now enclosed, were originally located in the brick foundation towards the front of the facades, with larger double hung windows installed towards the rear. Those large windows that remain on the side and rear facades are now covered with metal grates. On the left (Grant Street) façade, two metal doors have been added along with a cement ramp and metal railings that provide an accessible entrance. A stockade fence is located at the center of the façade and hides mechanical equipment from view and the awning window closest to the front of the building has been filled in with cinder block and a relatively new vent. The original "1882" cornerstone is visible at the front corner of the left façade behind existing landscaping. On the right façade, two doors have also been installed to provide access to a playground area. The first is a glass door located in the foundation level below the front most set of paired windows which provides access to the yard from the basement.

Continuation sheet 2

ARCHITECTURAL DESCRIPTION (continued):

The second door is installed in place of the last set of double hung windows on the first floor, and is accessed by a flight of wooden stairs adjacent to the building. The unadorned painted door has a narrow, flat roofed overhang at the base of the decorative panels. The basement window below this first-floor door has been filled in, as have the awning windows on this façade.

The rear façade of the building lacks the decorative detailing found on the side and rear facades. At the center of this façade a large, two and a half story central bay juts out from the building. This bay was expanded to the rear right (Grant Street) corner of the building at the basement and first floor levels during the twentieth century, either as part of the building's final move or shortly after it was turned to face Broadway. Five double hung, one-over-one aluminum replacement windows are scattered along the first floor of the rear facade. At the basement level, three large double hung windows are centered on the rear façade in the bay shaped addition, with awning windows on either side. The awning window opening on the left has been filled in and two of the double hung windows are later replacement windows which are similar to, but wider than, the ones on the first floor. However, the two basement windows closest to Grant Street are earlier windows which could be original to the building. The first is a two-over-two double-hung window with privacy glass and a vent installed in place of one glass pane, while the second is a three-pane awning window. Both are wood windows, and are the last surviving wood windows on the building.

While the front façade and tower are covered in wood shingles, the main body of the building is enclosed in aluminum siding with the exception of the wood paneled elements between the windows on the side facades. The main roof of the building as well as the lower roofs on the front façade are covered in a light brown asphalt shingle that appears to be more recently installed than the diamond shaped gray asphalt shingle found on the roofs of the bumpouts on the rear facade. There is one narrow masonry chimney located at the rear of the roof next to a large metal vent on the roof ridge.

In addition to the former church building, the site includes a two and a half story former rectory which now houses the Elizabeth Peabody House offices. The two and a half story house is Queen Anne/Stick style in form with little architectural detailing aside from a two-story bay and entrance porch on the front façade. The railings on the front porch have been replaced with taller, heavier wood railings than would originally have been on the structure, presumably to meet building code requirements. The porch itself is an original element of the building but whether the existing cantilevered roof is an original element or later addition is unknown. In keeping with its neighboring structure, the front façade of the former rectory is finished in wood shingles while the side and rear facades are covered in aluminum siding and the windows are a mix of original six-over-six double hung wood windows and later one-over-one aluminum replacement windows.

Both structures are located directly on the sidewalk of the busy commercial boulevard and are surrounded by shrubs, small trees, and landscape plantings. A stockade fence at the rear of the site encloses a recently installed playground used by the daycare facilities within the church. In addition to the new equipment, the interior walls of the fenced in playground area have been painted with murals.

Aside from the addition of accessible ramps and new side entrances, no significant exterior changes were made to the church after it was reoriented to Broadway. However, numerous changes were made to the interior of the building beginning in the 1920s when the basement was finished with a concrete floor and walls. Plans show that the church worked to strengthen the roof trusses in 1938, remodeled the kitchen in 1946, and reroofed the building in 1969 and 1972. After the Elizabeth Peabody House purchased the building, the former sanctuary was converted into a black box theater, the first-floor meeting area was turned into a community center and group space, and the basement now includes a daycare facility and food pantry.

HISTORICAL NARRATIVE (continued):

However, the site was not in its current location at that time. While no photos of the building in this location have been found, the 1900 Sanborn map of Somerville shows the rectangular church building situated along the rear property line facing Grant Street. The church is noted to stand 35' to the eaves and to have a 70' tower now added to its front right corner. As there is no suggestion of a tower on earlier maps, it is believed that this feature was added to the structure after it was moved. A small bumpout at the rear of the original building was also removed in the move and replaced with a larger central bay which is still visible on the rear façade today. This second location was relatively short lived, though. Sometime before 1910, the building was turned on the site to face Broadway. Although the exact date and reasons for the move are unclear, by 1910 a second structure, 275 Broadway, had been built to the right of the church. By relocating the building to the front left half of the site, space was provided for the construction of the building, which served as a rectory housing the church's pastor beginning in 1910. The next Sanborn map of Somerville in 1933 shows the church in its existing form in its current location facing Broadway, with the Colonial Revival detailed entrance hall and central tower now installed across the front façade, and the bay on the rear façade expanded to the left corner of the building. It also includes the adjacent rectory, and the two structures continue to share the same lot. It should be noted that the former rectory (275 Broadway) is listed on the Somerville's Assessor's Database as being constructed in 1900. However, it is not shown on the Sanborn map of that year and is not mentioned in Somerville Directories until 1910, when then pastor Reverend Berton Jennings is listed as living there. Prior to this date, the church's pastors all lived at 150 Walnut Street.

The Broadway Methodist Church and Rectory remained in the hands of the Broadway Methodist Episcopal Church until 1979 when it was purchased by the Elizabeth Peabody House Association for $65,000. The Elizabeth Peabody House was organized in 1896 to serve the needs of Boston's West End immigrant population. Urban renewal, and the large-scale demolition of the West End, led the EPH to follow their immigrant community to Somerville in the 1950s, where they occupied storefront space on Broadway until their purchase of the former church building and residence. Under their ownership, the interior of the building was converted into a community meeting and gathering space housing a black box theater, after school programs, daycare facilities, and a food pantry. Today EPH holds its programs and events in the former church building and uses the former rectory for its offices. The remaining open space on the site is now a colorful and engaging playground space used by both neighborhood residents and program participants.

BIBLIOGRAPHY and/or REFERENCES (continued):

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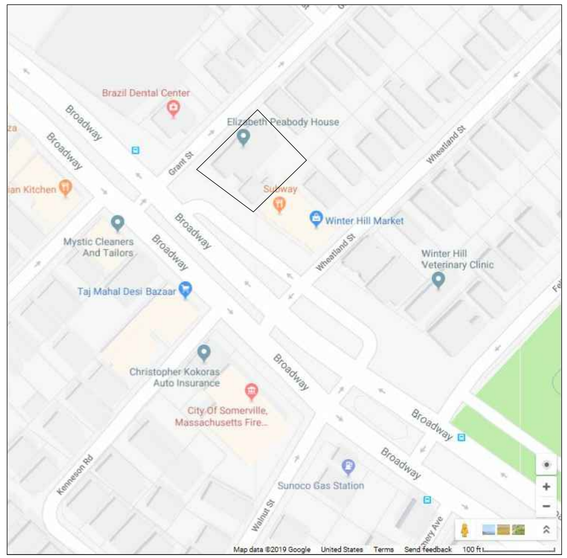
Above: View of 275-277 Broadway from across street, looking at corner with Grant Street.

Below: Early twentieth century image (undated) of corner of Broadway and Grant Street showing the Broadway Methodist Episcopal Church in its final location.

At Left: Front Façade of 277 Broadway
Below: Front Façade of 275 Broadway

Continuation sheet 6



LOCUS MAP

DRAWING LIST

T1-1	TITLE SHEET
L1-1	SITE PLAN / PLOT PLAN
Ex1-0	FOUNDATION PLAN
Ex1-1	GROUND FLOOR PRESCHOOL
Ex1-2	FIRST FLOOR AFTER SCHOOL
Ex1-3	SECOND FLOOR THEATER
Ex1-4	SECOND FLOOR MEZZANINE
Ex1-5	ROOF PLAN
Ex2-1	ELEVATIONS
Ex2-2	ELEVATIONS
Ex3-1	SECTIONS
Ex3-2	SECTIONS
E&O 1-1	GROUND FLOOR PRESCHOOL
E&O 1-2	FIRST FLOOR AFTER SCHOOL
E&O 1-3	SECOND FLOOR ASSEMBLY
S1.1 ex	EXISTING GROUND FLOOR FOUNDATION
S1.2 ex	EXISTING FIRST FLOOR FRAMING
S1.3 ex	EXISTING SECOND FLOOR FRAMING
S1.4 ex	EXISTING MEZZ. & BUILDING SECTION
S1.5 ex	EXISTING ROOF FRAMING

Elizabeth Peabody House

277 BROADWAY
SOMERVILLE, MA 02145

Existing Condition Plans

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ELIZABETH PEABODY HOUSE
277 BROADWAY
SOMERVILLE, MA

EXISTING CONDITIONS

SUB.	DATE	CONTENT
4		
3		
2		
1		

Submission:

Date: 31 May 2019

Scale:

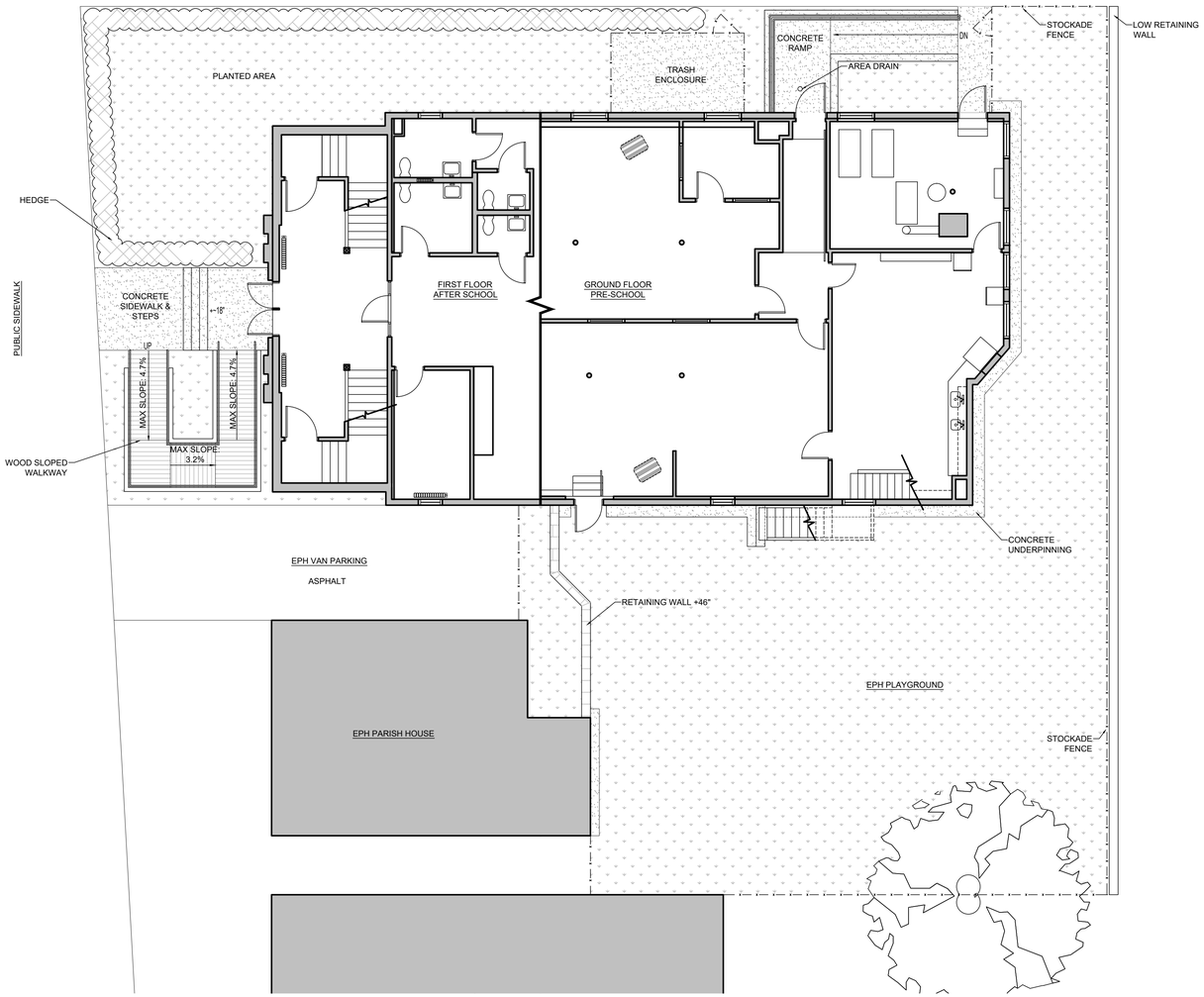
Title Sheet

T1-1

DRAWING NAME: EPH_30_EXISTING CONDITIONS DRAWINGS.DWG
LAYOUT: T1-1 COVER SHEET

GRANT STREET

PUBLIC SIDEWALK



1 SITE PLAN / PLOT PLAN
1/8"=1'-0"

TRUE NORTH

PROJECT NORTH

DRAWING NAME: EPH 30 EXISTING CONDITIONS DRAWINGS.DWG
LAYOUT: L1-1

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EXISTING CONDITIONS

SUB.	DATE	CONTENT
4		
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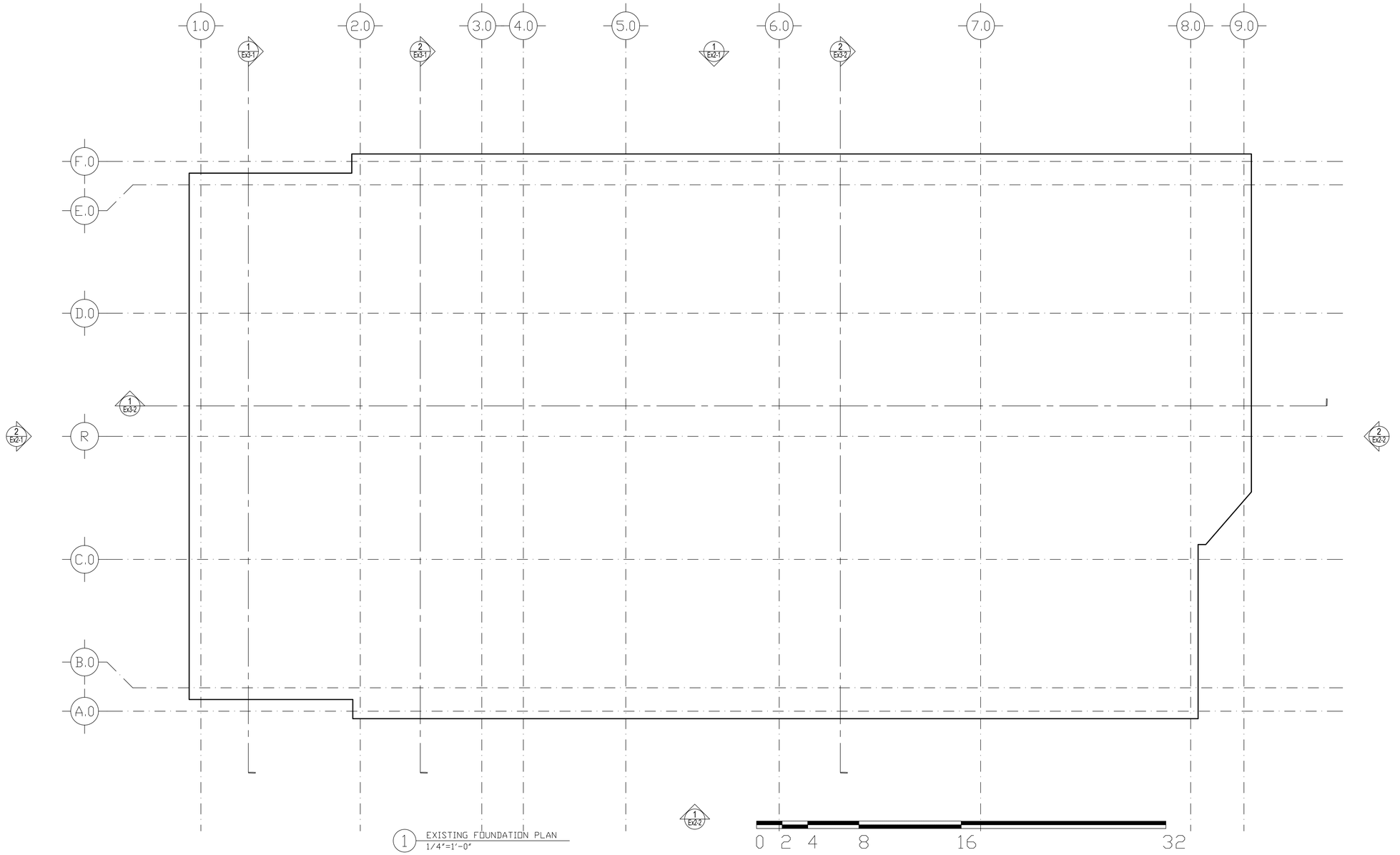
Date: 31 May 2019

Scale:

SITE PLAN / PLOT PLAN

L1-1



1 EXISTING FOUNDATION PLAN
1/4"=1'-0"

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EXISTING CONDITIONS

SUB.	DATE	CONTENT
4		
3		
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1		

Submission:

Date: 31 May 2019

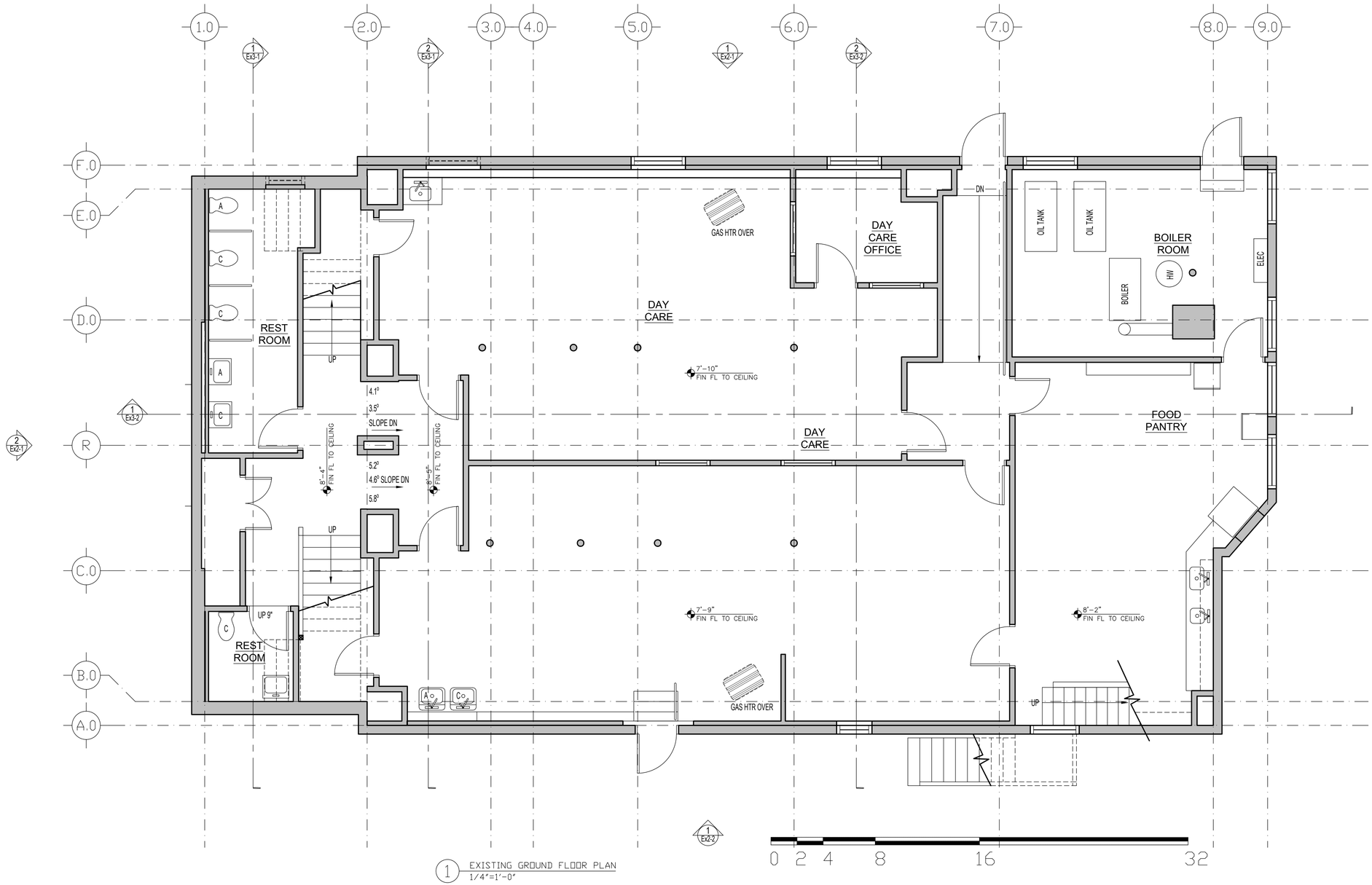
Scale:

PROJECT NORTH

Foundation Plan

Ex1-0

DRAWING NAME: EPH 30 EXISTING CONDITIONS DRAWINGS.DWG
LAYOUT: EX1-0



1 EXISTING GROUND FLOOR PLAN
1/4"=1'-0"

PROJECT NORTH

DRAWING NAME: EPH 30 EXISTING CONDITIONS DRAWINGS.DWG
LAYOUT: EX1-1

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EXISTING CONDITIONS

SUB.	DATE	CONTENT
4		
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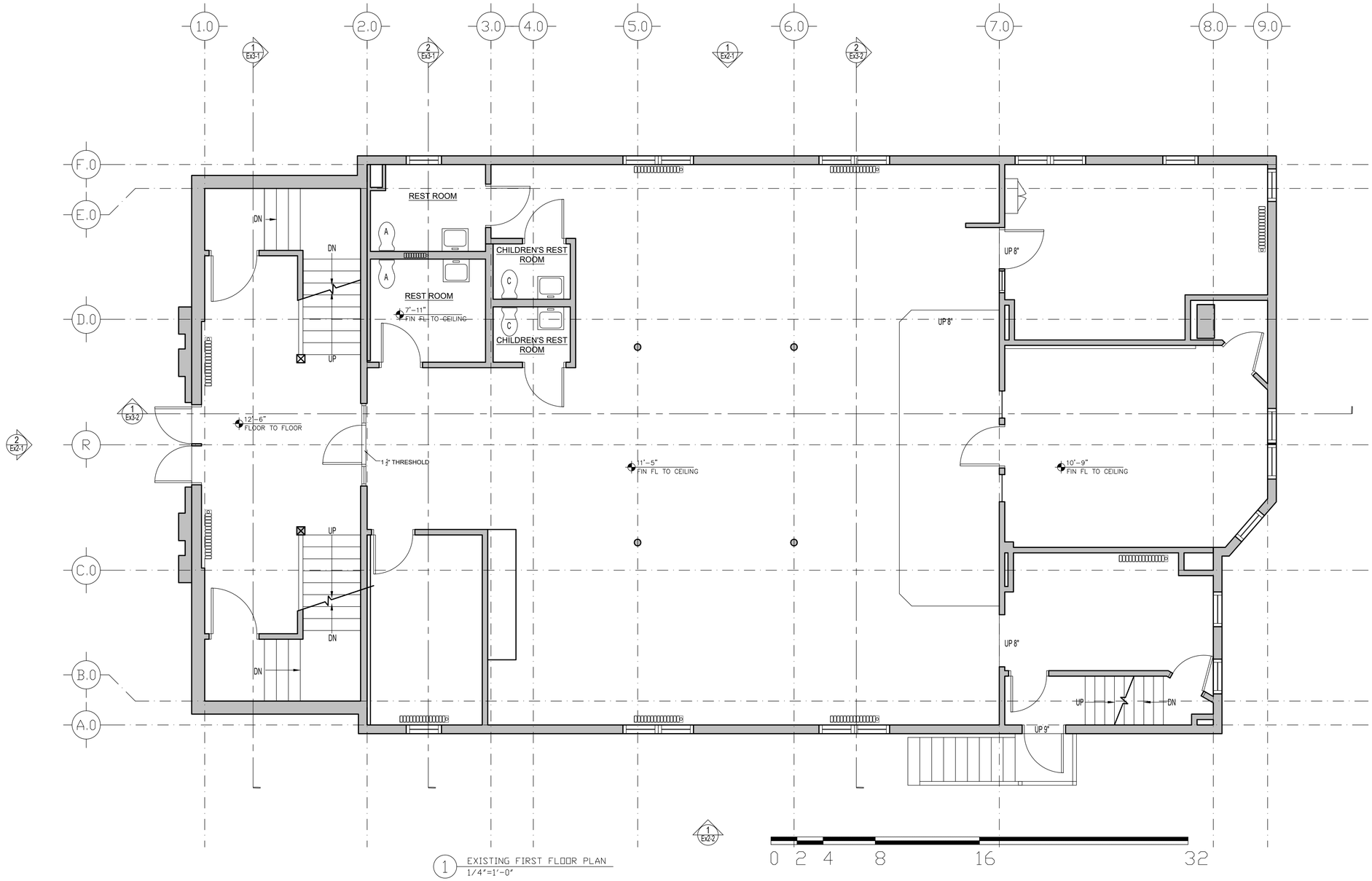
Submission:

Date: 31 May 2019

Scale:

GROUND FLOOR PRESCHOOL

Ex1-1



1 EXISTING FIRST FLOOR PLAN
1/4"=1'-0"

0 2 4 8 16 32

DRAWING NAME: EPH 30 EXISTING CONDITIONS DRAWINGS.DWG
LAYOUT: EX1-2

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EXISTING CONDITIONS

SUB.	DATE	CONTENT
4		
3		
2		
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Submission:

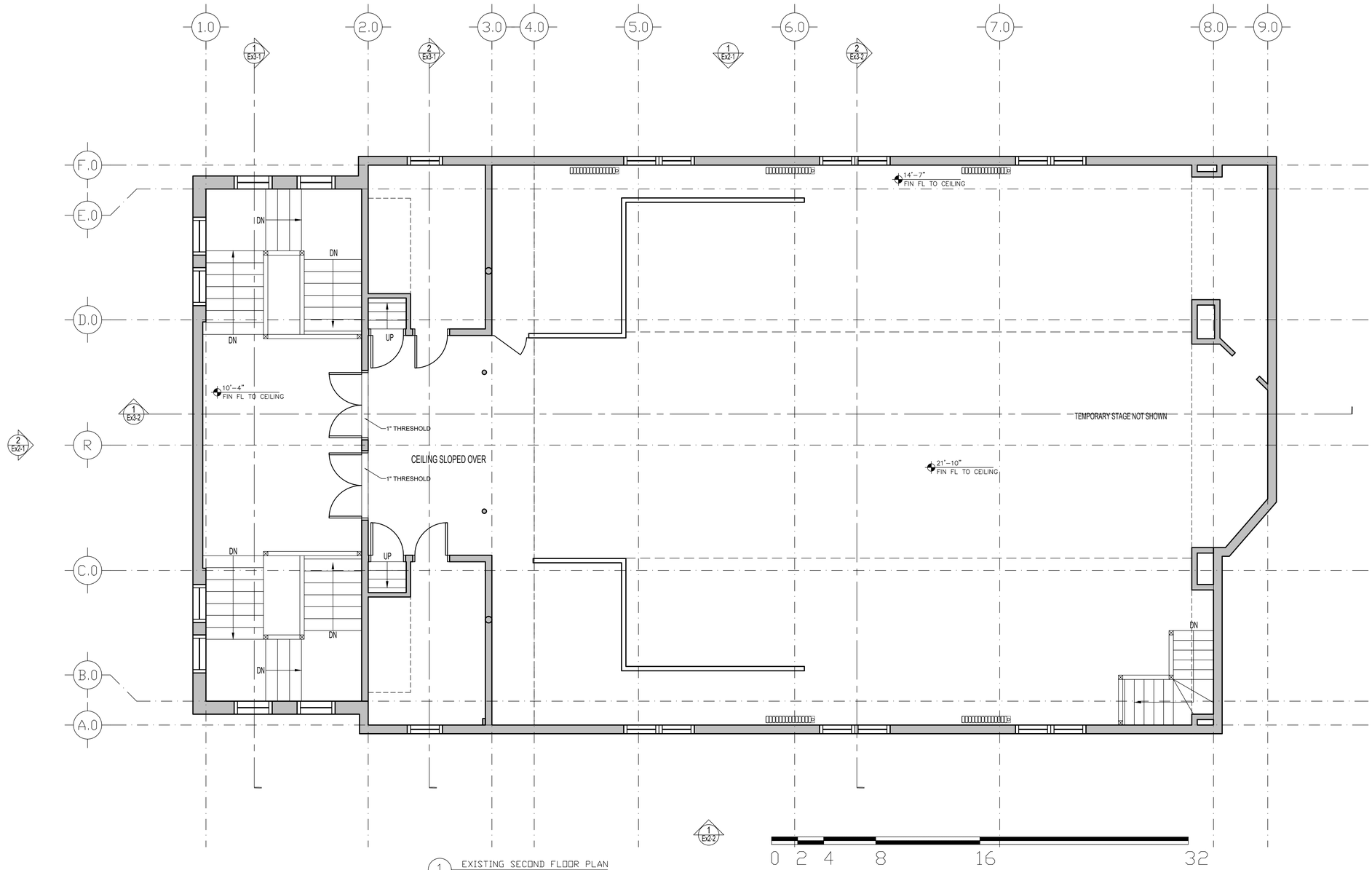
Date: 31 May 2019

Scale:

PROJECT NORTH

FIRST FLOOR AFTERSCHOOL

Ex1-2



1 EXISTING SECOND FLOOR PLAN
1/4"=1'-0"

DRAWING NAME: EPH 3D EXISTING CONDITIONS DRAWINGS.DWG
LAYOUT: EX1-3

PROJECT NORTH

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EXISTING CONDITIONS

SUB.	DATE	CONTENT
4		
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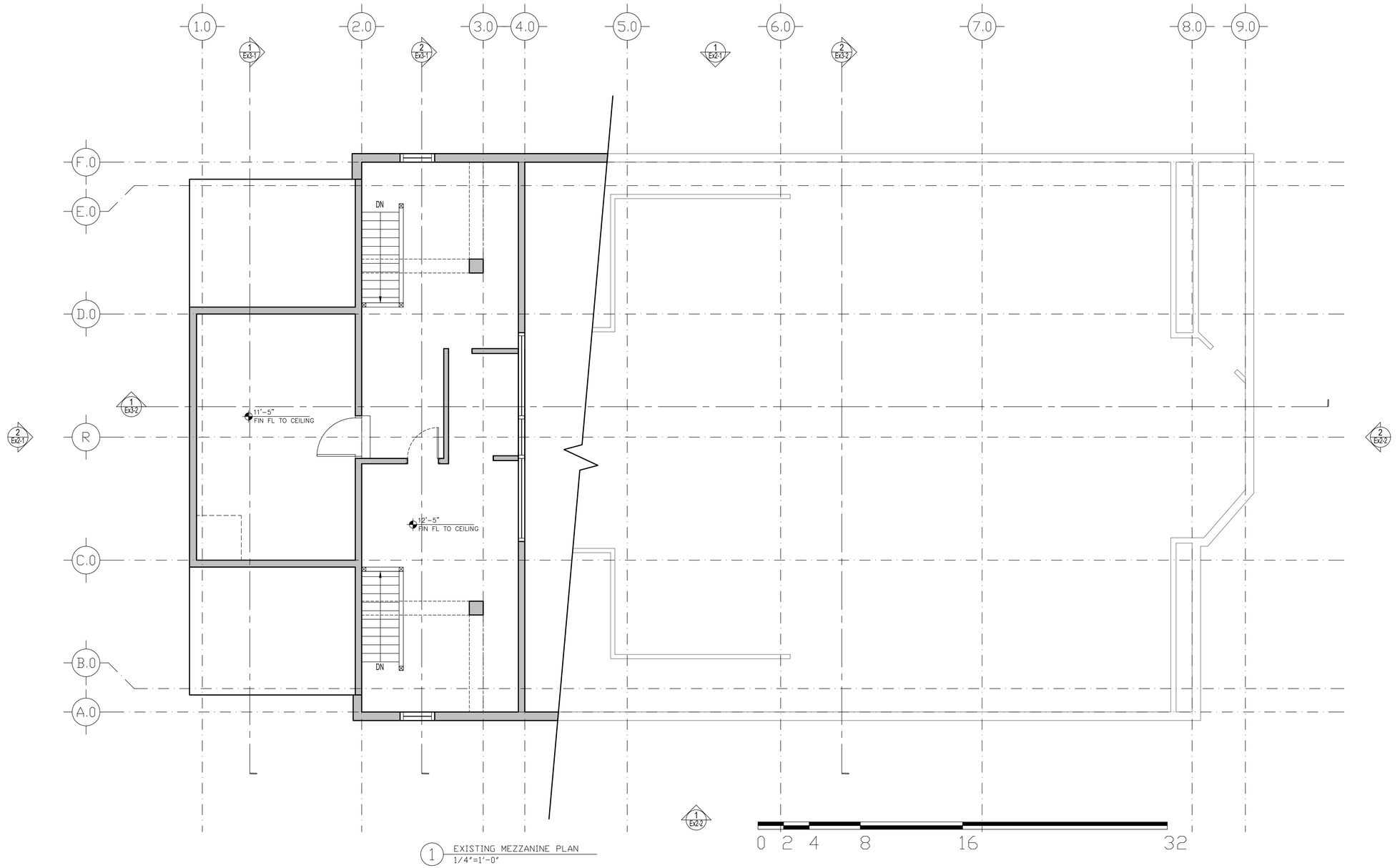
Submission:

Date: 31 May 2019

Scale:

SECOND FLOOR THEATER

Ex1-3



1 EXISTING MEZZANINE PLAN
1/4"=1'-0"

PROJECT NORTH

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EXISTING CONDITIONS

SUB.	DATE	CONTENT
4		
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Submission:

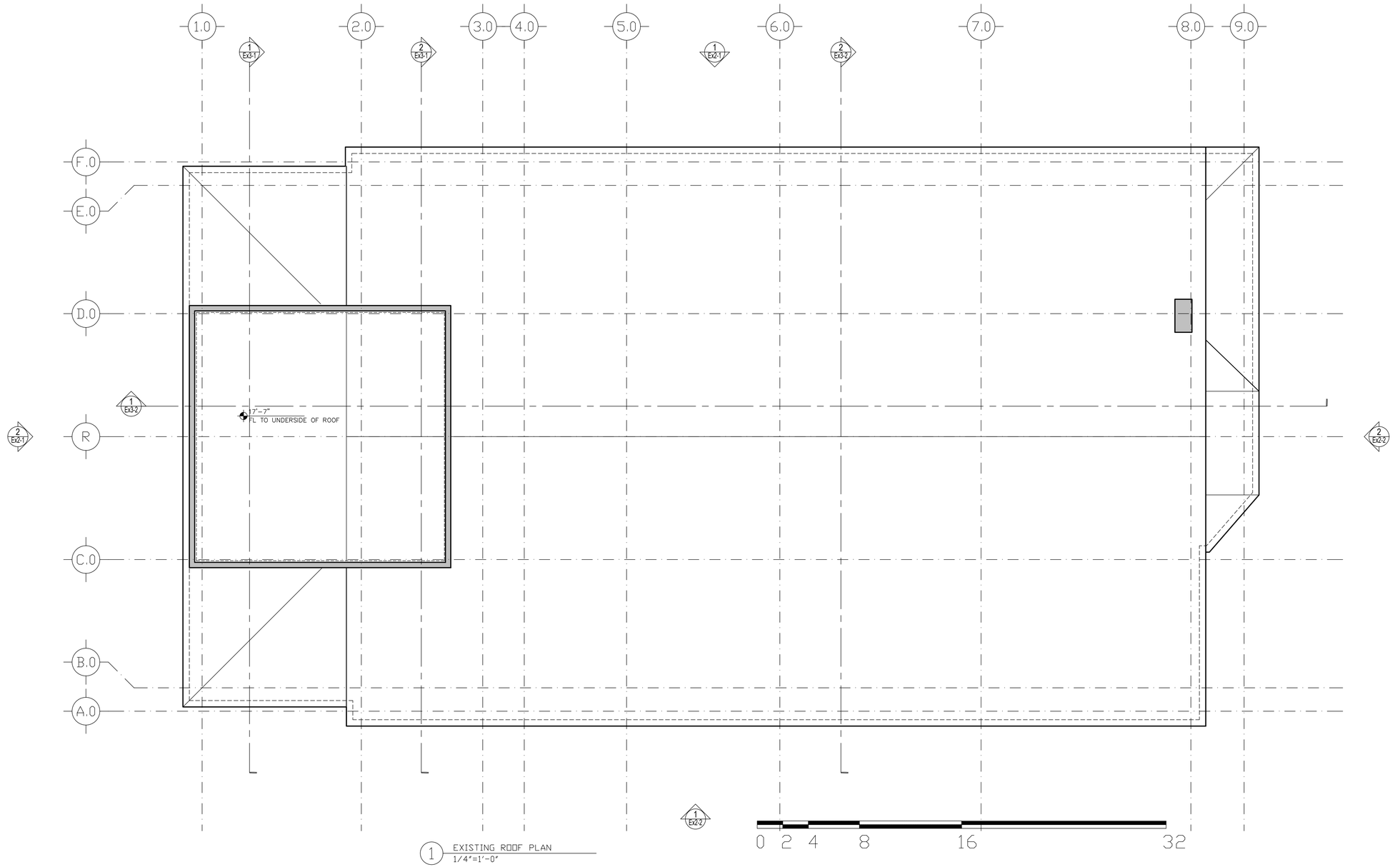
Date: 31 May 2019

Scale:

SECOND FLOOR MEZZANINE

Ex1-4

DRAWING NAME: EPH 3D EXISTING CONDITIONS DRAWINGS.DWG
LAYOUT: EX1-4



1 EXISTING ROOF PLAN
1/4"=1'-0"

PROJECT NORTH

DRAWING NAME: EPH 3D EXISTING CONDITIONS DRAWINGS.DWG
LAYOUT: EX1-5

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EXISTING CONDITIONS

SUB.	DATE	CONTENT
4		
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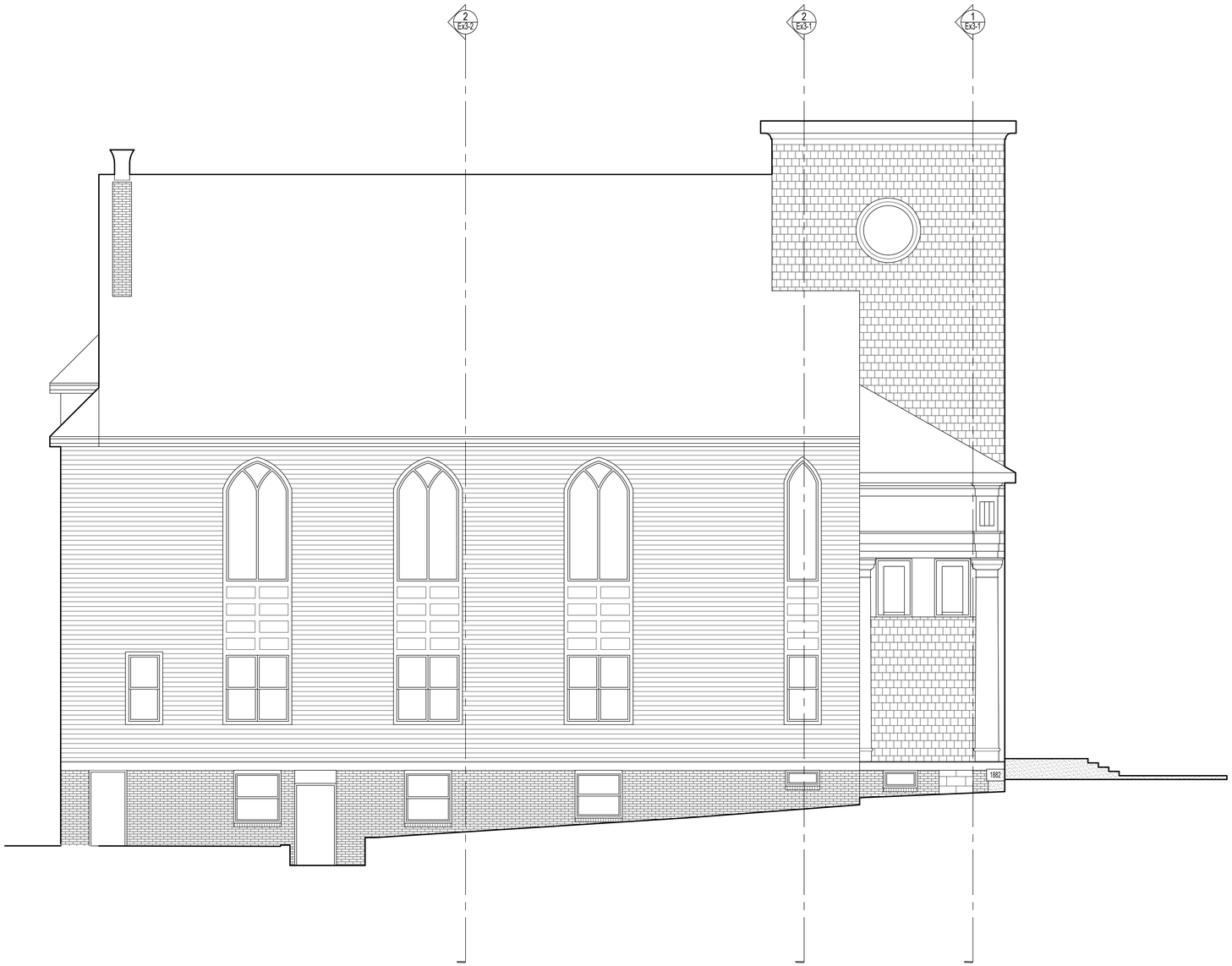
Submission:

Date: 31 May 2019

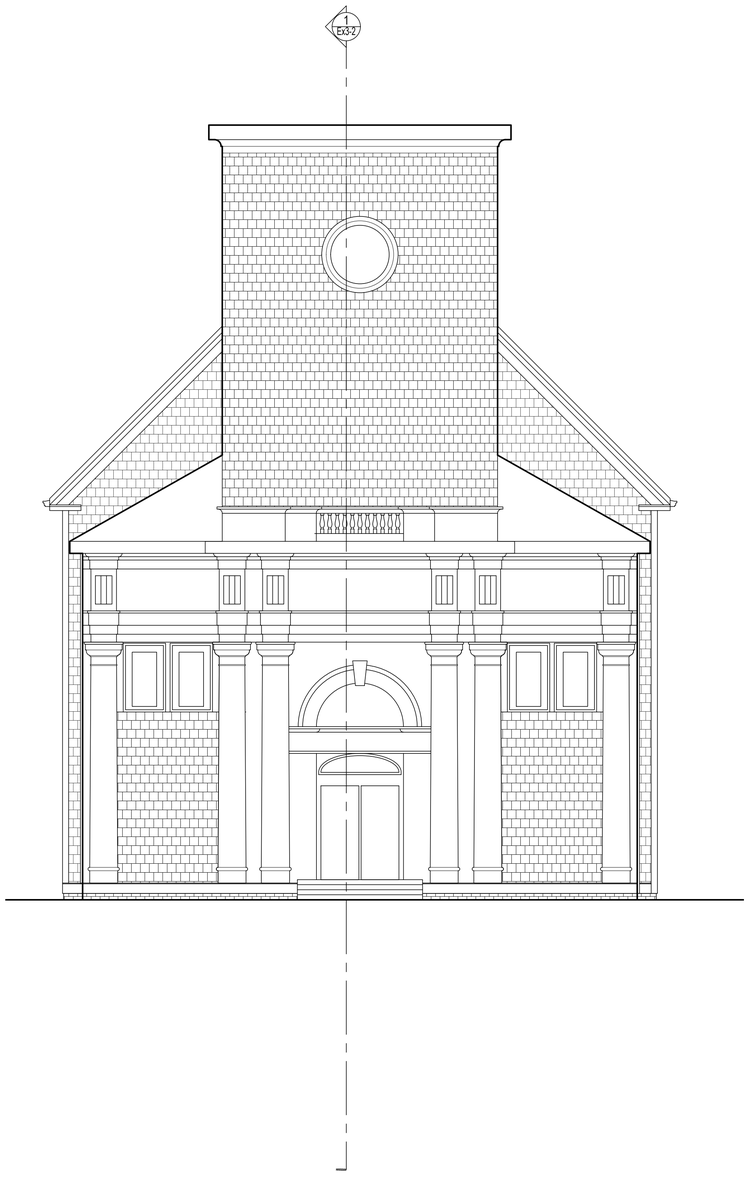
Scale:

ROOF PLAN

Ex1-5



1 DIAGRAMATIC
EXISTING NORTH ELEVATION
3/16"=1'-0"



2 DIAGRAMATIC
EXISTING WEST ELEVATION
3/16"=1'-0"

DRAWING NAME: EPA 30 EXISTING CONDITIONS DRAWINGS.DWG
LAYOUT: EX2-1 ELEVATIONS

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ELIZABETH PEABODY HOUSE

277 BROADWAY
SOMERVILLE, MA

EXISTING CONDITIONS

SUB.	DATE	CONTENT
4		
3		
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1		

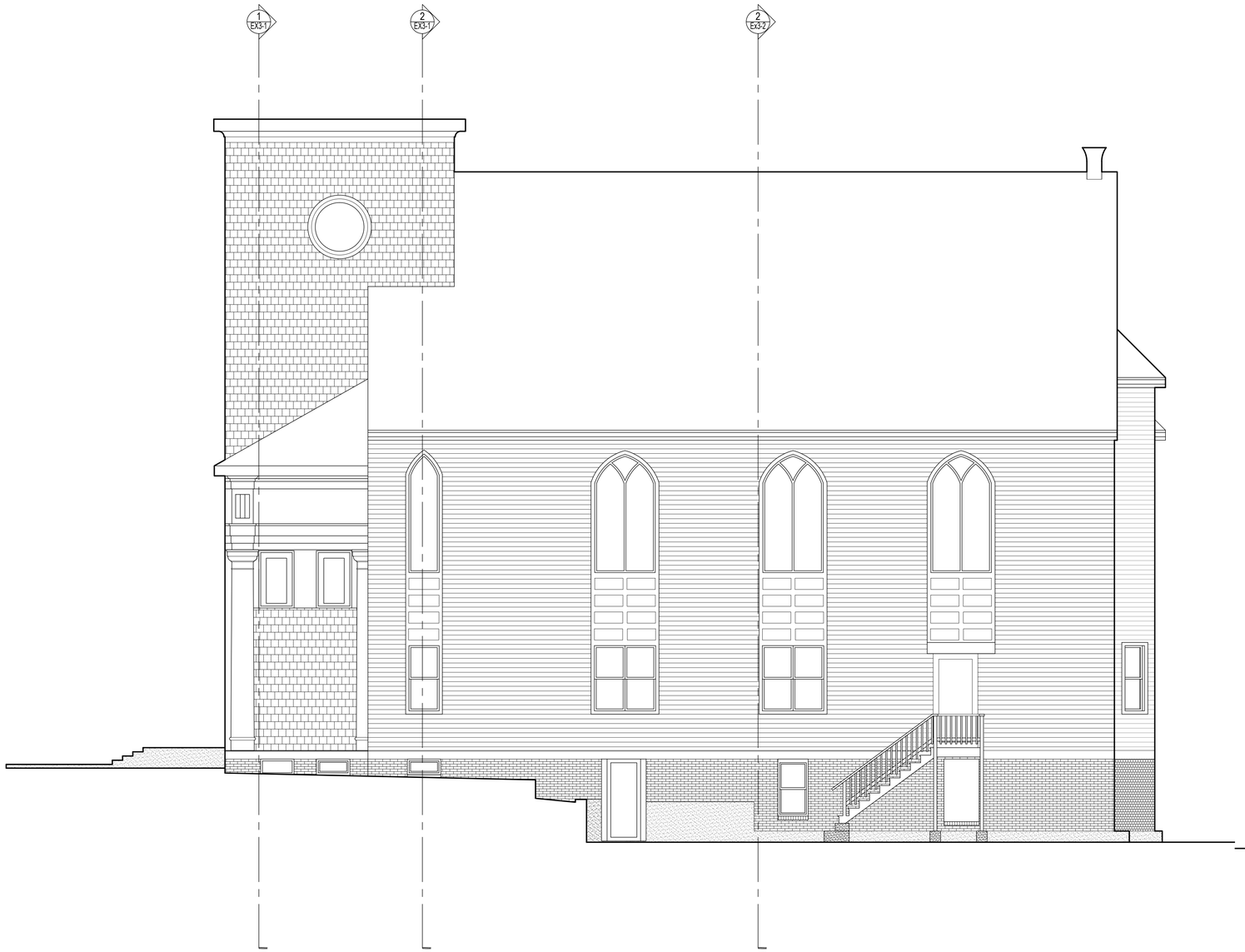
Submission:

Date: 31 May 2019

Scale:

ELEVATIONS

Ex2-1



1 DIAGRAMATIC
EXISTING SOUTH ELEVATION
3/16"=1'-0"

2 DIAGRAMATIC
EXISTING ELEVATION
3/16"=1'-0"

DRAWING NAME: EPH 30 EXISTING CONDITIONS DRAWINGS.DWG
LAYOUT: EX2-2 ELEVATIONS

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ELIZABETH PEABODY HOUSE

277 BROADWAY
SOMERVILLE, MA

EXISTING CONDITIONS

SUB.	DATE	CONTENT
4		
3		
2		
1		

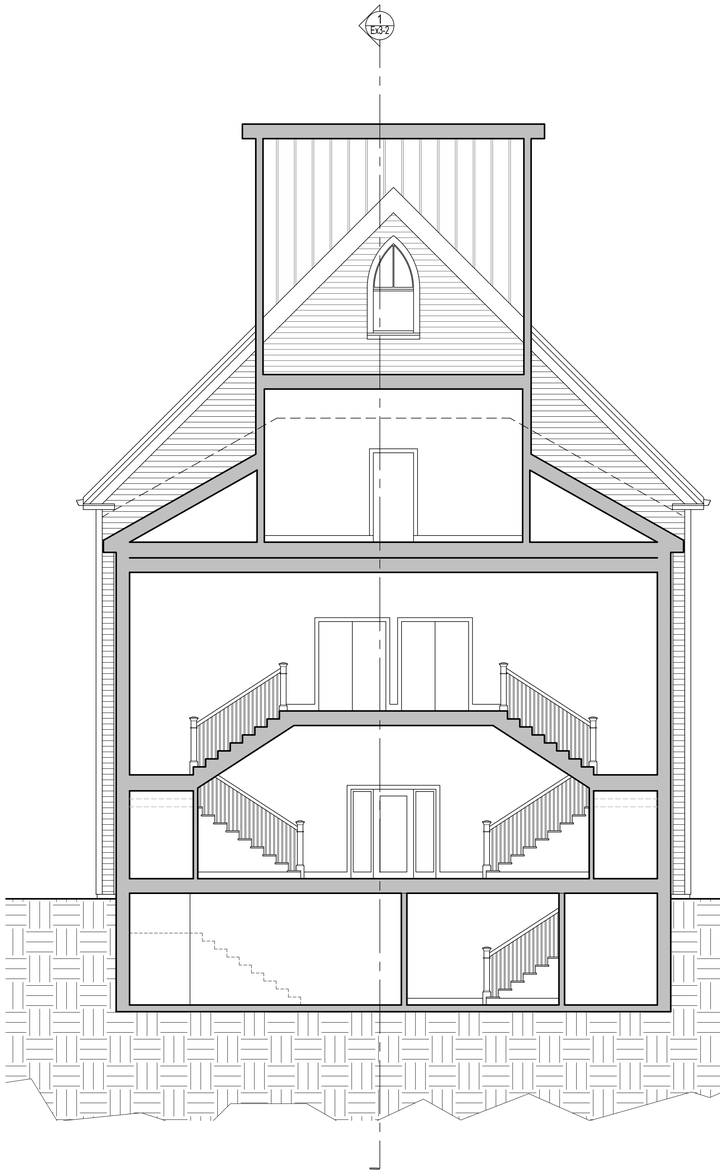
Submission:

Date: 31 May 2019

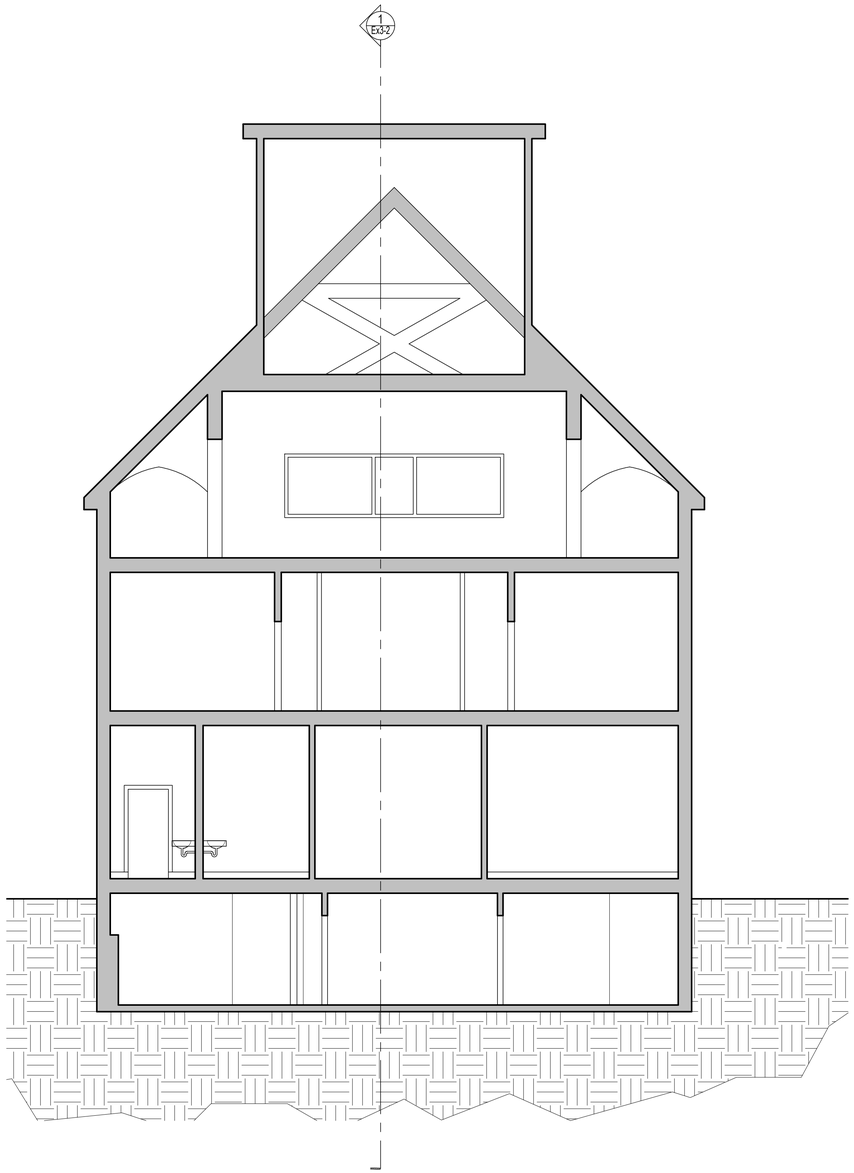
Scale:

ELEVATIONS

Ex2-2



1 DIAGRAMATIC EXISTING SECTION
3/16"=1'-0"



2 DIAGRAMATIC EXISTING SECTION
3/16"=1'-0"

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277 BROADWAY
SOMERVILLE, MA

EXISTING CONDITIONS

SUB.	DATE	CONTENT
4		
3		
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1		

Submission:

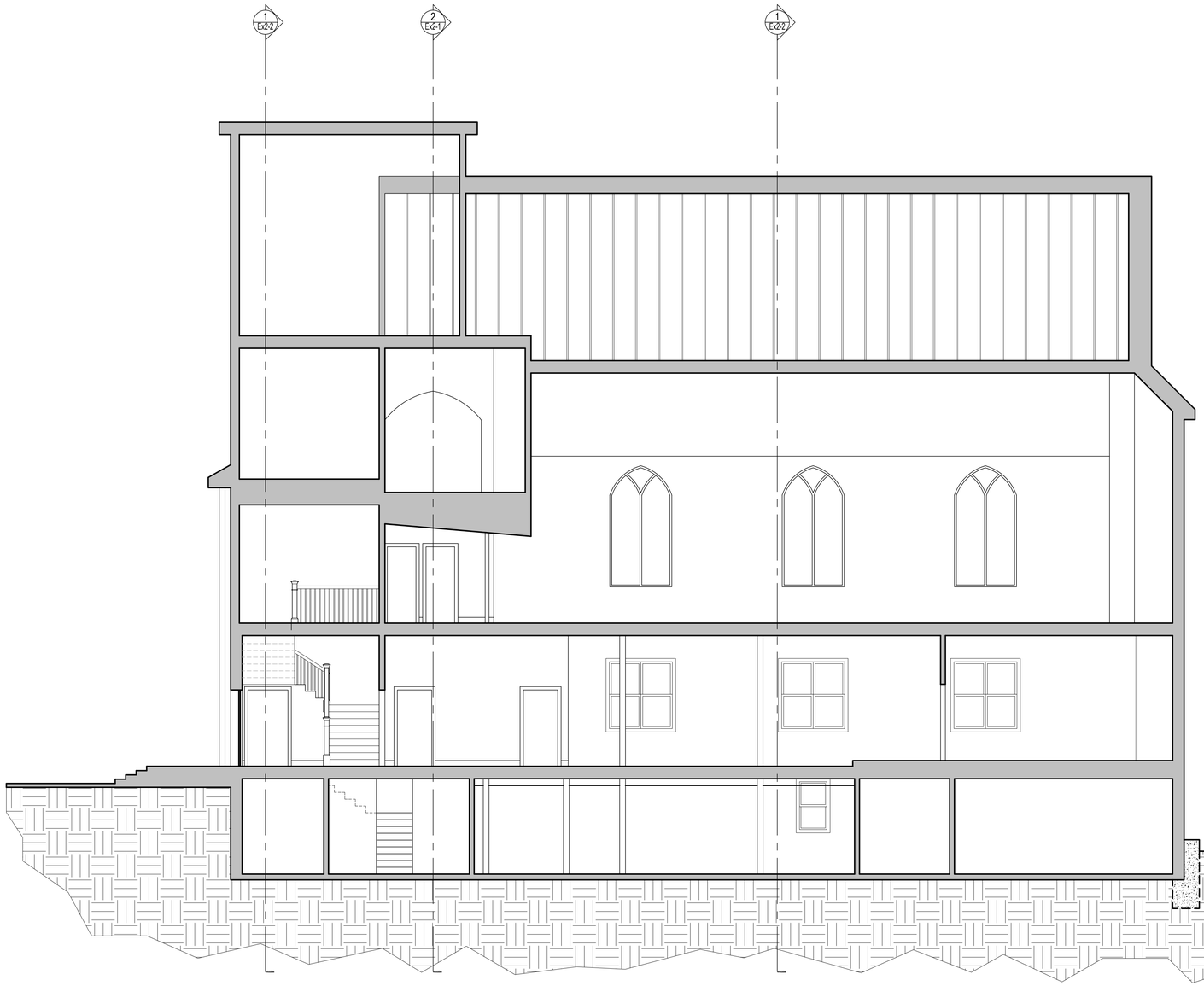
Date: 31 May 2019

Scale:

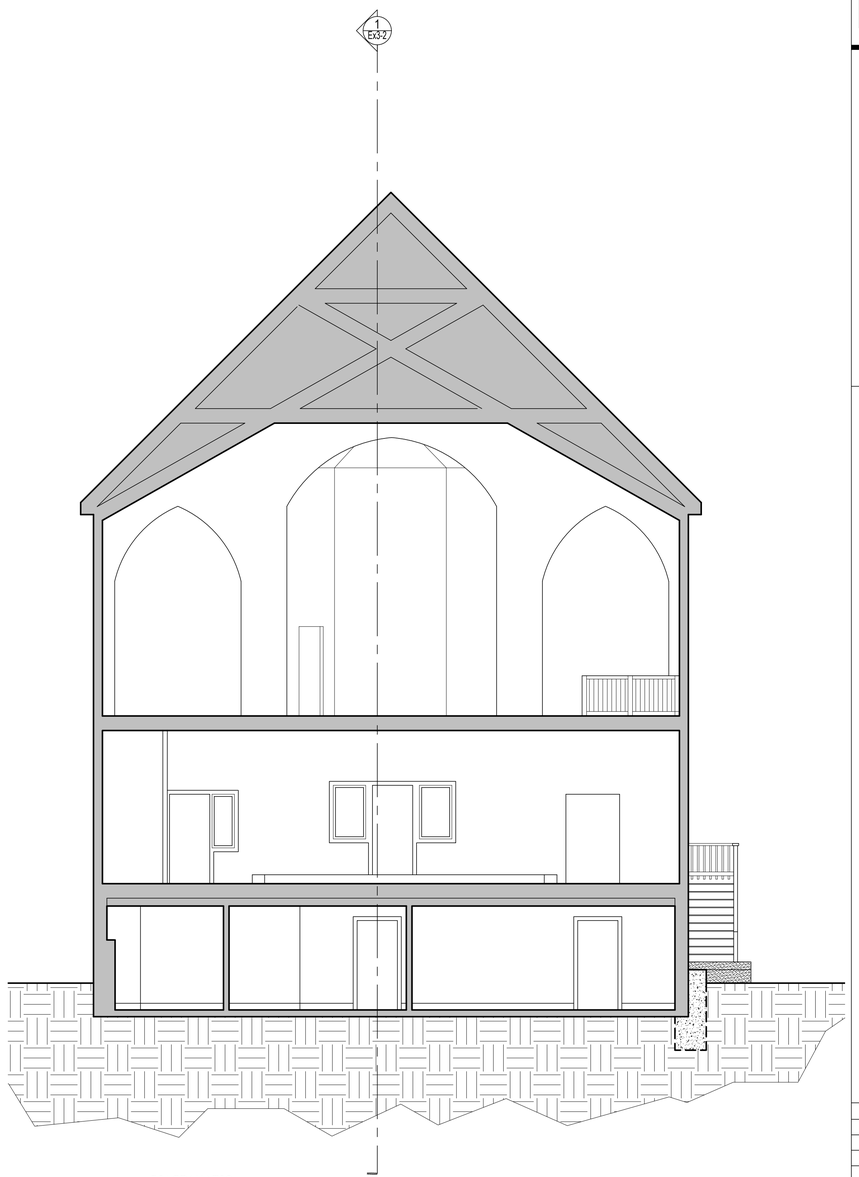
SECTIONS

Ex3-1

DRAWING NAME: EPH 3D EXISTING CONDITIONS DRAWINGS.DWG
LAYOUT: EX3-1 SECTIONS



1 DIAGRAMATIC EXISTING SECTION
3/16"=1'-0"



2 DIAGRAMATIC EXISTING SECTION
3/16"=1'-0"

DRAWING NAME: EPH 30 EXISTING CONDITIONS DRAWINGS.DWG
LAYOUT: EX3-2 SECTIONS

PAF ARCHITECTS

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One Pleasure Island Road
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ELIZABETH PEABODY HOUSE

277 BROADWAY
SOMERVILLE, MA

EXISTING CONDITIONS

SUB.	DATE	CONTENT
4		
3		
2		
1		

Submission:

Date: 31 May 2019

Scale:

SECTIONS

Ex3-2

Occupancy, Existing

As per Table 1004.1.2	
Accessory Storage Areas	300 Gross
Mechanical Equipment Rooms	300 Gross
Assembly without fixed seats	
- Concentrated (chairs only – not fixed)	7 net
- Standing Space	5 net
- Unconcentrated (tables and chairs)	15 net
Business areas	100 gross
Day care	35 net
Educational	
- Classroom area	20 net
Mercantile (Food Pantry)	60 Gross
Stages and platforms	15 net

Occupancy Calculation

	Square Footage		Occupant Load
Ground Floor			
Day Care	1640	@ 1 per 35 NSF	47
Boiler Room	273	@ 1 per 300 GSF	1
Offices	94	@ 1 per 100 GSF	1
Food Pantry / Kitchen	450	@ 1 per 60 GSF	8
	2457		57
First Floor			
After School Program	1560	@ 1 per 20 NSF	78
After School Coat Room	141	@ 1 per 20 NSF	8
Offices	676	@ 1 per 100 GSF	7
Stage	173	@ 1 per 15 Net	12
	2550		105
Second Floor w/ Tables and Chairs			
House / Assembly Area	2450	@ 1 per 15 Net	164
Storage	208	@ 1 per 300 GSF	1
Stage	155	@ 1 per 15 Net	11
	2813		176
Total Occupied Area	7820		338

ALTERNATIVE OCCUPANCIES

First floor w/ Tables and Chairs			
After School Area used for meetings	1560	@ 1 per 15 NSF	104
Coat Room	141	@ 1 per 100 GSF	2
Offices	676	@ 1 per 100 GSF	7
Stage	173	@ 1 per 15 Net	12
	2550		125
First Floors w/ Chairs Only			
After School Area used for presentation	1560	@ 1 per 7 NSF	223
Coat Room	141	@ 1 per 100 GSF	2
Offices	676	@ 1 per 100 GSF	7
Stage	173	@ 1 per 15 Net	12
	2550		244
Second Floor w/ chairs only			
House / Assembly Area	*2450*	*@ 1 per 15 Net*	*350*
Storage	*208*	*@ 1 per 300 GSF*	*1*
Stage	*155*	*@ 1 per 15 Net*	*11*
	2813		*362*

Note: occupancies with standing only are not recommended.

Gross Area

Ground Floor	3587
First Floor	3587
Second Floor	3587
Mezzanine	852
Total	11613

Students & Staff

Ground Floor / Pre-School	40+7= 47
First Floor / Afterschool	52+5= 56
Second Floor	-
Mezzanine	-
Total	103

ACCESSORY STORAGE OR MECHANICAL ROOMS

ASSEMBLY, UNCONCENTRATED (TABLES ADN CHAIRS)

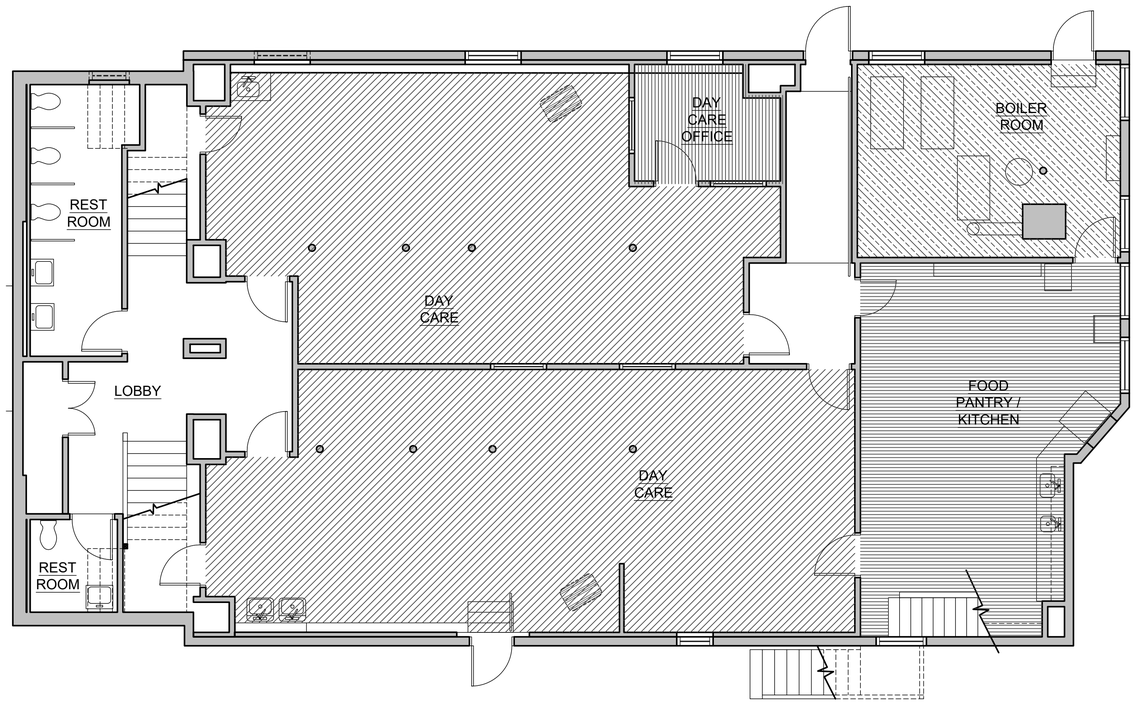
BUSINESS / OFFICE AREA

DAYCARE

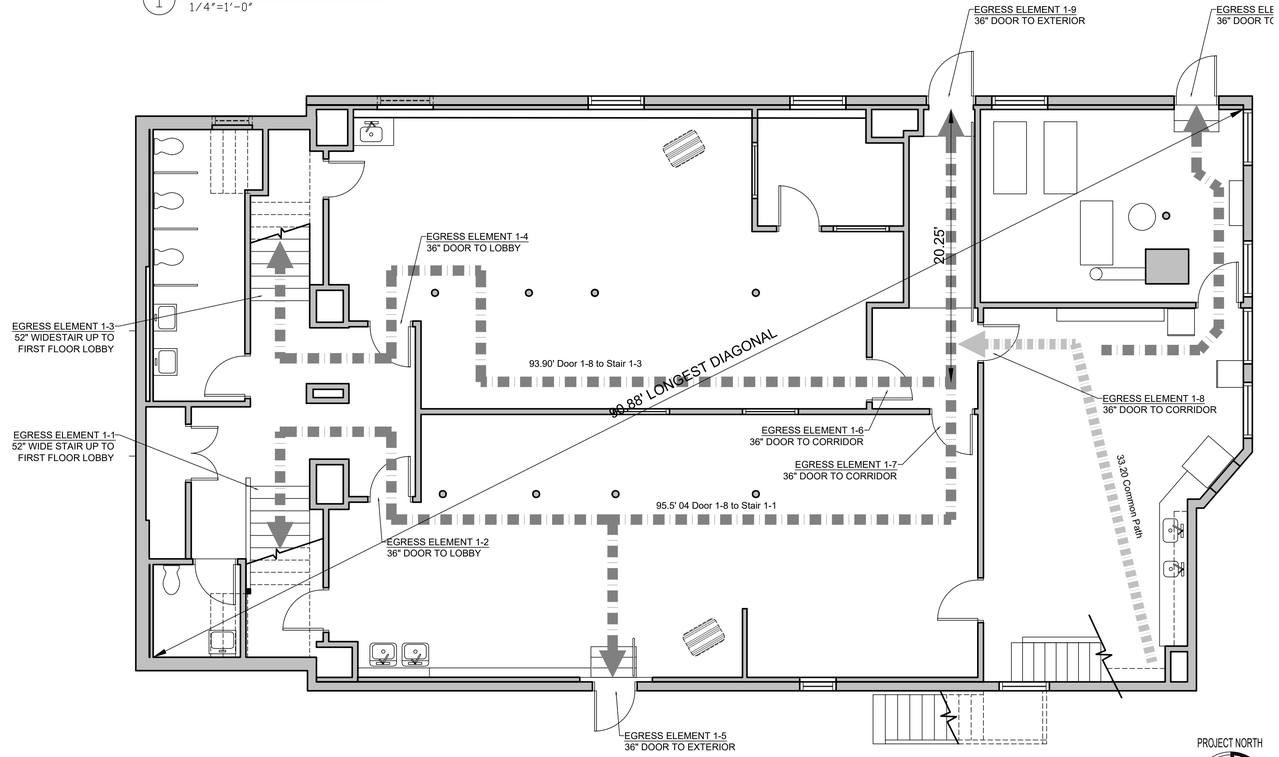
EDUCATIONAL, CLASSROOM AREA

FOOD PANTRY (MERCANTILE)

STAGES AND PLATFORMS



1 EXISTING GROUND FLOOR PLAN
1/4"=1'-0"



1 EXISTING GROUND FLOOR PLAN
1/4"=1'-0"

DRAWING NAME: EPH 31 EGRESS & OCCUPANCY.DWG
LAYOUT: E&O1-1

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ELIZABETH PEABODY HOUSE

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EXISTING CONDITIONS

SUB.	DATE	CONTENT
4		
3		
2		
1		

Submission:

Date: 31 May 2019

Scale:

GROUND FLOOR PRESCHOOL

E&O 1-1

606 CMR 7.00: STANDARDS FOR THE LICENSURE OR APPROVAL OF FAMILY CHILD CARE; SMALL GROUP AND SCHOOL AGE

7.07: Physical Facility Requirements

(7) Outdoor Space. The licensee must maintain, or have access to, an outdoor play area of at least 75 square feet per child who is out

Area of Playground: 2480 /75= 33 children allowed in the playground at one time

(16) Additional Requirements for Small Group and School Age and Large Group and School Age Child Care Programs.

(c) Space.

1. The licensee must provide a minimum of 35 square feet of activity space per child.

	Square Footage		Occupant Load
Ground Floor			
Day Care	1640	@ 1 per 35 SF	46
First Floor			
After School Program	1560	@ 1 per 35 SF	44
After School Coat Room	141	@ 1 per 35 SF	4
Stage	173	@ 1 per 35 SF	4
	1874		53

Students	
Ground Floor / Pre-School	40
First Floor / Afterschool	52
	92

Unless specifically noted in 606 CMR 7.00, all requirements in 606 CMR 7.00 apply to all programs providing non-residential services to children younger than 14 years old outside their own homes, regardless of the care setting or the age of the children served.

Approved Activity Space - The indoor and outdoor areas determined by the Department to be safe and appropriate for children in an early education and care program. This space shall include only usable floor space exclusive of hallways, bathrooms, and portions of rooms or areas that contain furniture or equipment suitable only for adult use.

Plumbing Fixture Counts: **(248 CMR 10.00: Uniform State Plumbing Code)**

Plumbing Fixture Requirements: Code section 2.10(18)(a) of 248CMR, the Fuel Gas and Plumbing Code provides that the occupancy base for determining the required number of plumbing fixtures shall be determined by the Building Official.

Number of Fixtures Required: § 105 CMR 164.137 (C) Bathrooms and Personal Hygiene
Code provides the following plumbing fixture requirements for Education uses as follows:

		Code Requirement	Ratio			Number Req'd		Provided
	Use	**Fixture Type**	**Female**	**Male**	**Other**	**Female**	**Male**	**Unisex**
Ground Floor	**Day Care Facility / E-I-3:**	Water Closets (Toilets)	1/20	1/20		**2**	**2**	4
Max occupants:	47	Urinals		-				
		Bath Shower	-	-				
		Lavatories	1/20	1/20		**2**	**2**	6
					1 Service Sink			
	Education Staff / E:	Water Closets (Toilets)	1/20	1/25		**1**	**1**	
Max occupants:	7	Urinals		33%				
		Lavatories	1/40	1/40		**1**	**1**	
		Fixture Type	**Female**	**Male**	**Other**			
First Floor	**Elementary / E:**	Water Closets (Toilets)	1/30	1/60		**2**	**1**	4
Max occupants:	78	Urinals		1/60				
		Bath Shower	-					
		Lavatories	1/60	1/60		**1**	**1**	4
		Drinking Fountain			1/75			
					1 Service Sink / Floor			
	Education Staff / E:	Water Closets (Toilets)	1/20	1/25		**1**	**1**	
Max occupants:	5	Urinals		33%				
		Lavatories	1/40	1/40		**1**	**1**	
		Fixture Type	**Female**	**Male**	**Other**			
Second Floor	**Theaters / A-1:**	Water Closets (Toilets)	1/30	1/60		**3**	**2**	0
Max occupants:	176	Urinals		1/60				
		Bath Shower	-					
		Lavatories	1/60	1/60		**2**	**2**	0
		Drinking Fountain			1/75			
					1 Service Sink / Floor			

ACCESSORY STORAGE OR MECHANICAL ROOMS

ASSEMBLY, UNCONCENTRATED (TABLES ADN CHAIRS)

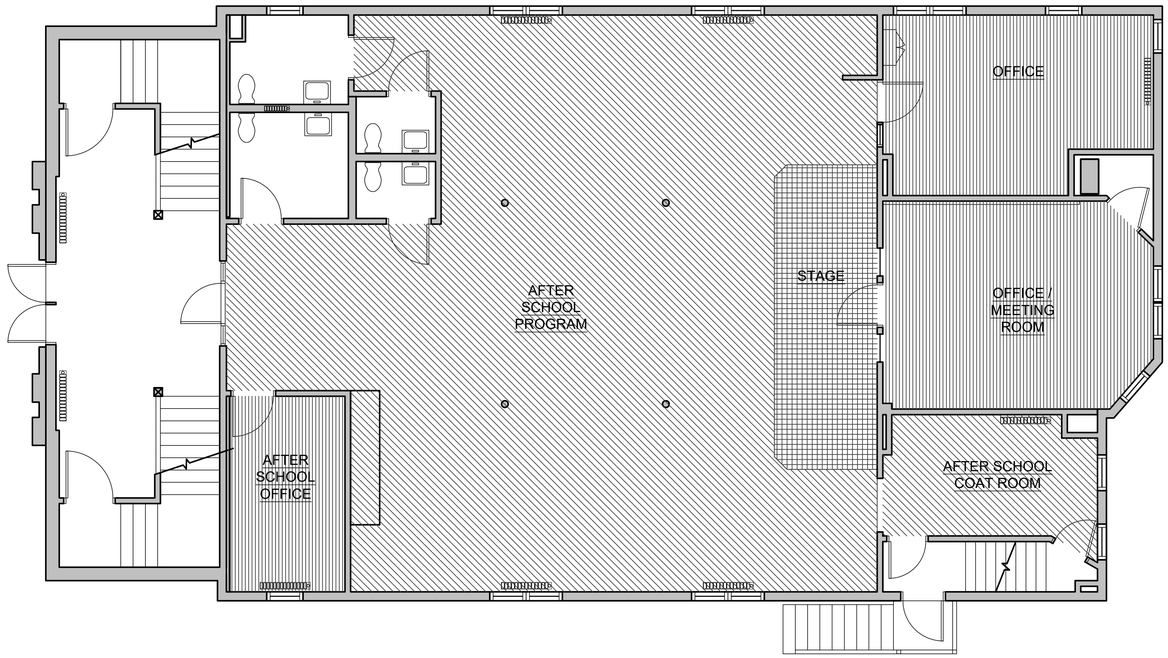
BUSINESS / OFFICE AREA

DAYCARE

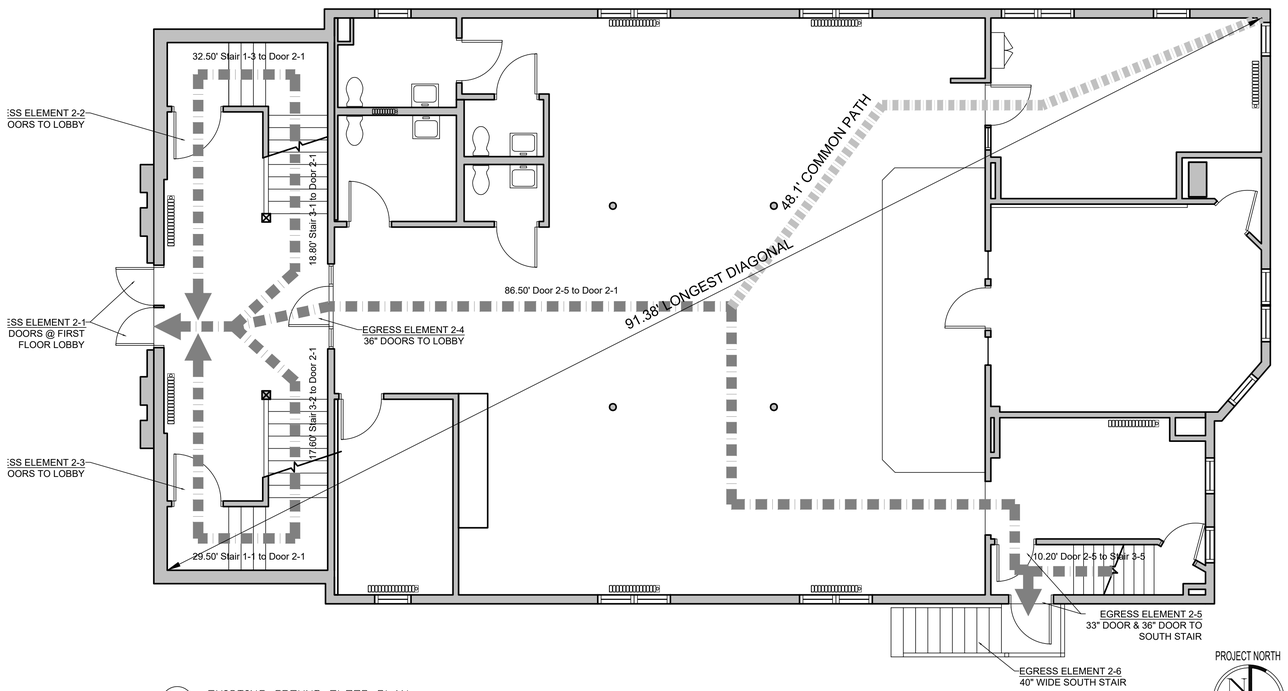
EDUCATIONAL, CLASSROOM AREA

FOOD PANTRY (MERCANTILE)

STAGES AND PLATFORMS



1 EXISTING GROUND FLOOR PLAN
1/4"=1'-0"



1 EXISTING GROUND FLOOR PLAN
1/4"=1'-0"

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LAYOUT: E&O1-2

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ELIZABETH PEABODY HOUSE

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EXISTING CONDITIONS

SUB.	DATE	CONTENT
4		
3		
2		
1		

Submission:

Date: 31 May 2019

Scale:

FIRST FLOOR AFTER SCHOOL

E&O 1-2

Exit Access Separation

1007.1.1 Two exits or exit access doorways.
Where two *exits* or *exit access doorways* are required from any portion of the *exit access*, the *exit* doors or *exit access doorways* shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the building or area to be served measured in a straight line between *exit* doors or *exit access doorways*.

Exceptions:
1….
2. Where a building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2, the separation distance of the exit doors or exit access doorways shall not be less than one-third of the length of the maximum overall diagonal dimension of the area served.

Maximum Diagonal Dimension	91.38'
1/2 of Diag.	45.69'
Exit doorways distance apart	
Ground Floor / Daycare	126.4'
First Floor / Afterschool	86.5'
Second Floor / Assembly	159.8'

SUMMARY:
- Separation of the exits is not less than one-half of the maximum overall diagonal dimension.

ACCESSORY STORAGE OR MECHANICAL ROOMS

ASSEMBLY, UNCONCENTRATED (TABLES ADN CHAIRS)

BUSINESS / OFFICE AREA

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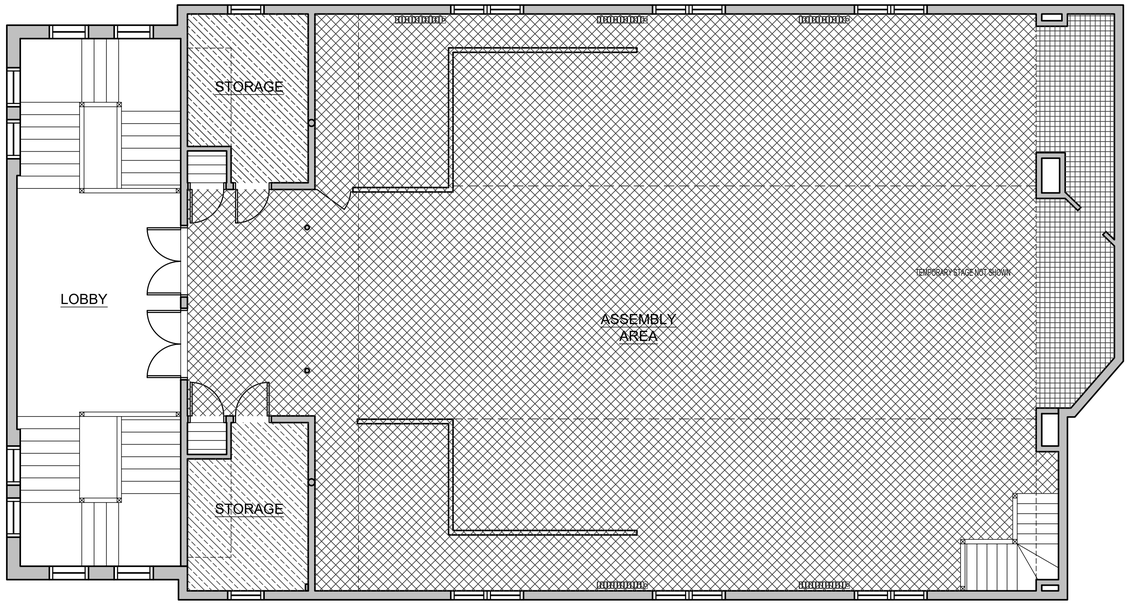
FOOD PANTRY (MERCANTILE)

STAGES AND PLATFORMS



1 EXISTING GROUND FLOOR PLAN
1/4"=1'-0"

Means of Egress Sizing

1005.3.1 Stairways. The capacity, in inches, of *means of egress stairways* shall be calculated by multiplying the *occupant load* served by such *stairways* by a means of egress capacity factor of 0.3 inch (7.6 mm) per occupant.
Exceptions:
1. For other than Group H and I-2 occupancies, the capacity, in inches, of *means of egress stairways* shall be calculated by multiplying the *occupant load* served by such *stairways* by a means of egress capacity factor of 0.2 inch (5.1 mm) per occupant in buildings equipped throughout with an automatic sprinkler system
1005.3.2 Other egress components. The capacity, in inches, of *means of egress* components other than *stairways* shall be calculated by multiplying the *occupant load* served by such component by a means of egress capacity factor of 0.2 inch (5.1 mm) per occupant.
Exceptions:
1. For other than Group H and I-2 occupancies, the capacity, in inches, of *means of egress* components other than *stairways* shall be calculated by multiplying the *occupant load* served by such component by a means of egress capacity factor of 0.15 inch (3.8 mm) per occupant in buildings equipped throughout with an automatic sprinkler system

Exit Capacity

	No.	Element	Nominal	Clear	Factor	Capacity	Notes
Ground Floor							
	1-1	Stair	52	52	0.3	NA	In sequence w Door 1-2
	1-2	Door	36	34.5	0.2	173	
	1-3	Stair	52	52	0.3	NA	In sequence w Door 1-4
	1-4	Door	36	34.5	0.2	173	
	1-5	Door	36	34.5	0.2	173	
	1-6	Door	36	34.5	0.2	NA	In sequence w Door 1-9
	1-7	Door	36	34.5	0.2	NA	In sequence w Door 1-9
	1-8	Door	36	34.5	0.2	NA	In sequence w Door 1-9
	1-9	Door	36	34.5	0.2	173	
	2-2	Door	42	40.5	0.2	NA	In sequence w Door 1-4
	2-3	Door	42	40.5	0.2	NA	In sequence w Door 1-2
Total						692	
First Floor							
	2-4	Door	36	34.5	0.2	173	
	2-5	Door	33	31.5	0.2	158	
	2-6	Stair	40	40	0.3	NA	In sequence w Doors 2-5
Total						331	
Second Floor							
	3-1	Stair	53	53	0.3	177	
	3-2	Stair	53	53	0.3	177	
	3-3	Door	60	57	0.2	NA	
	3-4	Door	60	57	0.2	NA	
	3-5	Stair	36	36	0.3	120	
Total						474	
Mezzanine	4-1	Stair	36	36	0.3	120	
	4-2	Stair	36	36	0.3	120	
Total						240	
West Tributary Path to Front Door							
	1-2	Door	36	34.5	0.2	173	
	1-4	Door	36	34.5	0.2	173	
	2-4	Door	36	34.5	0.2	173	
	3-1	Stair	53	53	0.3	177	
	3-2	Stair	53	53	0.3	177	
Total						873	
Compare to:	2-1	Doors	2X34=68	65	0.2	325	

Result: Main Entry Door, 2-1 is the most restrictive element of the West egress path. However, the egress width of the existing doorways would still allow significantly more occupants than the maximum occupancy from Section 1004.

SUMMARY: Egress width of proposed doorways would allow significantly more occupants than the proposed occupancy.

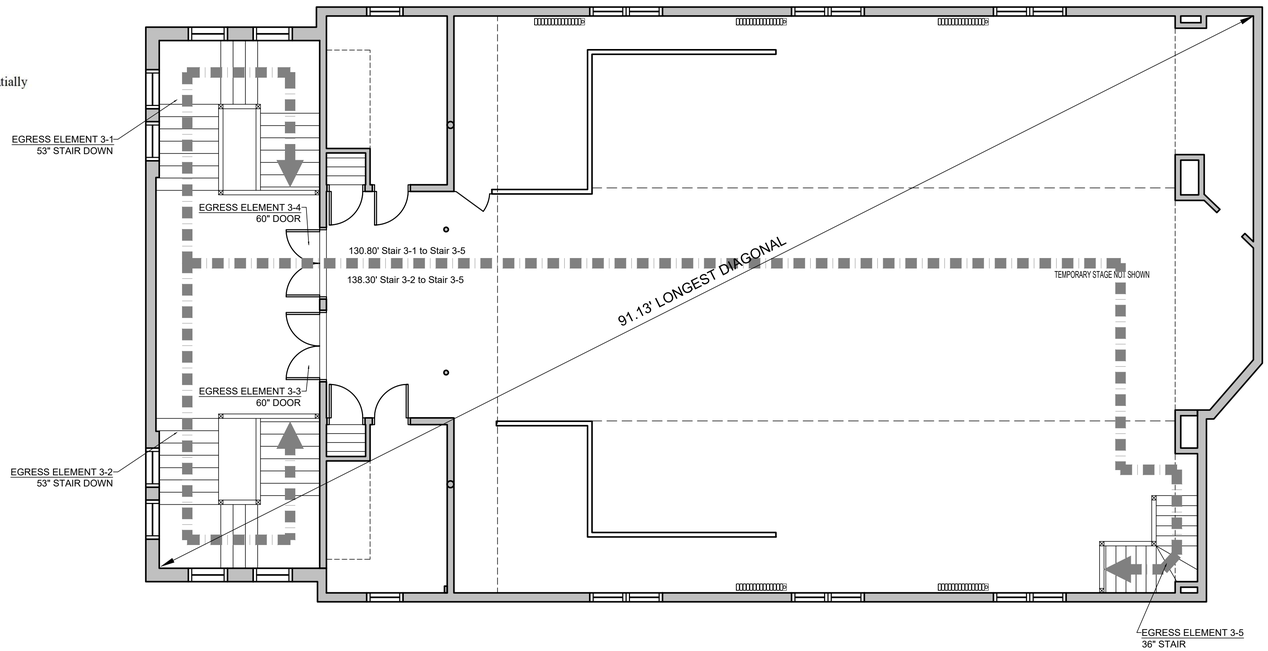
Exit Access Travel Distance

1017.2 Limitations. *Exit Access* travel distance shall not exceed the distances given in Table 1016.1.

- As per Table 1017.2 Occupancy
  - Occupancy E without Sprinkler System: 200 feet
  - Occupancy A without Sprinkler System: 200 feet

	Path (ft)		÷2 for two-way travel
Basement Occupancy E			
Door 1-8 to Stair 1-3	93.90'		
Stair 1-3 TO Door 2-1	32.50'		
		126.40'	**63.20'**
Door 1-8 to Stair 1-1	95.5'		
Stair 1-1 to Door 2-1	29.50'		
		125.00'	**62.50'**
First Floor Occupancy E			
Door 2-5 to Door 2-1		86.50'	**43.25'**
Second Floor Occupancy A			
Door 2-5 to Stair 3-5	10.20'		
Stair 3-1 to Stair 3-5	130.80'		
Stair 3-1 to Door 2-1	18.80'		
		159.80'	**79.90'**
Door 2-5 to Stair 3-5	10.20'		
Stair 3-2 to Stair 3-5	138.30'		
Stair 3-2 to Door 2-1	17.60'		
		166.10'	**83.05'**

SUMMARY: Travel Distance for longest identified paths is substantially shorter than the maximum allowed 200'.



1 EXISTING GROUND FLOOR PLAN
1/4"=1'-0"

PROJECT NORTH

PAF ARCHITECTS

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EXISTING CONDITIONS

SUB.	DATE	CONTENT
4		
3		
2		
1		

Submission:

Date: 31 May 2019

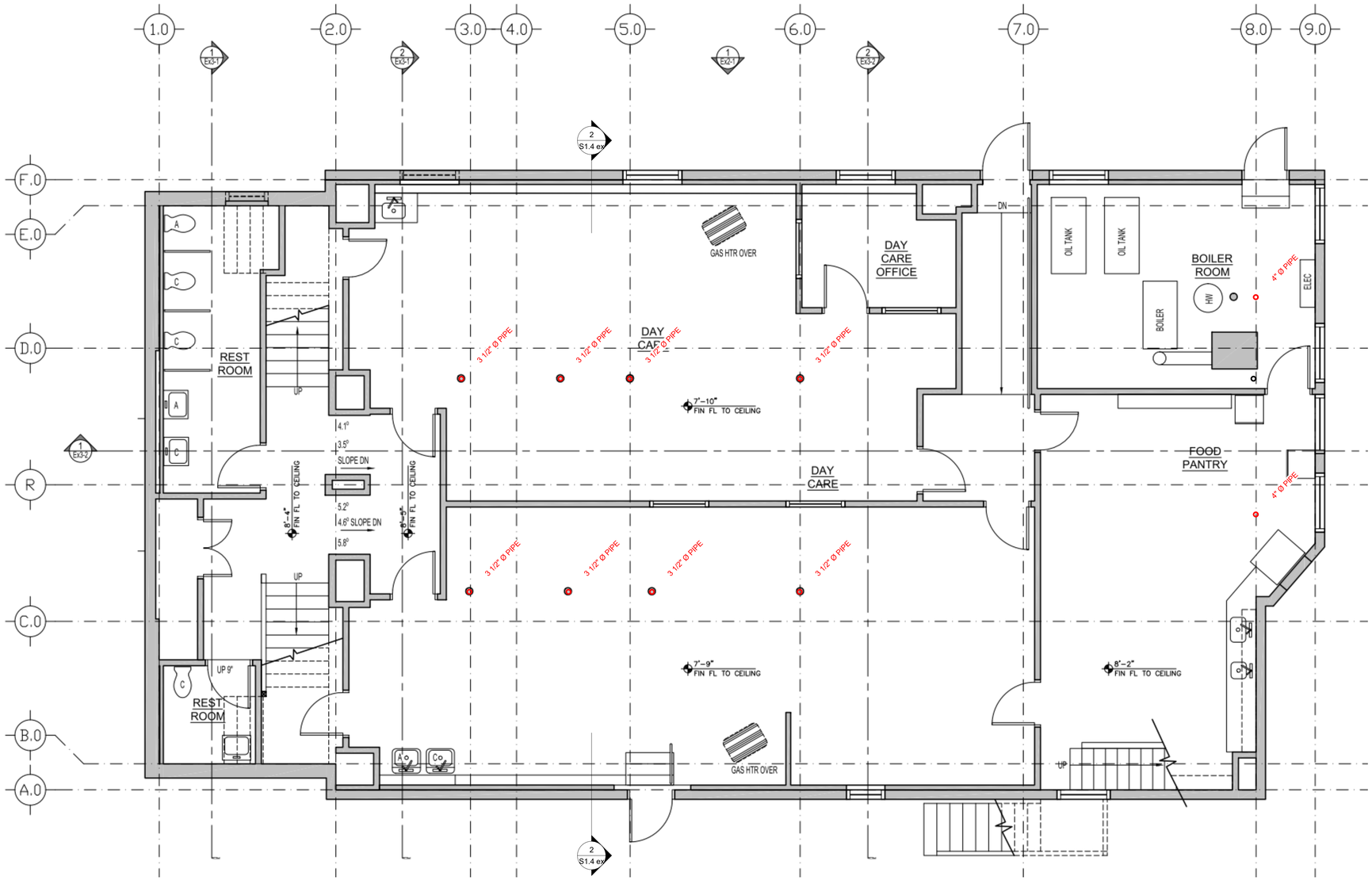
Scale:

SECOND FLOOR ASSEMBLY

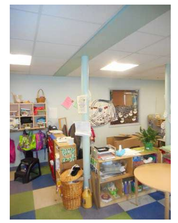
E&O 1-3

DRAWING NAME: EPH 31 EGRESS & OCCUPANCY.DWG
LAYOUT: E&O1-3

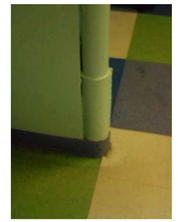
SHEET LIST	
NO.	SHEET NAME
S1.1 ex	EXISTING GROUND FLOOR FOUNDATION
S1.2 ex	EXISTING FIRST FLOOR FRAMING
S1.3 ex	EXISTING SECOND FLOOR FRAMING
S1.4 ex	EXISTING MEZZ. & BUILDING SECTION
S1.5 ex	EXISTING ROOF FRAMING



1 Basement Existing Structural Plan
1/4" = 1'-0"



PIPE COLUMNS AT GROUND LEVEL



REINFORCED PIPE COLUMN REPAIRS

UNDERPINNING REPAIRS AT REAR AND REAR SIDES OF EXTERIOR

FIRST FLOOR JOISTS SUPPORTED ON TIMBER BEAMS

GRAPHIC NOTES

LINE WORK IN RED DENOTES JOISTS, BEAMS, AND COLUMNS. BEAMS AND JOISTS OCCUR AT THE DESIGNATED FLOOR LEVEL.

LABELED COLUMNS OCCUR AT THE DESIGNATED FLOOR TO THE FLOOR ABOVE.

NON-LABELED COLUMNS OCCUR ON THE FLOOR BELOW THE DESIGNATED LEVEL.

JOISTS ALSO BEAR ON WALLS WHERE INDICATED.

ADDITIONAL COLUMNS MAY BE CONCEALED IN WALLS.

WHERE MEMBER SIZES ARE SHOWN, THESE WERE MEASURED IN TEST CUT OPENINGS.

WHERE MEMBER SIZES ARE NOT GIVEN, THESE ARE INFERRED FROM SURROUNDING CONDITIONS.

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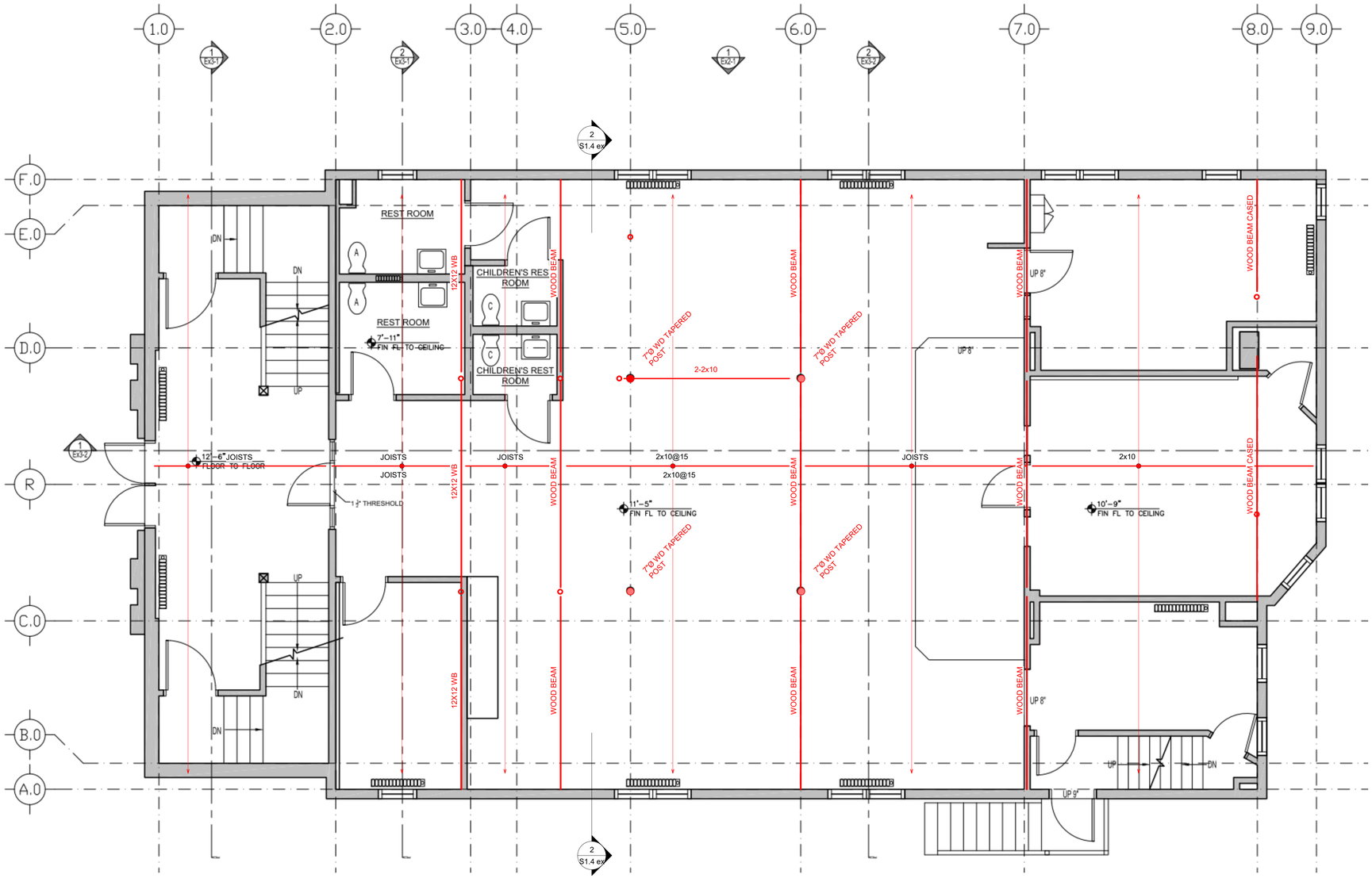
EXISTING CONDITIONS

SUB.	DATE	CONTENT
Submission:		
Date:		Issue Date
Scale:		As indicated

EXISTING GROUND FLOOR FOUNDATION

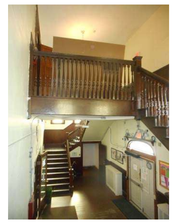
Sheet
S1.1 ex



1 1st Floor Existing Framing Plan
1/4" = 1'-0"

VIEW OF FRONT ENTRY. TOWER AND STAIRS ARE AN EARLY ADDITION.

CORNERSTONE MARKING EARLY ADDITION IN 1882



INTERIOR 0F 1882 ADDITION

SECOND FLOOR JOIST WITH MODERN LIGHT STEEL ANGLES INDICATING RECENT FLOOR REPAIRS.

GRAPHIC NOTES

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89 Access Road, Suite 18
Norwood, MA 02062

ENVIRONMENTAL ENGINEERS
Axiom Environmental Engineers
One Pleasure Island Road
Wakefield, MA 01880

ELIZABETH PEABODY HOUSE

277 BROADWAY
SOMERVILLE, MA

EXISTING CONDITIONS

SUB.	DATE	CONTENT

Submission:

Date: Issue Date

Scale: As indicated

EXISTING FIRST FLOOR FRAMING

Sheet
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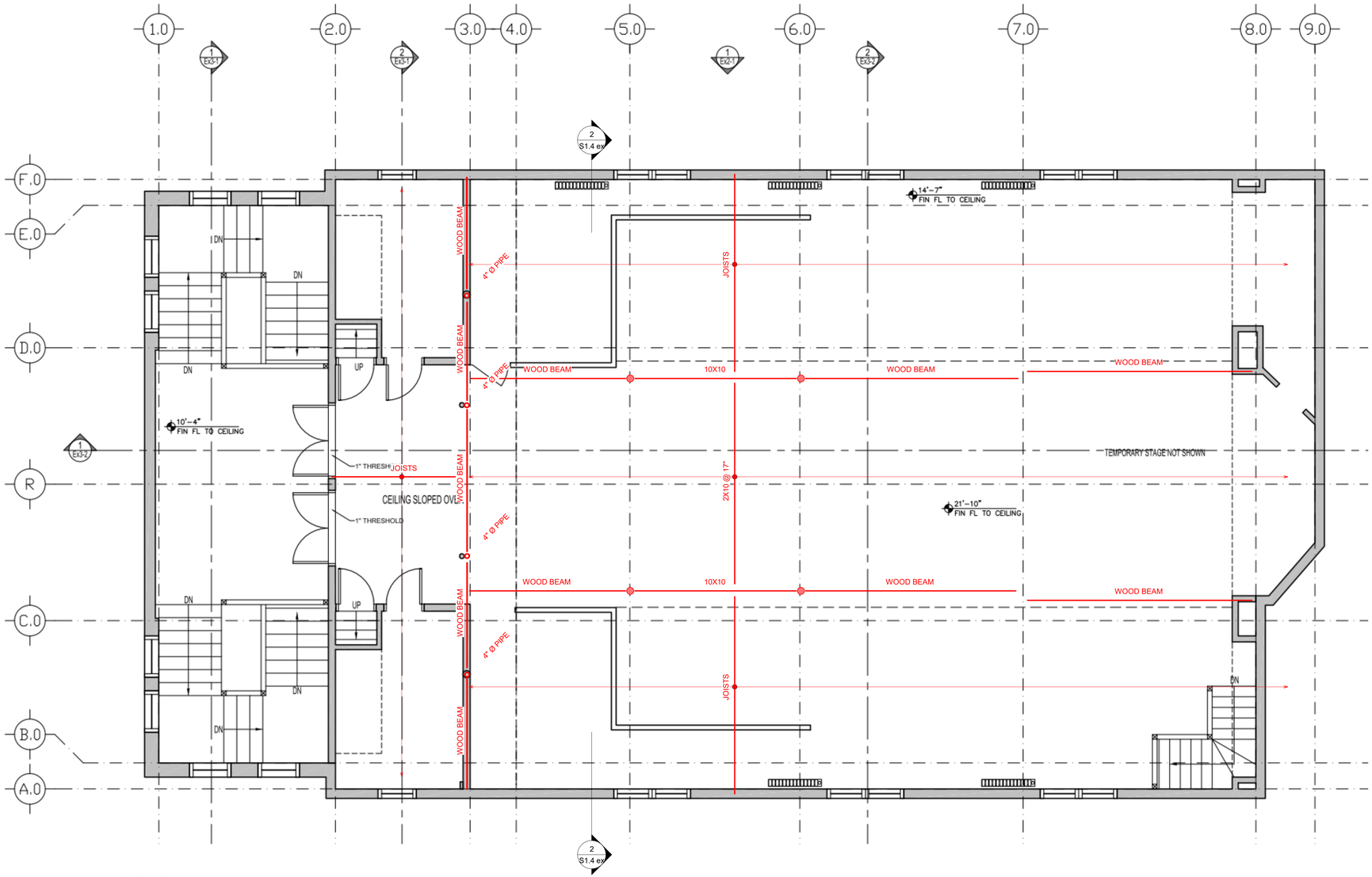


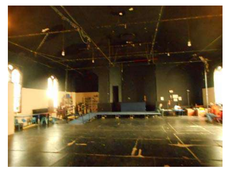
1 2nd Floor Existing Framing Plan
1/4" = 1'-0"

UPPER LEVEL OF STAIR WITHIN ADDITION.

CONCEALED ARCH FRAMING NEXT TO ADDITION SUGGESTS A FORMER STAIRWELL IN ORIGINAL BUILDING.

TIMBER BEAM ON PIPE COLUMNS IN BAY NEXT TO ADDITION MAY HAVE BEEN PART OF FORMER STAIRWELL.

SECOND FLOOR HALL LOOKING AT MEZZANINE AND FRONT ENTRY STAIRS.



SECOND FLOOR HALL LOOKING AT REAR.

GRAPHIC NOTES

LINE WORK IN RED DENOTES JOISTS, BEAMS, AND COLUMNS. BEAMS AND JOISTS OCCUR AT THE DESIGNATED FLOOR LEVEL.

LABELED COLUMNS OCCUR AT THE DESIGNATED FLOOR TO THE FLOOR ABOVE.

NON-LABELED COLUMNS OCCUR ON THE FLOOR BELOW THE DESIGNATED LEVEL.

JOISTS ALSO BEAR ON WALLS WHERE INDICATED.

ADDITIONAL COLUMNS MAY BE CONCEALED IN WALLS.

WHERE MEMBER SIZES ARE SHOWN, THESE WERE MEASURED IN TEST CUT OPENINGS.

WHERE MEMBER SIZES ARE NOT GIVEN, THESE ARE INFERRED FROM SURROUNDING CONDITIONS.

PAFA ARCHITECTS

PROJECT TEAM:

OWNER:
Elizabeth Peabody House
277 Broadway
Somerville, MA 02145

ARCHITECT:
Platt Anderson Freeman Architects
4 Belgrade Avenue
Boston, MA 02131
(617) 323-3500
www.PAFAA.com

STRUCTURAL ENGINEER:
MacLeod Consulting, Inc.
29 Woods Road
Belmont, MA 02478
(617) 484-4733

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EXISTING SECOND FLOOR FRAMING

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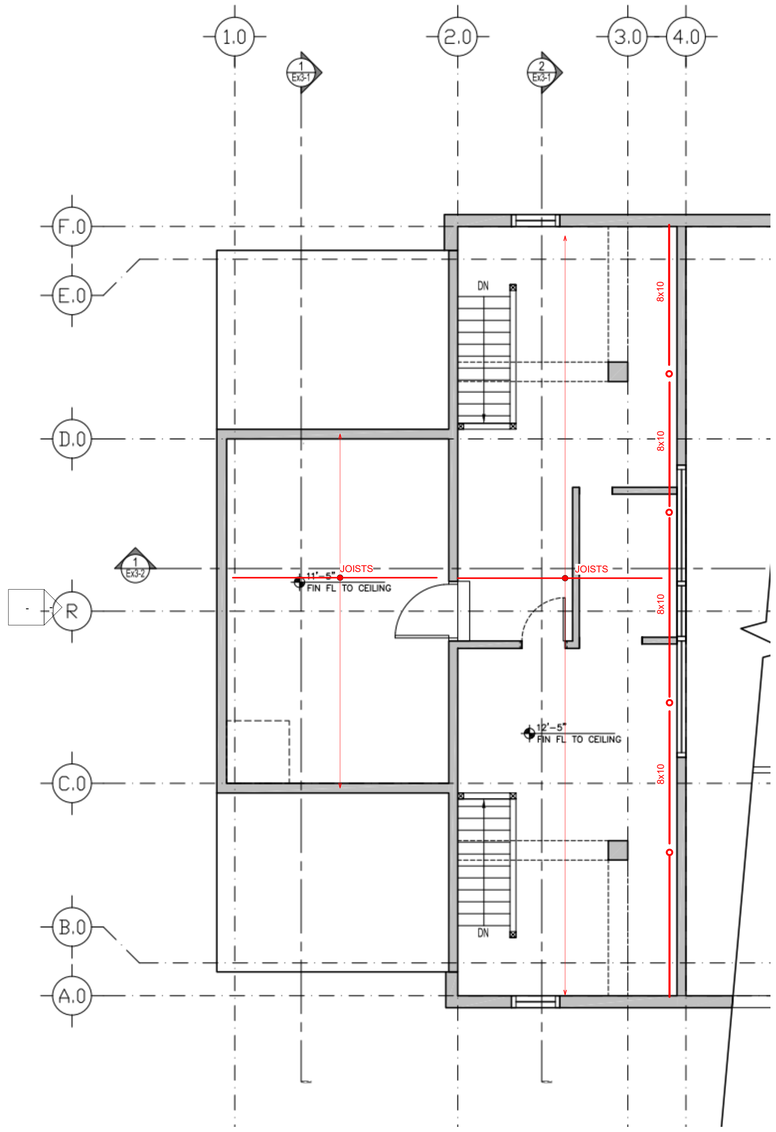
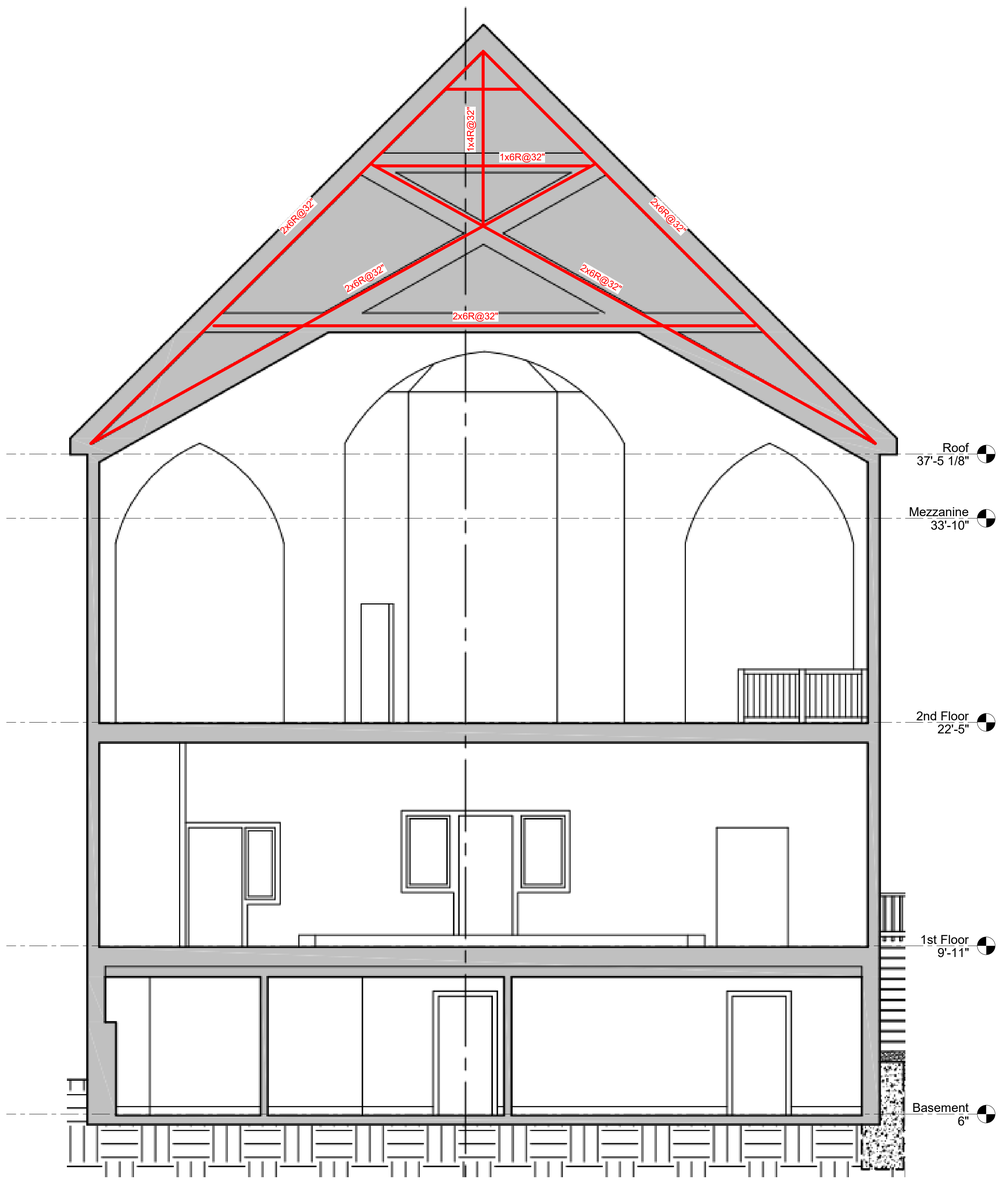


1 Existing Mezzanine Framing Plan
1/4" = 1'-0"



2 TRANSVERSE SECTION
1/4" = 1'-0"

GABLE END OF MAIN ROOF CONCEALED IN TOWER. IT'S EXTERIOR SIDING INDICATES THE TOWER IS AN ADDITION.

UNBRACED STUD HEIGHT IN TOWER IS EXCESSIVE.

MAIN ROOF IS SUPPORTED WITH STICK FRAMED SCISSOR TRUSSES SPANNING OVER HALL TO EXTERIOR WALLS.

TIMBER PURLIN ALONG ROOF SET BACK FROM EAVE SUGGESTS A FORMER STAIR OPENING WITHIN THE GABLE ROOF.

GRAPHIC NOTES

LINE WORK IN RED DENOTES JOISTS, BEAMS, AND COLUMNS. BEAMS AND JOISTS OCCUR AT THE DESIGNATED FLOOR LEVEL.

LABELED COLUMNS OCCUR AT THE DESIGNATED FLOOR TO THE FLOOR ABOVE.

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EXISTING MEZZ. & BUILDING SECTION

Sheet
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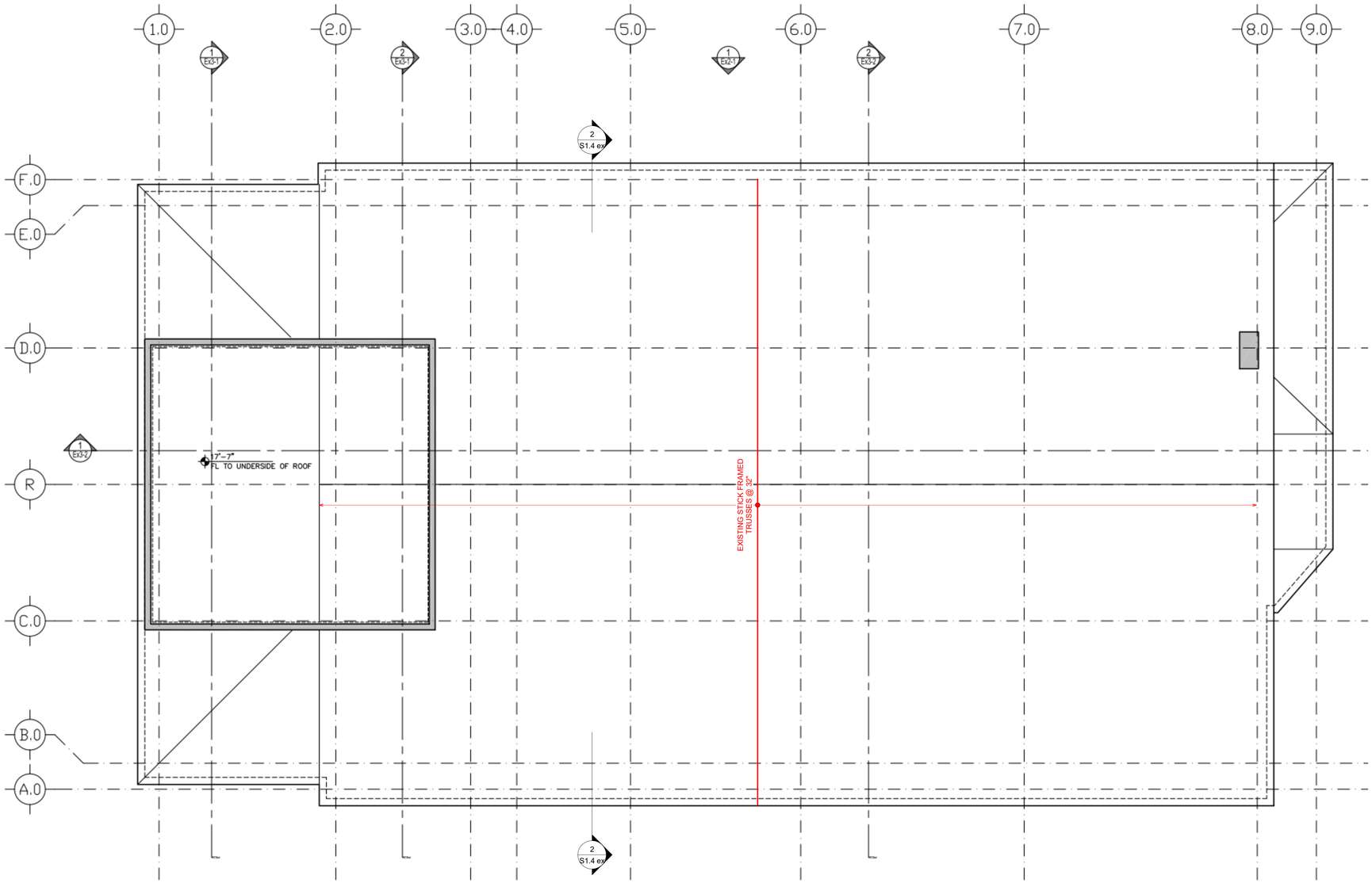

1 Roof Existing Framing Plan
1/4" = 1'-0"

GRAPHIC NOTES

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EXISTING ROOF FRAMING

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PAF ARCHITECTS

Workplan

The intent of the workplan is to identify, in note form, the tasks called out in the reports, and then to give them a relative importance. This way, decisions to proceed with projects, small or large, can be informed by their context.

On the following pages is the list of items categorized by:

- Importance to Health & Safety

The categories are grouped by trade, but can be read from top to bottom in *relative* position. All of the projects are important, and the Elizabeth Peabody House will benefit from the completion of any of the items on the list. However, the relative position is meant to inform the selection of projects when there are budgetary or other concerns.

"Importance to Health and Safety" is perhaps self-evident. It identifies projects that will make the Elizabeth Peabody House:

- Safer by improving the egress or control of a fire, or
- Healthier and usually more comfortable by improving the air quality or other local environmental aspects.

For example, providing fire sprinklers is given a high position in two categories (Architectural and Mechanical Systems) because in the unlikely event of a fire, the ability to control and even extinguish the fire is highly likely. The Elizabeth Peabody House would benefit in other ways, as well, because the building codes allow higher occupancies and provide other compliance mitigation in buildings that are fully sprinklered.

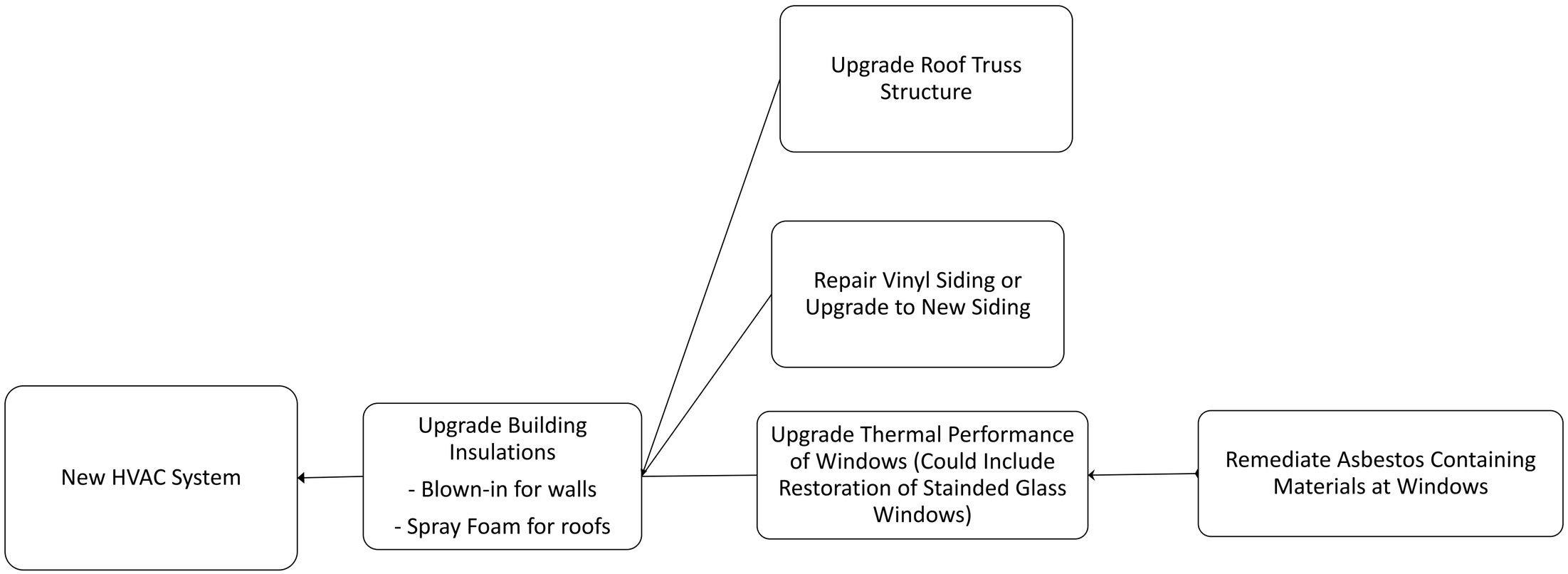
The second factor that should be taken into account is:

- Dependent Achievability.

For example, as noted in the study, the roof should not be insulated until the truss structures are upgraded.

An example dependency is included on the following pages, however the architect and engineers should be consulted before starting any project.

	Architecture		Structural		Mechanical and Plumbing		Electrical		Fire Safety		Environmental Assessment	
Highest Priority	**Highest priority.** Design and construct new southeast covered egress stair.	~$40,000.		.			**Highest Priority** Secure Grounding Cable; Add supplemental grounding cable.	TBD				
	Set maximum occupancy for second floor	$1,000.					Install tamper resistant outlet replacement in Day Care. Highest Priority	$6,000.				
	Investigate & repair leaks at roof – wall intersections	$20,000.							Addressable Fire Alarm system	$50,000.		
	Survey other windows for repair or replacement.	$12,000 - $20,000.					New Service, Grounding and Distribution Equipment	$35,000.				
	Alter thresholds at first and second floor doors	$750. - $1,500.					Receptacles and Branch Circuit Wiring	$30,000.				
	Repair vinyl siding	$15,000.			Replace Exhaust Fans in Restrooms	$1,200.			Install a Fire Suppression Sprinkler System	$110,000.		
	Maintain and restore exterior wood trim	$60,000.			<u>ADD VENTILATION</u> Add two energy recovery ventilators.	$20,000.	Cord Drops and associated Branch Circuit Wiring	$7,500.				
	Exterior miscellaneous wood repair & paint	$8,500.	<u>The following will be required to be undertaken as part of a larger renovation project but do not need to be initiated on their own.</u>									
	Investigate site drain piping. Connect all rain leaders to a collection and dispersal system.	$10,000. - $30,000.	Ground level pipe columns. Replace the pipe columns at the ground level. Include new footings. This will require some temporary shoring.	$45,000.								
	Repair buckled plaster in several locations	$5,000. - $15,000.	Second floor joists. Remove the plaster ceiling along the timber beams. Add stirrup hangers to the joists fastened to the timber beams.	$18,000.							<u>The following will be required to be undertaken as part of a larger renovation project but do not need to be initiated independently.</u>	
	Investigate sloped floor at ground level. Add signage or repair?	$1200.									ACM Window Glazing	$25,000.
	Repair floor tiles	$500. - $2,500.									ACM Window Caulking	$15,000.
	Refinish stair treads	$3,000.	Second floor beams. Add ½-inch steel plates to the underside of the existing timber beams. Apply epoxy adhesive and timber screws to bond the plate to the beams.	$90,000.							ACM Door Glazing	$1,000.
	Restore stained-glass windows, including exterior protection (CPA Eligible?)	$61,608m + General Conditions	Roof trusses. Sister members in the roof trusses. Temporarily remove shingles and sheathing along the eaves to access the work. For planning purposes figure 5½ LVL as sisters.	$90,000.	<u>ALTER STEAM SYSTEM</u> Add cast iron steam radiators, unit heaters, new gas steam boiler, piping and necessary appurtenances that are req'd. Add two energy recover ventilators	$80,000. <u>$20,000.</u> $100,000.					ACM Pipe Fitting Insulation	$10,000.
	Replace vinyl siding with more appropriate cladding system (CPA Eligible?)	$120,000.	Tower walls. Add one girt around the steeple at wall midheight.	$22,000.							ACM Floor Tile & Mastics	$4,800.
	Clean-up Clock Tower and regularly monitor for future bird intrusion	$2,000. - $5,000.			<u>NEW HOT WATER SYSTEM WITH FINNED TUBE RADIATION</u> New boiler, piping, insulation, finned tube radiation, etc. Add two energy recovery ventilators	$240,000.					ACM Floor Mastics on Wood	$2,500.
	Reconfigure Ground floor toilets, Add staff toilet	$15,000.									Lead Paint - Contingency	$5,000.
	Replace front ramp with sloped walkway (CPA Eligible?)	$100,000.			<u>AIR CONDITIONING WITH COOLING ONLY DUCTLESS WALL MOUNTED UNITS</u>: New wall mounted units New hot water system Add two energy recovery ventilators	$225,000. $241,000. <u>$20,000.</u> $486,000.	Lighting per recommendations mentioned above (except Day Care)	$50,000.00			Hazardous Building Materials - Contingency	$7,500.
	List EPH on National Register, apply for tax credits	TBD $0. - $10,000. Soft costs					Decorative Lighting Allowance	$15,000.			~10% Contingency	$7,080.
	Contact Somerville FD re. Fire hydrants	$-			<u>AIR CONDITIONING WITH HEATING/COOLING HEAT PUMP DUCTLESS WALL MOUNTED UNITS</u> New wall mounted units Add two energy recovery ventilators	$350,000. <u>$20,000.</u> $370,000.						
	Design and Construct new internal stair and wheelchair lift. (Long term plan.)	$150,000. - $300.00.					Support Wiring for the proposed HVAC equipment	$10,000.				
Lower Priority	Design and Construct new Elevator / Restroom / Stair Tower (Long term plan)	$375,000. - $600,000										


Upgrade Roof Truss Structure
Repair Vinyl Siding or Upgrade to New Siding
New HVAC System
Upgrade Building Insulations
- Blown-in for walls
- Spray Foam for roofs
Upgrade Thermal Performance of Windows (Could Include Restoration of Stainded Glass Windows)
Remediate Asbestos Containing Materials at Windows

STRUCTURAL DESIGN CRITERIA

1. THE STRUCTURAL DESIGN IS BASED ON THE MASSACHUSETTS STATE BUILDING CODE, 780 CMR, TENTH EDITION.

2. LIVE LOADS:

PUBLIC ROOMS	100 PSF	
STAIR		100 PSF
OFFICES	50 PSF	
ASSEMBLY		100 PSF

3. DEAD LOADS:

WEIGHT OF MATERIALS	
MISC & M/E/P (COMBINED)	10 PSF

4. SNOW LOADS:

BASIC GROUND SNOW, Pg	40 PSF	
Pf (MIN)		30 PSF
FLAT ROOF SNOW, Pf (DESIGN)	30.8 PSF	
Ce		1.0
Ct		1.1
I		1.0
DRIFT AS APPLICABLE PER CODE		

5. WIND LOAD – MAIN WIND:

BASIC WIND SPEED (Vult)	119 MPH	
Iw		1.0
BUILDING RISK CATEGORY	II	
EXPOSURE		B

6. PHOTOVOLTAIC PANEL SYSTEM (SOLAR PANELS) – 5 PSF LOAD HAS BEEN INCORPORATED IN THE DESIGN. THE LOAD INFLUENCES BOTH GRAVITY AND SEISMIC LOADS. THE PANELS WERE CONSIDERED FOR THE TEMPERATURE FACTOR FOR SNOW LOADS AS WELL.

FOUNDATIONS

1. ASSUMED BEARING CAPACITY IS 2,000 PSF. IF SOIL APPEARS TO HAVE BEARING CAPACITY LESS THAN ASSUMED VALUE, ENGINEER WILL EVALUATE FOUNDATION DESIGN AND INFORM CONTRACTOR OF DESIGN IMPACT. IF UNSUITABLE SOILS ARE ENCOUNTERED, CONTACT THE ARCHITECT AND ENGINEER IMMEDIATELY. A GEOTECHNICAL ENGINEER MAY BE REQUIRED TO EVALUATE THE IN-SITU SOIL CONDITIONS AND PROVIDE RECOMMENDATIONS RELATIVE TO A REVISED FOUNDATION SYSTEM.

2. DO NOT PLACE FOOTINGS ON FROZEN GROUND OR IN WATER.

3. PLACE FOOTINGS ON UNDISTURBED MATERIAL. COMPACT MATERIALS AS REQUIRED.

4. CONTRACTOR IS RESPONSIBLE FOR PROPERLY BRACING FOUNDATION ELEMENTS DURING BACKFILLING OPERATIONS AND DURING CONSTRUCTION.

REINFORCED CONCRETE

1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AS NOTED IN THE MINIMUM MIX DESIGNS. THE NOTED STRENGTHS ARE AT 28 DAYS. AIR ENTRAINMENT SHALL BE AS NOTED IN THE MINIMUM MIX DESIGNS. SUBMIT CONCRETE BREAK TEST REPORTS TO THE ENGINEER FOR REVIEW. THREE TEST CYLINDERS SHALL BE TAKEN PER SAMPLING. SAMPLES SHALL OCCUR AS FOLLOWS:
NOT LESS THAN (1) SET OF CYLINDERS PER DAY
NOT LESS THAN (1) SET OF CYLINDERS PER EACH 150 CUBIC YARDS OF CONCRETE
NOT LESS THAN (1) SET OF CYLINDERS PER 5000 SQUARE FEET OF SURFACE AREA OF SLAB OR WALL RESULTS SHALL BE SUBMITTED FOR BREAKS OCCURRING AT 7, 28, AND 56 DAYS.

2. ALL REINFORCING BARS TO BE ASTM A615. ALL WELDED WIRE TO BE ASTM A185. MATERIAL CERTIFICATIONS MUST BE SUBMITTED TO THE ENGINEER FOR REVIEW.

3. CONTRACTOR TO PROTECT CONCRETE FROM DAMAGE DUE TO FREEZING OR HIGH TEMPERATURES.

4. CONCRETE COVER SHALL BE PER LATEST ACI REQUIREMENTS.

5. LAP BARS PER LATEST ACI REQUIREMENTS. FOR #4 BARS, LAP BARS 36 INCHES AS A MINIMUM. FOR #5 BARS, LAP BARS 48 INCHES AS A MINIMUM. FOR #6 BARS, LAP BARS 56 INCHES AS A MINIMUM. (ADJUST THESE VALUES AS REQUIRED)

6. DO NOT EXPOSE CONCRETE TO ANY CALCIUM CHLORIDES PRIOR OR DURING CONSTRUCTION.

7. IF VAPOR BARRIER IS PLACED, PLACE DIRECTLY BELOW THE SLAB ON GRADE. USE THE GREATER OF THICKNESS CITED ON THE ARCHITECTURAL AND STRUCTURAL DRAWINGS.

8. PORTLAND CEMENT MUST CONFORM TO ASTM C150 REQUIREMENTS. NORMAL WEIGHT AGGREGATES SHALL CONFORM TO ASTM C33. NO LIGHT WEIGHT CONCRETE IS SPECIFIED FOR THE PROJECT.

9. WATER USED IN MIXES SHALL CONFORM TO ASTM C1602.

10. PROPOSED MIX DESIGNS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL. MIX DESIGNS SHALL INCLUDE BUT NOT BE LIMITED TO INDICATING WATER CEMENT RATIO, AGGREGATE SIZE AND PROPORTIONING, ADMIXTURES, SLUMP, AND HISTORY OF PROPOSED MIX DESIGNS WITH SPECIFIC PROJECT EXAMPLES.

11. SUBMIT SPECIFICATIONS AND PRODUCT DATA FOR FLOOR HARDENER AND SEALER TO BE USED ON SLABS WHEN SLABS ARE TO BE REPLACED ON THE INTERIOR OF THE BUILDING.

12. SUBMIT CONCRETE REINFORCING BAR SHOP DRAWINGS TO THE ENGINEER FOR REVIEW. CONSTRUCTION OF REINFORCED CONCRETE WORK THAT PROCEEDS WITHOUT REVIEWED AND APPROVED SHOP DRAWINGS IS DONE AT THE RISK OF THE CONTRACTOR.

13. MINIMUM MIX DESIGNS ARE AS FOLLOWS:

FOOTINGS:		
MAXIMUM W/C RATIO		0.45
AIR ENTRAINMENT		N/A
CEMENT		TYPE II
f'c	4,000 PSI	
MAXIMUM AGGREGATE	3/4"	

WOOD

1. WOOD MEMBERS SHALL BE AS PER THE DRAWINGS. MEMBERS OF EQUIVALENT STRENGTH AND STIFFNESS MAY BE SUBSTITUTED IF PERMITTED BY THE ARCHITECT/ENGINEER. USE SPRUCE PINE FIR No.2 AS A MINIMUM FOR 2x4'S THROUGH 2x10'S; 2x12'S SHALL BE DOUGLAS FIR No.2.

2. WALLS:
INTERIOR BEARING WALL:
UNLESS INDICATED OTHERWISE ON THE DRAWINGS, USE THE FOLLOWING:
2x4 @ 16" O.C. SPRUCE PINE FIR No.2 OR
2x6 @ 16" O.C. SPRUCE PINE FIR No.2
EXTERIOR WALLS:
UNLESS INDICATED OTHERWISE ON THE DRAWINGS, USE THE FOLLOWING:
2x6 @ 16" O.C. SPRUCE PINE FIR No.2
INTERIOR NON-BEARING WALLS:
UNLESS INDICATED OTHERWISE ON THE DRAWINGS, USE THE FOLLOWING:
2x4 @ 16" O.C. SPF. No.2

3. PLYWOOD AND OTHER SIMILAR SHEATHING MATERIALS SHALL BE AS PER THE DRAWINGS. APA RATED MATERIALS SHALL BE USED. THE STRONG AXIS OF SHEATHING MATERIALS SHALL RUN PERPENDICULAR TO THE FLOOR FRAMING AND WALL STUDS.

4. HANGERS, CLIPS, ETC SHALL BE AS PER THE DRAWINGS. CONTRACTOR TO BRING ANY UNIDENTIFIED HANGARS, ETC TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION.

5. EXTERIOR WALL SHEATHING SHALL BE A MINIMUM IF ½ INCH APA RATED, EXPOSURE 1 SHEATHING NAILED TO THE WALL FRAMING W/ 8d NAILS AT 6 INCH CENTERS AT PANEL EDGES AND 12 INCH CENTERS AT INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE.

6. INTERIOR WOOD SHEATHING USED AS SHEAR WALL SHEATHING SHALL BE A MINIMUM IF ½ INCH, APA RATED SHEATHING NAILED PER THE SHEAR WALL DRAWINGS AND SCHEDULES.

7. FLOOR AND ROOF SHEATHING SHALL BE PER THE FLOOR AND ROOF FRAMING DRAWINGS.

8. ALL ENGINEERED LUMBER SHALL BE AS PER THE DRAWINGS. ALL LVL'S SHALL HAVE A MINIMUM MODULUS (E) OF 2,000,000 PSI; ALL PSL'S USED AS POSTS OR COLUMNS SHALL HAVE A MINIMUM YOUNG'S MODULUS (E) OF 1,800,000 PSI. ENGINEERED LUMBER MUST HAVE THE IDENTIFICATION MARKINGS LEFT ON FOR FIELD VERIFICATION PURPOSES.

9. USE ENGINEERED LUMBER MANUFACTURERS GUIDELINES FOR MEMBER WEB OR FLANGE PENETRATIONS, MAXIMUM ALLOWED NOTCHES, BRIDGING REQUIREMENTS, INTERIOR AND EXTERIOR BEARING REQUIREMENTS, ETC.

10. CONTACT THE ENGINEER REGARDING ALL DIMENSIONAL LUMBER PENETRATIONS, NOTCHES, ETC.

11. AT OPENINGS LARGER THAN 4 FEET IN FLOOR SHEATHING, PROVIDE BLOCKING BEYOND HEADERS AS WELL AS 1-1/2" 16GA STRAPS WITH (8) 16d NAILS ON EACH SIDE OF THE HEADER-JOIST INTERSECTION. THE METAL STRAPS SHALL BE OF 33,000 PSI OR GREATER. SEE FIGURE 2308.4.4.1 (1) IN THE INTERNATIONAL BUILDING CODE 2015.

CONTRACTOR'S RESPONSIBILITIES

1. CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SHORING AND TEMPORARY BRACING DESIGN RELATED TO MEANS AND METHODS OF CONSTRUCTION.

2. COORDINATION BETWEEN TRADES IS THE RESPONSIBILITY OF THE CONTRACTOR. DRAWING CONFLICTS SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND ARCHITECT FOR RESOLUTION.

3. THE CONTRACTOR IS REQUIRED TO INFORM THE DESIGN PROFESSIONAL OF THE PROGRESS OF THE PROJECT IN ORDER FOR THE DESIGN PROFESSIONAL TO PERFORM PERIODIC SITE VISITS TO OBSERVE THE WORK IN PROGRESS.

4. SECTIONS AND DETAILS DEPICT SPECIFIC CONDITIONS. ALL CONDITIONS ARE NOT SHOWN ON THESE DRAWINGS. CONDITIONS SIMILAR TO THOSE SHOWN ON THE DRAWINGS SHALL UTILIZE SIMILAR DETAILS.

5. THE DRAWINGS ARE NOT TO BE SCALED. THE CONTRACTOR IS TO CONTACT THE DESIGN PROFESSIONAL REGARDING ANY DIMENSIONAL INQUIRIES.

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
		ROOF	
1	BLOCKING BETWEEN CEILING JOISTS OR RAFTERS TO TOP PLATE	4-8d BOX (2 1/2" X 0.113") OR 3-8d COMMON (2 1/2" x 0.131"); OR 3-10d BOX (3" X 0.128"); OR 3-3" X 0.131" NAILS	TOE NAIL
2	CEILING JOISTS TO TOP PLATE	4-8d BOX (2 1/2" X 0.113") OR 3-8d COMMON (2 1/2" x 0.131"); OR 3-10d BOX (3" X 0.128"); OR 3-3" X 0.131" NAILS	PER JOIST, TOE NAIL
3	COLLAR TIE TO RAFTER, FACE NAIL OR 1 1/4" X 20 GA. RIDGE STRAP TO RAFTER	4-10d BOX (3" X 0.128"); OR 3-10d common (3" X 0.148"); OR 4-3" X 0.131" NAILS	FACE NAIL EACH RAFTER
4	RAFTER OR ROOF TRUSS TO PLATE	3-16d BOX NAILS (3 1/2" x 0.135"); OR 3-10d COMMON NAILS (3" X 0.148"); OR 4-10d BOX (3" X 0.128"); OR 4-3" X 0.131" NAILS	2 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS
5	ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS OR ROOF RAFTER TO MINIMUM 2" RIDGE BEAM	4-16d (3 1/2" X 0.135"); OR 3-10d COMMON (3 1/2" X 0.148"); OR 4-10d BOX (3" X 0.128"); OR 4-3" X 0.131" NAILS	TOE NAIL
		3-16d (3 1/2" X 0.135"); OR 2-16d COMMON (3 1/2" X 0.162"); OR 3-10d BOX (3" X 0.128"); OR 3-3" X 0.131" NAILS	END NAIL

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
		WALL	
6	STUD TO STUD (NOT AT BRACED WALL PANELS)	16d COMMON (3 1/2" X 0.162")	24" O.C. FACE NAIL
		10d BOX (3" X 0.128"); OR 3" X 0.131" NAILS	16" O.C. FACE NAIL
7	STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16d BOX (3 1/2" X 0.135"); OR 3" X 0.131" NAILS	12" O.C. FACE NAIL
		16d COMMON (3 1/2" X 0.162")	16" O.C. FACE NAIL
8	BUILT-UP HEADER (2" TO 2" HEADER WITH 1/2" SPACER)	16d COMMON (3 1/2" X 0.162")	16" O.C. EACH EDGE FACE NAIL
		16d BOX (3 1/2" X 0.135")	12" O.C. EACH EDGE FACE NAIL
9	CONTINUOUS HEADER TO STUD	5-8d BOX (2 1/2" X 0.113"); OR 4-8d COMMON (2 1/2" X 0.131"); OR 4-10d BOX (3" X 0.128")	TOE NAIL
10	TOP PLATE TO TOP PLATE	16d COMMON (3 1/2" X 0.162")	16" O.C. FACE NAIL
		10d BOX (3" X 0.128"); OR 3" X 0.131" NAILS	12" O.C. FACE NAIL
11	DOUBLE TOP PLATE SPLICE FOR SDCs A-D2 WITH SEISMIC BRACED WALL LINE SPACING < 25'	8-16d COMMON (3 1/2" X 0.162"); OR 12-16d BOX (3 1/2" X 0.135"); OR 12-10d BOX (3" X 0.128"); OR 12-3" X 0.131" NAILS	FACE NAIL ON EACH SIDE OF END JOINT (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
	DOUBLE TOP PLATE SPLICE SDCs D0, D1, D2; AND BRACED WALL LINE SPACING >= 25'	12-16D (3 1/2" X 0.135")	
12	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16d COMMON (3 1/2" X 0.162")	16" O.C. FACE NAIL
		16d BOX (3 1/2" X 0.135"); OR 3" X 0.131" NAILS	12" O.C. FACE NAIL
13	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANELS)	3-16d BOX (3 1/2" X 0.135"); OR 2-16d COMMON (3 1/2" X 0.162"); OR 4-3" X 0.131" NAILS	3 EACH 16" O.C. FACE NAIL 2 EACH 16" O.C. FACE NAIL 4 EACH 16" O.C. FACE NAIL
14	TOP OR BOTTOM PLATE TO STUD	4-8d BOX (2 1/2" X 0.113"); OR 3-16d BOX (3 1/2" X 0.135"); OR 4-8d COMMON (2 1/2" X 0.131"); OR 4-10d BOX (3" X 0.128"); OR 4-3" X 0.131" NAILS	TOE NAIL
		3-16d BOX (3 1/2" X 0.135"); OR 2-16d COMMON (3 1/2" X 0.162"); OR 3-10d BOX (3" X 0.128"); OR 3-3" X 0.131" NAILS	END NAIL
15	TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	3-16d BOX (3" X 0.113"); OR 2-16d COMMON (3 1/2" X 0.162"); OR 3-3" X 0.131" NAILS	FACE NAIL
16	1" BRACE TO EACH STUD AND PLATE	3-8d BOX (2 1/2" X 0.113"); OR 2-8d COMMON (2 1/2" X 0.131"); OR 2-10d BOX (3" X 0.128"); PR 2 STAPLES 1 3/4"	FACE NAIL
17	1" x 6" SHEATHING TO EACH BEARING	3-8d BOX (2 1/2" X 0.113"); OR 2-8d COMMON (2 1/2" X 0.131"); OR 2-10d BOX (3" X 0.128"); OR 2 STAPLES, 1" CROWN, 16 GA., 1 3/4" LONG	FACE NAIL
18	1" x 8" AND WIDER SHEATHING TO EACH BEARING	3-8d BOX (2 1/2" X 0.113"); OR 3-8d COMMON (2 1/2" X 0.131"); OR 3-10d BOX (3" X 0.128"); OR 3 STAPLES, 1" CROWN, 16 GA., 1 3/4" LONG	FACE NAIL
		WIDER THAN 1" X 8" 4-8d BOX (2 1/2" X 0.113"); OR 3-8d COMMON (2 1/2" X 0.131"); OR 3-10d BOX (3" X 0.128"); OR 4 STAPLES, 1" CROWN, 16 GA., 1 3/4" LONG	

FASTENING SCHEDULE
3/8" = 1'-0"

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
		FLOOR	
19	JOIST TO SILL, TOP PLATE OR GIRDER	4-8d BOX (2 1/2" X 0.113") OR 3-8d COMMON (2 1/2" x 0.131"); OR 3-10d BOX (3" X 0.128"); OR 3-3" X 0.131" NAILS	TOE NAIL
20	RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)	8d BOX (2 1/2" X 0.113")	4" O.C. TOE NAIL
		8d COMMON (2 1/2" X 0.131"); OR 10d BOX (3" X 0.128"); OR 3" X 0.131" NAILS	6" O.C. TOE NAIL
21	1" x 6" SUBFLOOR OR LESS TO EACH JOIST	3-8d BOX (2 1/2" X 0.113"); OR 2-8d COMMON (2 1/2" 0.131"); OR 3-10d BOX (3" X 0.128"); OR 2 STAPLES, 1" CROWN, 16 GA., 1 3/4" LONG	4" O.C. TOE NAIL
22	2" SUBFLOOR TO JOIST OR GIRDER	3-16d BOX (3 1/2" X 0.135"); OR 2-16d COMMON (3 1/2" X 0.162")	BLIND AND FACE NAIL
23	2" PLANKS (PLANK & BEAM - FLOOR & ROOF)	3-16d BOX (3 1/2" X 0.135"); OR 2-16d COMMON (3 1/2" X 0.162")	AT EACH BEARING, FACE NAIL
24	BAND OR RIM JOIST TO JOIST	3-16d BOX (3 1/2" X 0.135"); OR 4-10 BOX (3" X 0.128"), OR 4-3" X 0.131" NAILS; OR 4-3" X 14 GA. STAPLES, 7/16" CROWN	END NAIL
25	BUILT-UP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS	20d COMMON (4" X 0.192"); OR	NAIL EACH LAYER AS FOLLOWS: 32" O.C. AT TOP AND BOTTOM AND STAGGERED
		10d BOX (3" X 0.128"); OR 3" X 0.131" NAILS	24" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
		AND: 2-20d COMMON (4" X 0.192"); OR 3-10d BOX (3" X 0.128"); OR 3-3" X 0.131" NAILS	FACE NAIL AT ENDS AND AT EACH SPLICE
26	LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	4-16d BOX (3 1/2" X 0.135"); OR 3-16d COMMON (3 1/2" X 0.162"), OR 4-10d BOX (3" X 0.128"); OR 4-3" X 0.131" NAILS	AT EACH JOIST OR RAFTER, FACE NAIL
27	BRIDGING TO JOIST	2-10d (3" X 0.128")	EACH END, TOE NAIL

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING OF FASTENERS	
			EDGES (INCHES)	INTERMEDIATE SUPPORTS (INCHES)
	WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF, AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING			
28	3/8" - 1/2"	6d COMMON (2" X 0.113") NAIL (SUBFLOOR, WALL) 8d COMMON (2 1/2" X 0.131") NAIL (ROOF)	6	12
29	19/32" - 1"	8d COMMON NAIL (2 1/2" X 0.131")	6	12
30	1 1/8" - 1 1/4"	10d COMMON (3" X 0.148") NAIL; OR 8d (2 1/2" X 0.131")	6	12
	OTHER WALL SHEATHING			
31	1/2" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1 1/2" GALVANIZED ROOFING NAIL, 7/16" HEAD DIAMETER, OR 1" CROWN STAPLE 16 GA., 1 1/4" LONG	3	6
32	25/32" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1 3/4" GALVANIZED ROOFING NAIL, 7/16" HEAD DIAMETER, OR 1" CROWN STAPLE 16 GA., 1 1/4" LONG	3	6
33	1/2" GYPSUM SHEATHING	1 1/2" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1 1/2" LONG; 1 1/4" SCREWS, TYPE W OR S	7	7
34	5/8" GYPSUM SHEATHING	1 3/4" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1 5/8" LONG; 1 5/8" SCREWS, TYPE W OR S	7	7
	WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
35	3/4" AND LESS	6d DEFORMED (2" X 0.120") NAIL; OR 8d COMMON (2 1/2" X 0.131") NAIL	6	12
36	7/8" - 1"	8d COMMON (2 1/2" X 0.131") NAIL; OR 8d DEFORMED (2 1/2" X 0.120") NAIL	6	12
37	1 1/8" - 1 1/4"	10d COMMON (3" X 0.148") NAIL; OR 8d DEFORMED (2 1/2" X 0.120") NAIL	6	12

DWG. No.
S-1

NO. | ISSUE | DATE

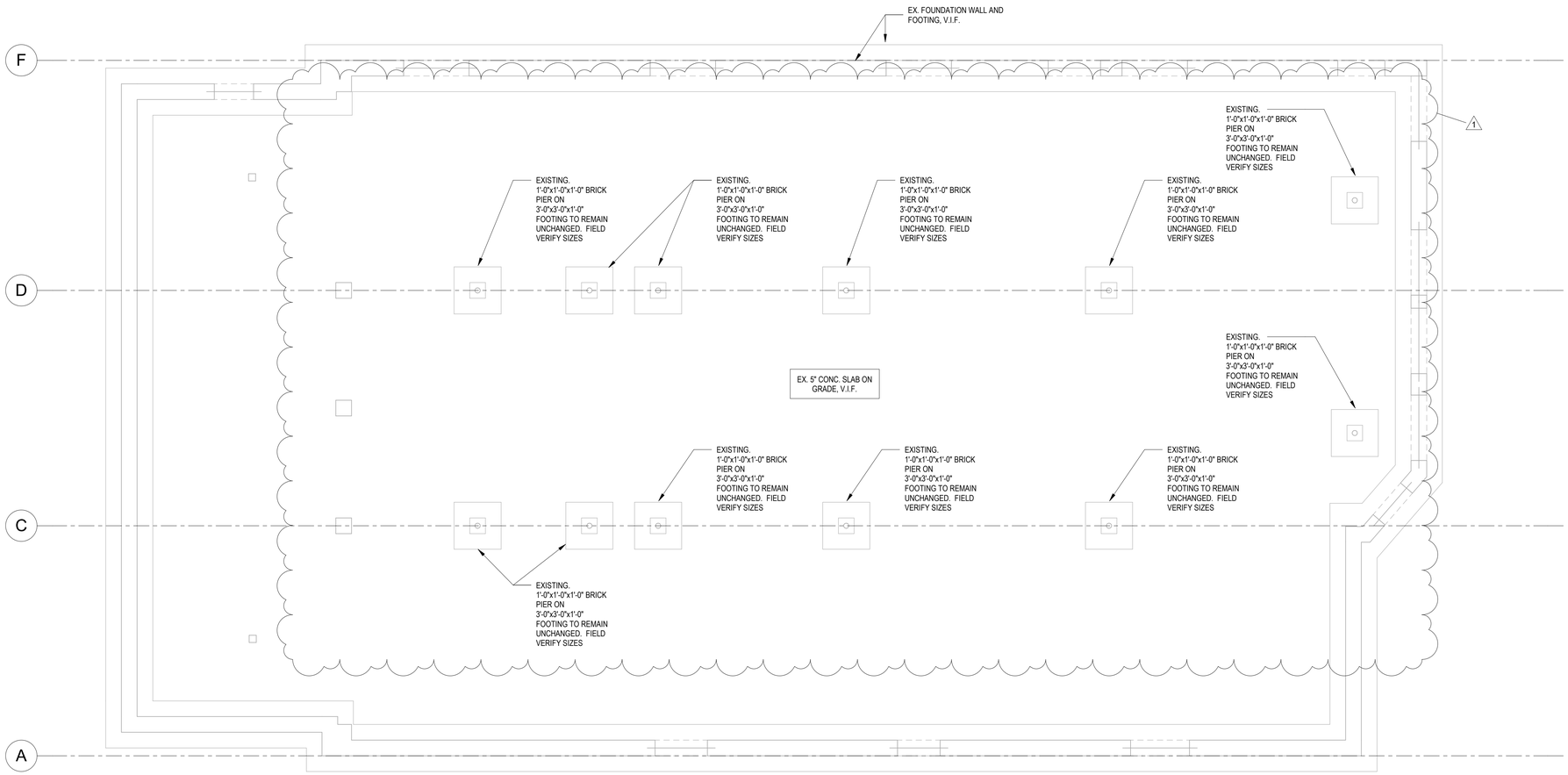
9/12/25
COMMONWEALTH OF MASSACHUSETTS
WOOD E. REPLY
STRUCTURAL
No. 41433
REGISTERED
PROFESSIONAL ENGINEER

TLH CONSULTING, Inc.
Structural Engineering
3 Survey Circle Unit 2, Billerica, MA 01862
(978) 362-1804 OR (978) 406-5726

DRAWN BY: EG
CHECKED BY:
SCALE: 3/8" = 1'-0"

PROJ. No. 2410021
DATE: 01/17/2025
CLIENT: PAF ARCHITECTS

PROJECT: ELIZABETH PEABODY HOUSE
LOCATION: 275 BROADWAY SOMERVILLE, MA 02145
DWG. TITLE: GENERAL STRUCTURAL NOTES



1 EX. FOUNDATION PLAN
1/4" = 1'-0"

FOUNDATION PLAN NOTES:

1. GC TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
2. UNLESS OTHERWISE NOTED IN PLAN, TOP OF SLAB ELEVATION = -9'-2" V.I.F.

DWG. No.
S-2

NO.	ISSUE	DATE
1	REV 1	9/12/25

9/12/25
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SCALE: As indicated

PROJ. No. 2410021
DATE: 01/17/2025
CLIENT: PAF ARCHITECTS

PROJECT: ELIZABETH PEABODY HOUSE
LOCATION: 275 BROADWAY SOMERVILLE, MA 02145
DWG. TITLE: EX. FOUNDATION PLAN

1 EX. FIRST FLOOR FRAMING PLAN
1/4" = 1'-0"

FRAMING PLAN NOTES:

1. GC TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
2. UNLESS OTHERWISE NOTED IN PLAN, TOP OF SHEATHING ELEVATION = 0'-0" V.I.F. TOP OF SHEATHING ELEVATIONS THAT VARY FROM THE NOTED ELEVATION ARE SHOWN IN PLAN AS {TOSH = X'-X"}; THIS ELEVATION IS A STAND-ALONE ELEVATION.
3. FLOOR SHEATHING SHALL BE ¾" THICK TONGUE AND GROOVE, APA RATED SHEATHING. FASTEN EACH SHEET IF SHEATHING TO THE FRAMING WITH 8d NAILS. SPACE NAILS AT 6 INCHES ON CENTER AT THE PERIMETER OF EACH SHEET OF SHEATHING; SPACE NAILS AT 12 INCHES ON CENTER AT THE BALANCE OF THE SHEET. APPLY CONSTRUCTION ADHESIVE ALONG THE TOPS OF ALL FRAMING MEMBERS JUST PRIOR TO SHEATHING INSTALLATION. UNLESS OTHERWISE NOTED IN PLAN, RUN THE LONG AXIS OF EACH SHEET OF SHEATHING PERPENDICULAR TO THE SPAN OF THE FRAMING MEMBERS.

DWG. No.
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NO.	ISSUE	DATE

9/12/25

COMMONWEALTH OF MASSACHUSETTS
TODD C. HEPLY
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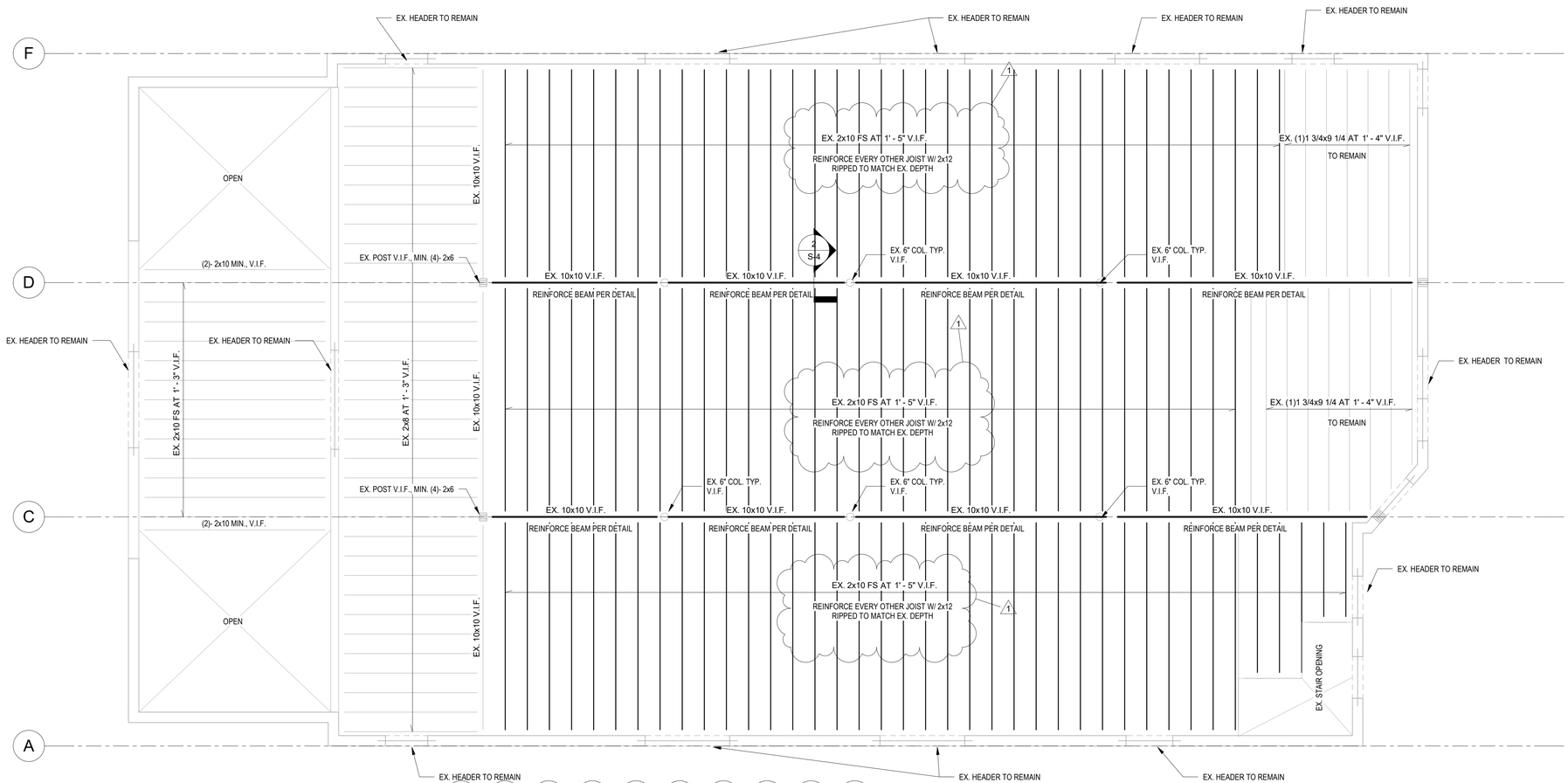
DRAWN BY: EG
CHECKED BY:
SCALE: As indicated

PROJ. No. 2410021
DATE: 01/17/2025
CLIENT: PAF ARCHITECTS

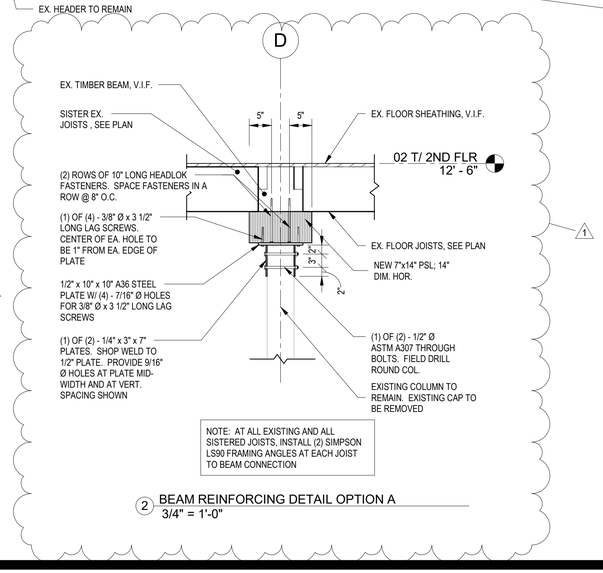
PROJECT: ELIZABETH PEABODY HOUSE
LOCATION: 275 BROADWAY SOMERVILLE, MA 02145
DWG. TITLE: EX. FIRST FLOOR FRAMING PLAN



1 EX. SECOND FLOOR FRAMING PLAN
1/4" = 1'-0"

FRAMING PLAN NOTES:

1. GC TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
2. UNLESS OTHERWISE NOTED IN PLAN, TOP OF SHEATHING ELEVATION = 12'-6" V.I.F. TOP OF SHEATHING ELEVATIONS THAT VARY FROM THE NOTED ELEVATION ARE SHOWN IN PLAN AS (TOSH = X'-X"); THIS ELEVATION IS A STAND-ALONE ELEVATION.
3. FLOOR SHEATHING SHALL BE ¾" THICK TONGUE AND GROOVE, APA RATED SHEATHING. FASTEN EACH SHEET IF SHEATHING TO THE FRAMING WITH 8d NAILS. SPACE NAILS AT 6 INCHES ON CENTER AT THE PERIMETER OF EACH SHEET OF SHEATHING; SPACE NAILS AT 12 INCHES ON CENTER AT THE BALANCE OF THE SHEET. APPLY CONSTRUCTION ADHESIVE ALONG THE TOPS OF ALL FRAMING MEMBERS JUST PRIOR TO SHEATHING INSTALLATION. UNLESS OTHERWISE NOTED IN PLAN, RUN THE LONG AXIS OF EACH SHEET OF SHEATHING PERPENDICULAR TO THE SPAN OF THE FRAMING MEMBERS.
4. COORDINATE ALL FLOOR OPENING DIMENSIONS WITH THE ARCHITECTURAL DRAWINGS. INSTALL METAL STRAPPING AROUND ALL FLOOR OPENINGS GREATER THAN 48 INCHES. SEE "PLAN DETAIL AT FLOOR OPENINGS GREATER THAN 48 INCHES" ON THE WOOD TYPICAL DETAILS SHEET FOR CONSTRUCTION REQUIREMENTS.



2 BEAM REINFORCING DETAIL OPTION A
3/4" = 1'-0"

DWG. No.
S-4

NO.	ISSUE	DATE
1	REV 1	9/12/25

9/12/25
COMMONWEALTH OF MASSACHUSETTS
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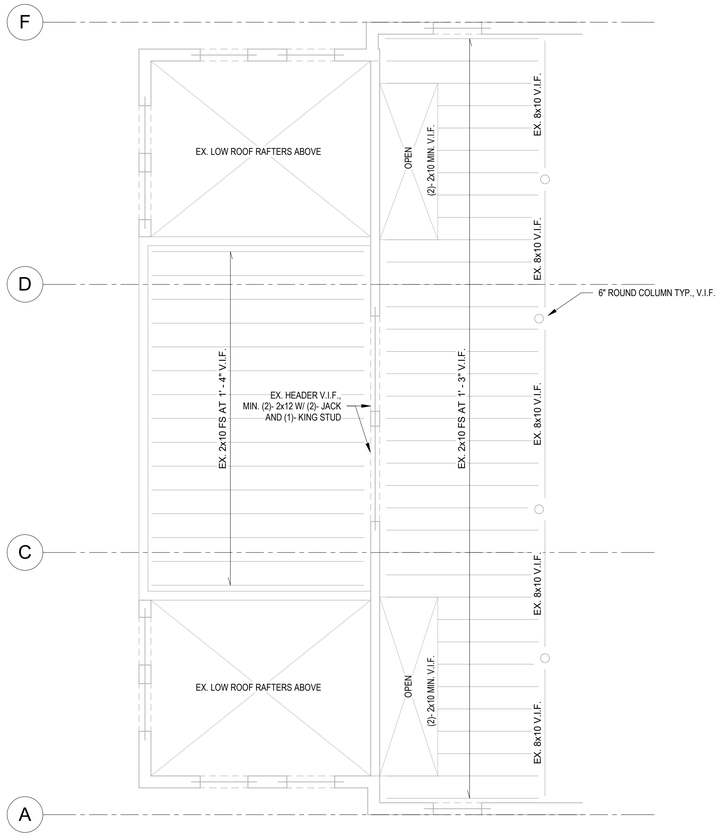
CHECKED BY:
SCALE: As indicated

PROJ. No. 2410021
DATE: 01/17/2025
CLIENT: PAF ARCHITECTS

PROJECT: ELIZABETH PEABODY HOUSE
LOCATION: 275 BROADWAY SOMERVILLE, MA 02145
DWG. TITLE: EX. SECOND FLOOR FRAMING PLAN



1 EX. MEZZANINE FRAMING PLAN
1/4" = 1'-0"

FRAMING PLAN NOTES:

1. GC TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
2. UNLESS OTHERWISE NOTED IN PLAN, TOP OF SHEATHING ELEVATION = 22' 6" V.I.F. TOP OF SHEATHING ELEVATIONS THAT VARY FROM THE NOTED ELEVATION ARE SHOWN IN PLAN AS {TOSH = X'-X"}; THIS ELEVATION IS A STAND-ALONE ELEVATION.
3. FLOOR SHEATHING SHALL BE ¾" THICK TONGUE AND GROOVE, APA RATED SHEATHING. FASTEN EACH SHEET IF SHEATHING TO THE FRAMING WITH **8d** NAILS. SPACE NAILS AT **6** INCHES ON CENTER AT THE PERIMETER OF EACH SHEET OF SHEATHING; SPACE NAILS AT 12 INCHES ON CENTER AT THE BALANCE OF THE SHEET. APPLY CONSTRUCTION ADHESIVE ALONG THE TOPS OF ALL FRAMING MEMBERS JUST PRIOR TO SHEATHING INSTALLATION. UNLESS OTHERWISE NOTED IN PLAN, RUN THE LONG AXIS OF EACH SHEET OF SHEATHING PERPENDICULAR TO THE SPAN OF THE FRAMING MEMBERS.
4. COORDINATE ALL FLOOR OPENING DIMENSIONS WITH THE ARCHITECTURAL DRAWINGS. INSTALL METAL STRAPPING AROUND ALL FLOOR OPENINGS GREATER THAN 48 INCHES. SEE "PLAN DETAIL AT FLOOR OPENINGS GREATER THAN 48 INCHES" ON THE WOOD TYPICAL DETAILS SHEET FOR CONSTRUCTION REQUIREMENTS.

DWG. No.
S-5

NO.	ISSUE	DATE

9/12/25

COMMONWEALTH OF MASSACHUSETTS
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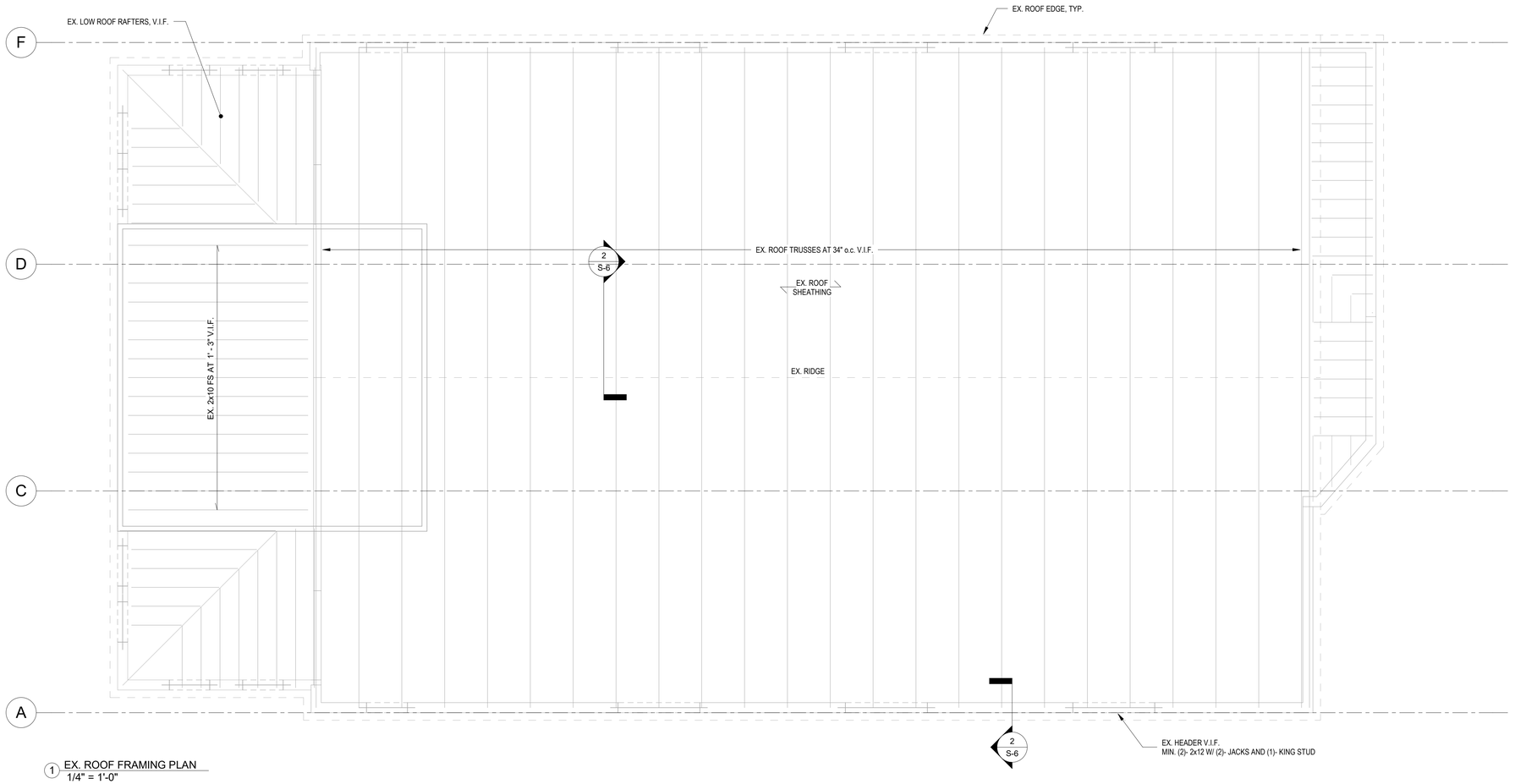
SCALE: As indicated

PROJ. No. 2410021
DATE: 01/17/2025
CLIENT: PAF ARCHITECTS

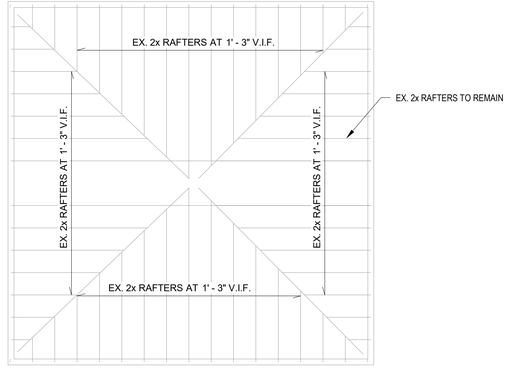
PROJECT: ELIZABETH PEABODY HOUSE
LOCATION: 275 BROADWAY SOMERVILLE, MA 02145
DWG. TITLE: EX. MEZZANINE FRAMING PLAN



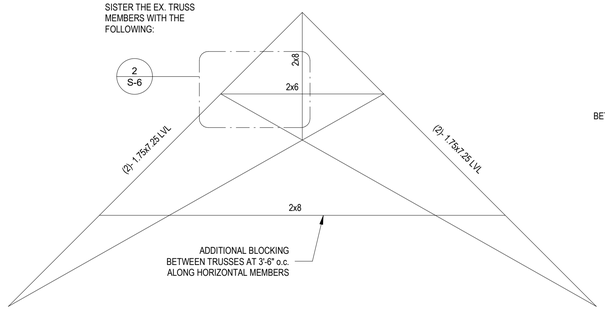
1 EX. ROOF FRAMING PLAN
1/4" = 1'-0"

ROOF FRAMING PLAN NOTES:

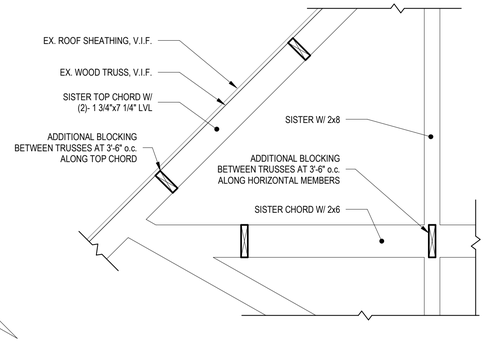
1. UNLESS OTHERWISE NOTED IN PLAN, TOP OF WALL PLATE ELEVATION = 27'-2" V.I.F AT ROOF FRAMING PLAN.
2. TOP OF WALL PLATE ELEVATION = 56' -6" V.I.F AT TOWER ROOF FRAMING PLAN.
3. CONNECT RAFTER TAILS TO WALL PLATE WITH (3) – 16d NAILS (0.135" Ø x 3 ½" LONG). INSTALL (2) NAILS TOE NAILED ON ONE SIDE, AND (1) NAIL TOE NAILED ON THE OTHER SIDE AT EACH RAFTER. CONNECT RAFTERS TO RIDGE BOARDS, VALLEY BOARDS, OR HIP BOARDS WITH (4) – 10d BOX NAILS. THE NAILS SHALL BE TOE NAILED.
4. COORDINATE ALL ROOF OPENING DIMENSIONS WITH THE ARCHITECTURAL DRAWINGS. INSTALL METAL STRAPPING AROUND ALL ROOF OPENINGS GREATER THAN 48 INCHES. SEE "PLAN DETAIL AT FLOOR OPENINGS GREATER THAN 48 INCHES" ON THE WOOD TYPICAL DETAILS SHEET FOR CONSTRUCTION REQUIREMENTS.



4 TOWER ROOF FRAMING PLAN
1/4" = 1'-0"



3 SCHEMATIC TRUSS ELEVATION
3/16" = 1'-0"



2 TRUSS REINFORCING DETAIL
3/4" = 1'-0"

DWG. No.
S-6

NO.	ISSUE	DATE

9/12/25

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DRAWN BY: EG
CHECKED BY:
SCALE: As indicated

PROJ. No. 2410021
DATE: 01/17/2025
CLIENT: PAF ARCHITECTS

PROJECT: ELIZABETH PEABODY HOUSE
LOCATION: 275 BROADWAY SOMERVILLE, MA 02145
DWG. TITLE: EX. ROOF FRAMING PLAN

Quote: 1195 / Date: 9/15/2025
Project Number: 25302

ZVI Construction, LLC
131 Dummer St.
Brookline, MA
02446, US
+16177315599

Prepared By:
Aaron Blum
(617) 799-1292
ablum@zviconstruction.com

Project: **Elizabeth Peabody House Structural Repairs**

Scope of Work

Strutural Reinforcement of 2nd Floor and Roof Tusses Based of TLH Drawings Rev 9-12-25

General Conditions 14 Week Project

	Total Cost
Project Executive	--
Project Manager	--
Estimating	--
Superintendent	--
	$53,960.00

Compliance and Safety

	Total Cost
Project Signage	--
Portable Toilets	--
Safety Officer	--
Temporary Protection	--
	$6,600.00

Demoliton

	Total Cost
Final Cleaning	--
Dumpsters	--

	Total Cost
General Labor	--
Remove and dispose of ceiling finishes with pipe framing	--
Remove and dispose of flooring for access to framing	--
Remove first floor ceiling finishes for access for beam installation	--
	$46,384.50

Misc. Metals

	Total Cost
1/2 x 10 x 10 plate with welded 1/4 x 3 x 7 plates	--
	$16,274.56

Framing

	Total Cost
Shoring allowance $30,000	--
Staging allowance $10,000	--
General Labor	--
Reinforce every other second floor floor joists with 2x12 cut to match existing depth	--
Reinforce beams per detail S4-2 - 1 x 7"x14" PSL : 14" dim Horiz.	--
Truss reinforcement with blocking and sistering of cords	--
	$250,500.00

Finish Carpentry

	Total Cost
Install new plywood floor correcting to the best possible the levelness on second floor	--
	$24,000.00

Wall Repair

	Total Cost
Repair walls and ceiling for framing work 1st floor	--
Sheetrock and tape attic ceiling	--
General Labor	--
	$27,800.00

Excluded (-)

1. Unforeseen conditions
2. Hazardous material
3. Prevailing wages
4. Engineering / Design
5. Security Systems, FA and/or FP Testing and/or Shutdown Fees

Notes

Shoring allowance carried of $30,000

Staging allowance carried of $10,000

Summary

Subtotal	$425,519.06
Insurance	$6,382.79
CM Fee	$12,765.57
Building Permitting	$12,765.57
Project Requirements	$31,913.93

$489,347

Accepted By .....

Date .....

The Elizabeth Peabody House

Preserving Heritage, Building with Purpose

Elizabeth Peabody House Structural Repairs | Prepared by ZVI Construction

September 15, 2025

ZVI CONSTRUCTION

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T: 617-731-5599
F: 617-734-8057

TABLE OF CONTENTS

01

INTRODUCTION

COMPANY OVERVIEW

WHY ZVI?

A Legacy of Excellence in Pre-Construction & Construction Management

ZVI Construction, named after original founder and owner Zvi Schwarzman, has over 40 years of experience and more than $1 billion in successfully completed projects.

ZVI Construction has earned a reputation for excellence in delivering top-tier construction management services across the United States and Europe. From small-scale retail and tenant improvements to large, multi-million-dollar developments, ZVI has successfully executed a wide range of projects, including universities, residential complexes, corporate offices, independent schools, and historic restorations.

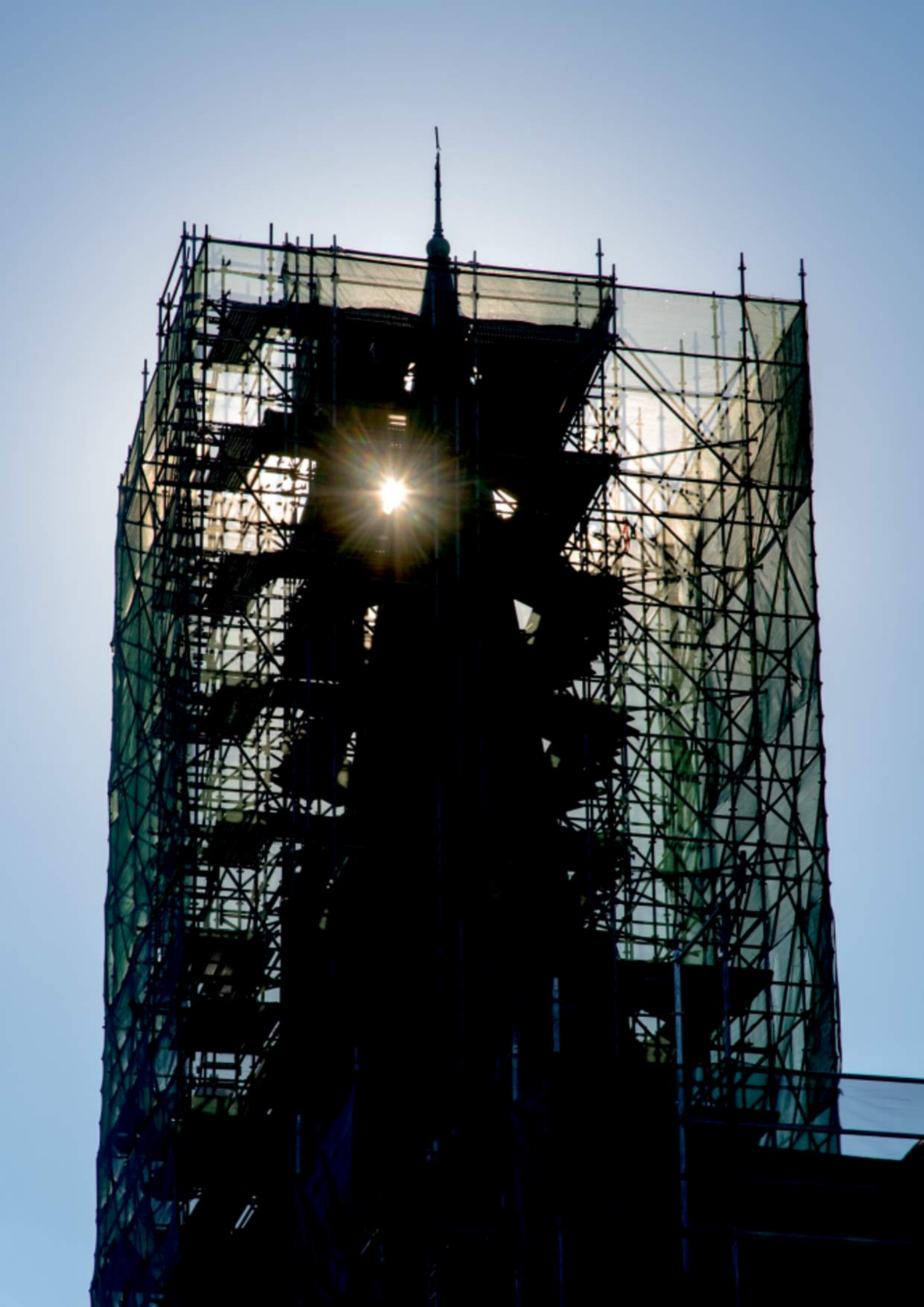
Our diverse client base includes Fortune 500 companies, prestigious universities, renowned retailers, and notable non-profit organizations.

OUR PHILOSOPHY

FROM CONCEPT TO COMPLETION

At ZVI Construction, we are committed to serving the needs of our clients, employees, subcontractors, partners, and suppliers by upholding the highest standards of professionalism, integrity, honesty, and fairness.

We take the time to closely collaborate with each client, ensuring we fully understand their unique goals and challenges. By leveraging our extensive expertise and resources, we consistently deliver high-quality, innovative solutions that are completed on time and within budget.



02

AREAS OF EXPERTISE

zviconstruction.com

PROJECT SECTORS

ACADEMIC

HISTORICAL & RELIGIOUS

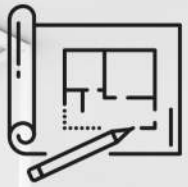
HOUSING

CORPORATE & RECRECATIONAL

HEALTHCARE

RESTAURANT & RETAIL

OUR SERVICES



DESIGN BUILD

CONSTRUCTION MANAGEMENT

DUE DILIGENCE

PRE-CONSTRUCTION

MODULAR BUILDINGS

RISK ANALYSIS

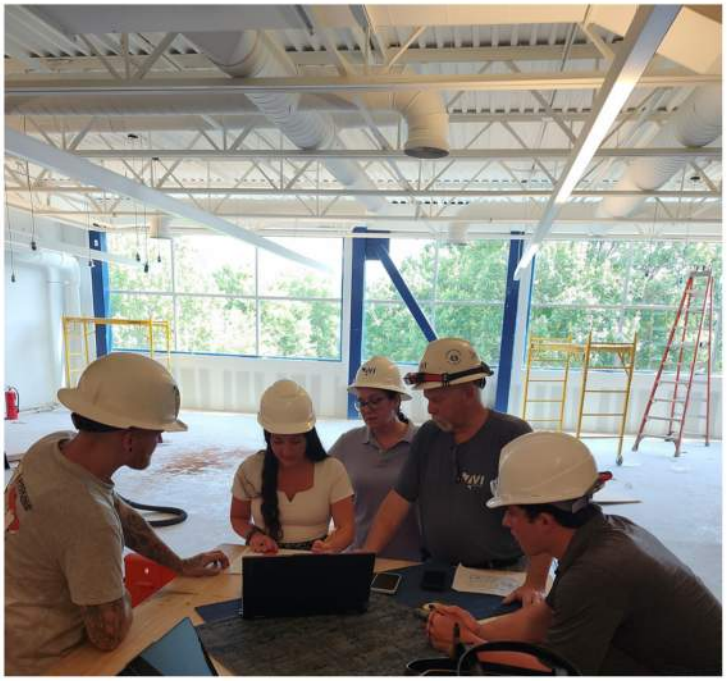
Construction thrives on strong relationships and strategic partnerships. Our dedicated construction management team collaborates seamlessly with clients, partners, and vendors at every stage of the project—from initial planning to final completion. By fostering open communication, trust, and innovation, we ensure that every detail is executed with precision, delivering results that exceed expectations.

DESIGN BUILD

At ZVI Construction, we specialize in design-build, overseeing every phase of your project from initial concept to final construction. We collaborate with top industry architects to deliver exceptional design-build solutions. Our partnerships ensure that your project is not only architecturally inspiring but also practical, efficient, and tailored to your specific needs.

Whether it's ground-up construction or interiors, our team is committed to managing the entire process seamlessly. From the earliest stages, we work closely with our architectural partners to create designs that are both achievable and aligned with your vision. This streamlined approach minimizes delays, controls costs, and maintains the highest standards of quality, all while delivering functional, innovative spaces that exceed your expectations.

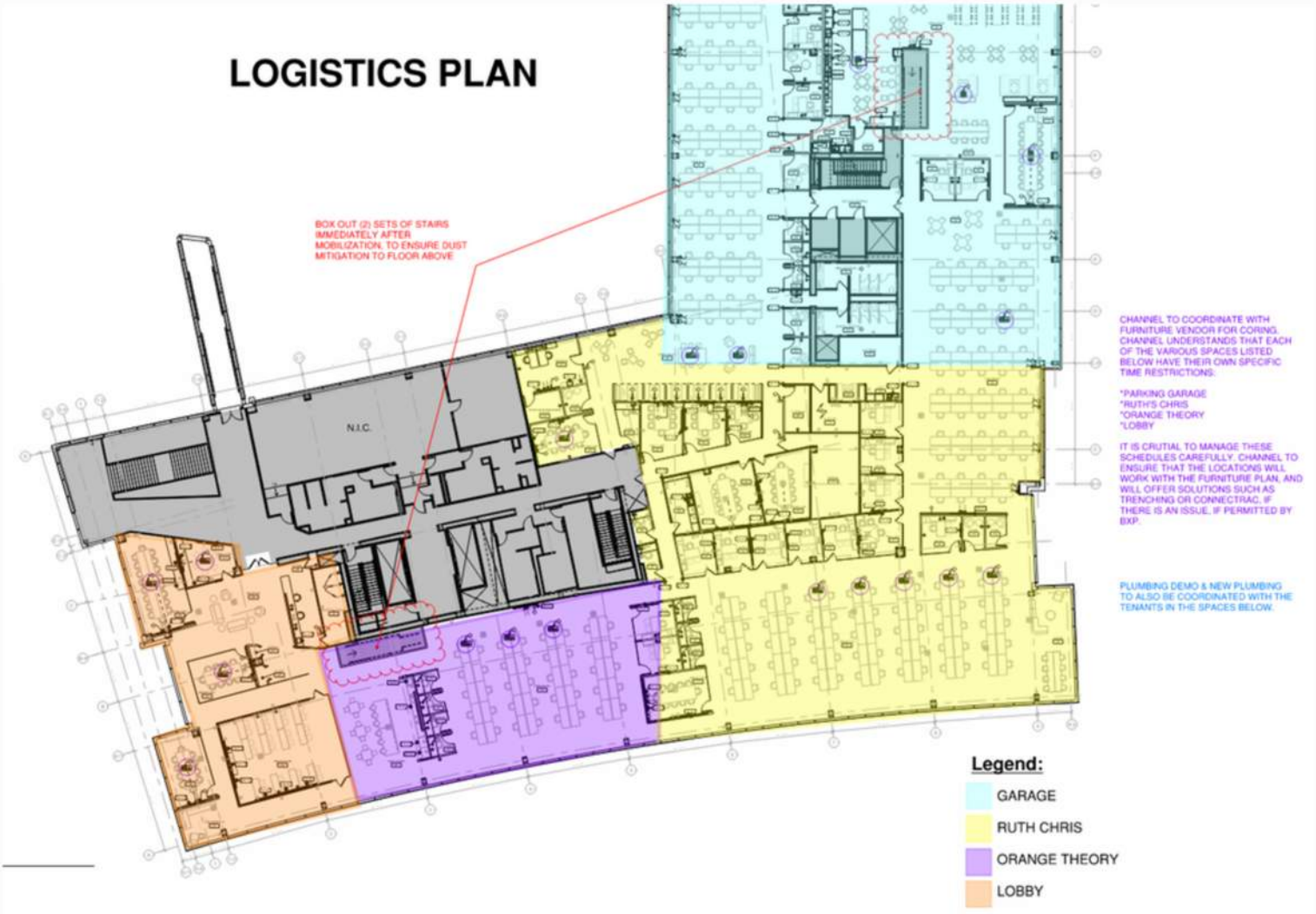
CONSTRUCTION
MANAGEMENT



At ZVI Construction, our project management team is committed to ensuring the smooth and successful execution of every project. With a strong emphasis on coordination, communication, and efficiency, we serve as the essential link between clients, designers, and construction teams. Drawing on years of experience, our project managers proactively identify potential challenges and implement effective solutions, keeping projects on track and within budget. By fostering a collaborative and transparent environment, they ensure clients stay informed and involved throughout the process. With their dedication to excellence and attention to detail, our project managers consistently deliver results that not only meet but exceed client expectations, maintaining the high-quality standards ZVI is known for.

DUE DILIGENCE

At ZVI Construction, our commitment to due diligence is central to the success of every project. We carefully evaluate all aspects of a project, from site assessments and regulatory compliance to risk management, identifying potential challenges before they arise. This thorough approach enables us to make well-informed decisions and develop strategies that safeguard our clients' investments. By conducting in-depth research and utilizing our extensive industry expertise, we ensure that every project is built on a solid foundation. Our focus on due diligence enhances project efficiency while fostering trust and transparency throughout the entire process.



PRECONSTRUCTION

A FOCUS ON
PRE-CONSTRUCTION

At ZVI we believe that a successful project starts long before construction.

Our pre-construction services integrate us from the beginning, allowing us to leverage our expertise early on.

By engaging in due diligence, budgeting, and detailed planning, we align every aspect of the project with your vision.

This early involvement helps us identify and address potential challenges during the design phase, preventing complications on-site.

Our proactive approach minimizes risks, reducing costly delays and unexpected expenses, which streamlines the timeline and delivers significant savings.

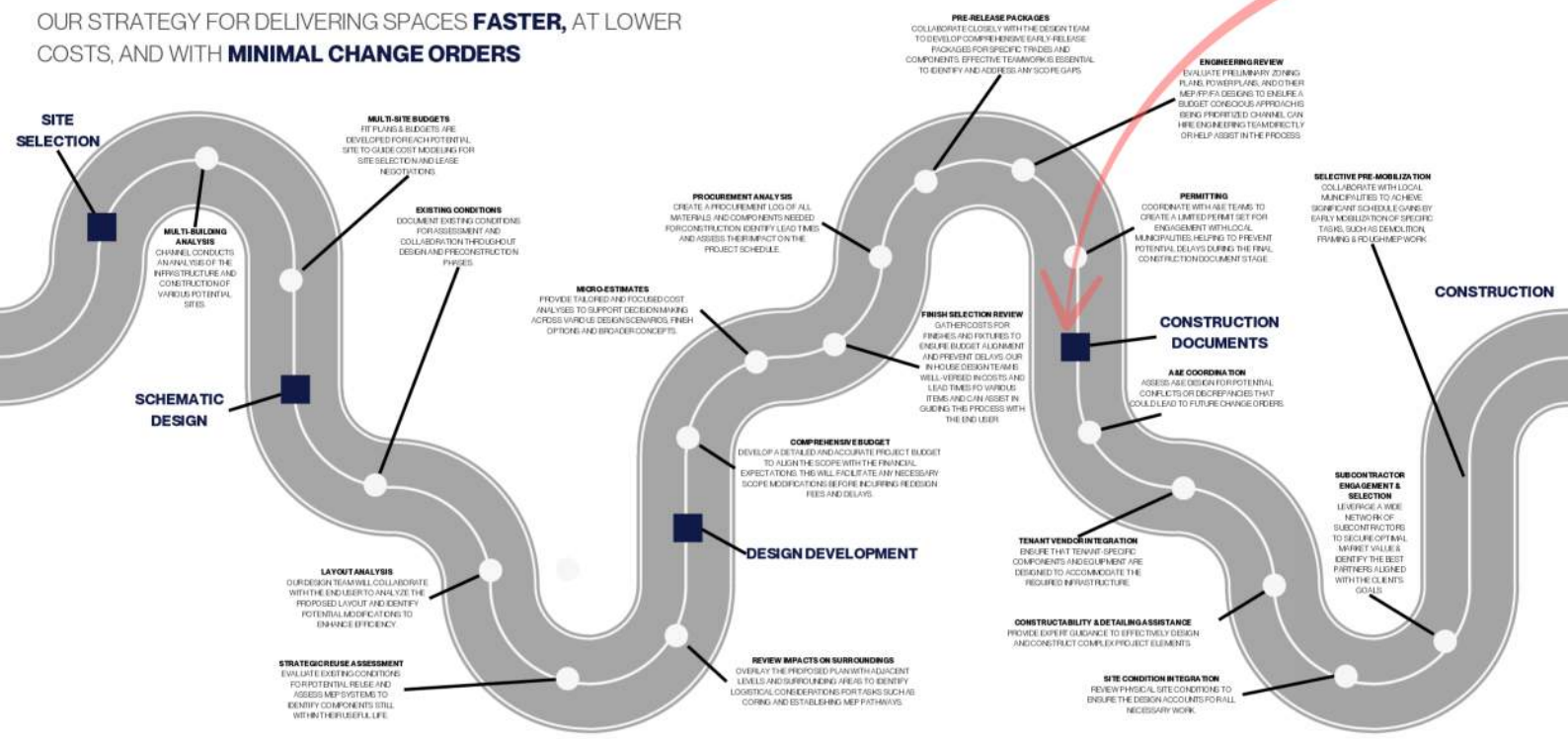
PRECONSTRUCTION

THE FOUR FOUNDATIONAL PILLARS TO CONSIDER BEFORE CONSTRUCTION

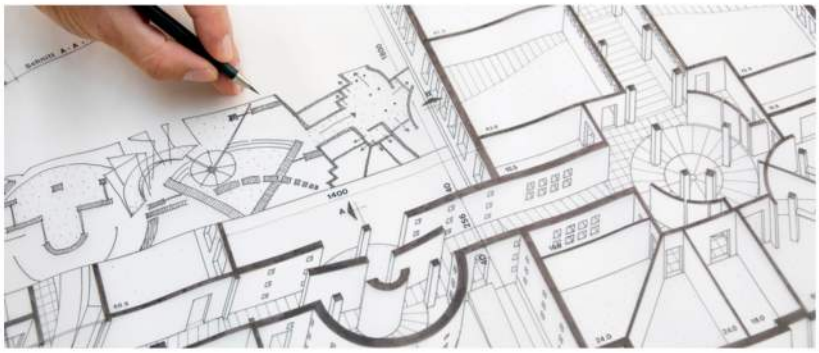
BEGINNING HERE SKIPS OVER CRITICAL FOUNDATIONAL ELEMENTS

ZVI'S ROAD MAP TO PRECONSTRUCTION

OUR STRATEGY FOR DELIVERING SPACES **FASTER,** AT LOWER COSTS, AND WITH **MINIMAL CHANGE ORDERS**



FROM CONCEPT



TO COMPLETION

MODULAR HOUSING

Modular housing is quickly becoming one of the most innovative and efficient solutions to the housing affordability crisis. These homes, built off-site in a controlled factory environment, are designed to be assembled quickly and efficiently on-site. This process reduces construction time, waste, and costs compared to traditional methods, making modular homes an attractive option for both developers and homebuyers. Modular homes are not only affordable but also versatile, offering a wide range of designs and customization options that suit different needs and preferences.

As urbanization continues to increase and housing demands rise, modular homes provide a much-needed solution for accessible, quality housing.
At ZVI Construction, we recognize the pressing need for affordable housing and are committed to addressing this challenge through cutting-edge modular housing projects.

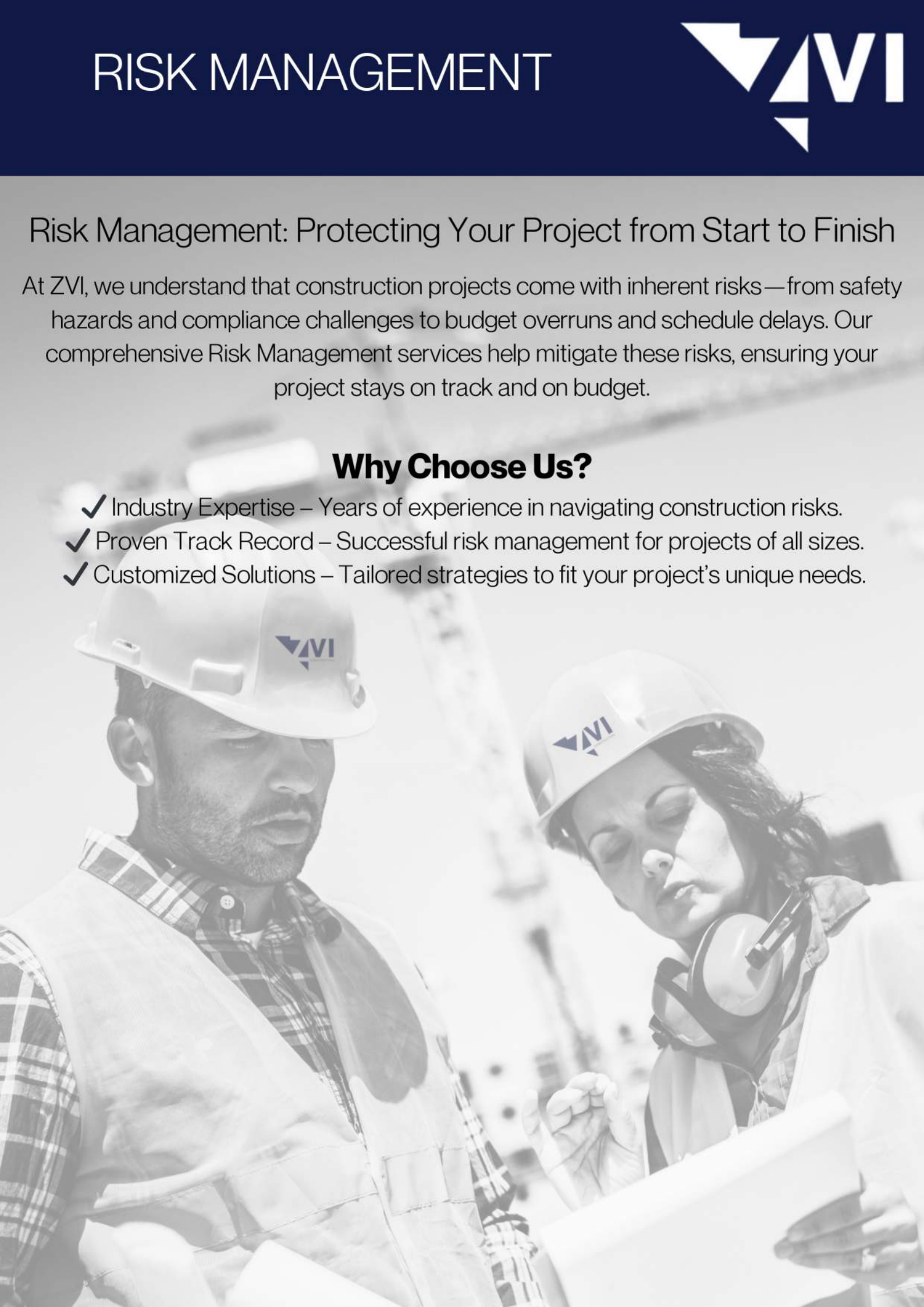
RISK MANAGEMENT

Risk Management: Protecting Your Project from Start to Finish

At ZVI, we understand that construction projects come with inherent risks—from safety hazards and compliance challenges to budget overruns and schedule delays. Our comprehensive Risk Management services help mitigate these risks, ensuring your project stays on track and on budget.

Why Choose Us?

- ✓ Industry Expertise – Years of experience in navigating construction risks.
- ✓ Proven Track Record – Successful risk management for projects of all sizes.
- ✓ Customized Solutions – Tailored strategies to fit your project's unique needs.



03

PROJECT APPROACH

PERMITTING & SPEEDY MOBILIZATION

Permit Acquisition: We ensure all necessary permits are identified and obtained before the start of construction. Our team coordinates with local authorities to streamline the permitting process. Our approach involves proactive coordination with relevant stakeholders to address any potential permit-related issues early, minimizing the risk of delays.

Speedy Mobilization: Timely project mobilization is critical for maintaining project schedules.

Pre-Mobilization Planning: Prior to mobilization, we conduct detailed planning to ensure all resources, equipment, and subcontractors are prepared and available. This includes verifying logistics, equipment readiness, and staff allocation.

Efficient Setup: We streamline the setup process on-site to minimize downtime. This involves coordinating with subcontractors and suppliers to ensure that all necessary materials and personnel are in place before construction begins.

Proactive Issue Resolution: We anticipate and address potential mobilization challenges early to prevent delays. Our project team monitors all aspects of mobilization closely, ensuring a smooth and efficient transition from planning to active construction.

QUALITY CONTROL

Our approach to project controls integrates rigorous methodologies and state-of-the-art tools to ensure project success.

Procurement of Subcontractors: We employ a strategic approach to subcontractor procurement to ensure we engage only with high-quality, vetted subcontractors. We draw from a prequalified pool of subcontractors that we have established relationships with and have successfully worked with in the past.

Competitive Bidding: For each trade, we solicit a minimum of three bids. This process allows us to evaluate and compare pricing, ensuring that we receive competitive and fair proposals.

RFI/Submittal Control: Procore facilitates efficient management of RFIs and submittals. RFIs and submittals are tracked and managed in Procore, ensuring all team members have real-time access to critical information.

Document Control: Effective document control is critical for project success. We use Procore to manage and archive all project documents. This includes plans, specifications, and correspondence.

Quality Control is a cornerstone of our project management approach. Our project superintendents, along with the entire project team, actively monitor quality on-site.

SAFETY
& TRAINING PROGRAMS

ZVI's Commitment to Safety

At ZVI, safety is our top priority. Our comprehensive Safety Policy Manual is continuously updated and readily accessible through Procore, as well as on-site at every project location. This manual covers essential safety protocols, including accident reporting, fire prevention, and material handling, ensuring a secure working environment for all.

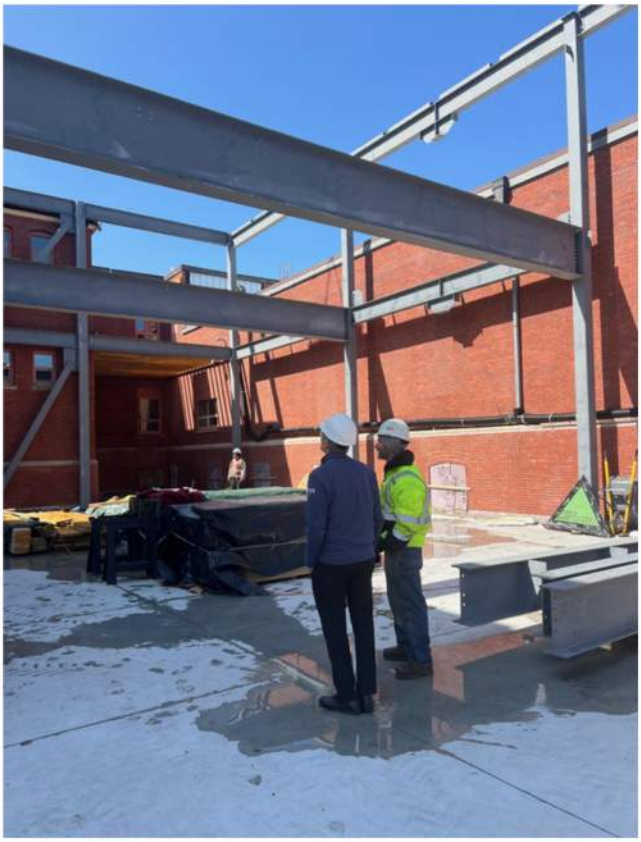
Subcontractor Compliance & Safety Standards

- All ZVI subcontractors are required to upload their safety manuals to Procore and submit MSDS (Material Safety Data Sheets) for all materials used on-site before work begins.
- Subcontractors must maintain proper insurance coverage, as mandated by ZVI's Risk Management Department.
- Every employee and subcontractor must strictly follow OSHA regulations and ZVI's safety procedures, guaranteeing compliance with industry-leading safety and health standards.

Training & Inspections

- All ZVI field personnel are OSHA certified, CPR, and First Aid certified.
- A third-party risk management consultant conducts regular site inspections, identifying any safety discrepancies and reporting them directly to the job superintendent and ZVI management for immediate resolution.

At ZVI, we don't just meet safety standards—we exceed them, fostering a workplace where safety, compliance, and efficiency go hand in hand.



024

EXPERIENCE

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FEATURED PROJECTS

RECENTLY COMPLETED PROJECTS & ACTIVE PROJECTS

PILGRIM HALL

SPIRE CENTER

FOLLEN CHURCH

LESLEY ELLIS

GRACE CHURCH

30 WINFIELD STREET

PILGRIM HALL

LOCATION:
Plymouth, MA

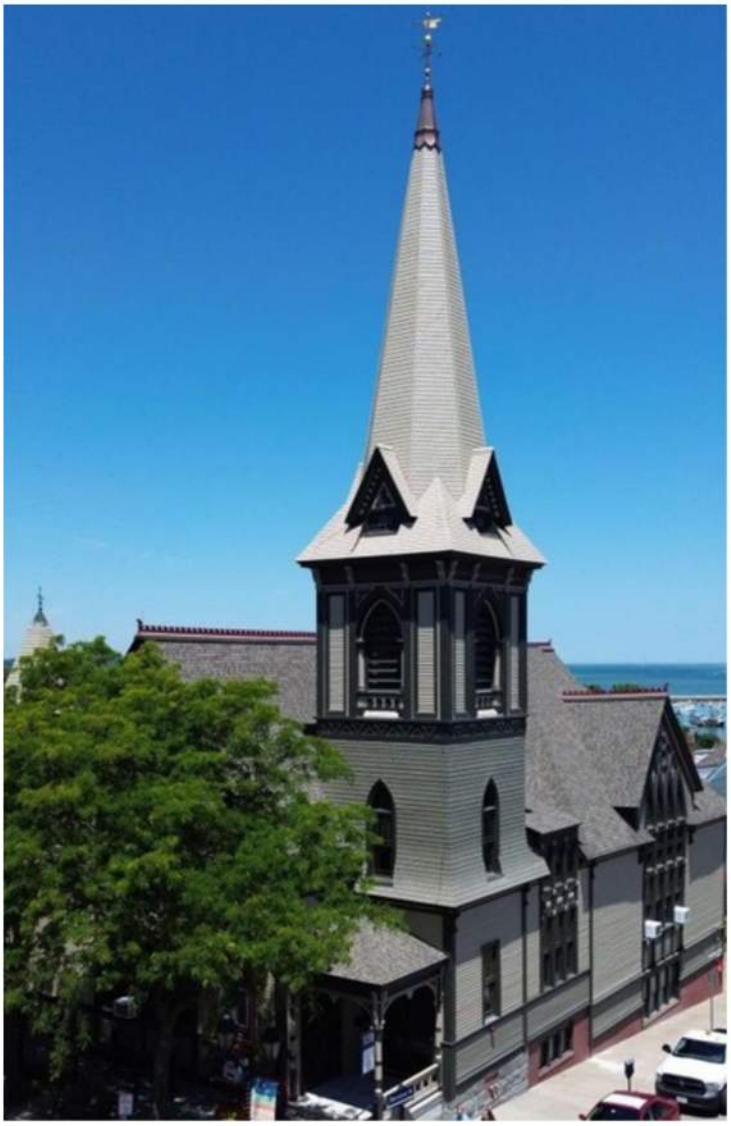
PROJECT VALUE: $3M

DESCRIPTION:
ZVI is proud to partner with Pilgrim Hall Museum on a series of ongoing improvements. Our work includes a new roof, upgrading lighting throughout the museum, renovating select exhibit rooms while safeguarding priceless artifacts, restoring terrazzo flooring, and carefully preserving the building's historic character. As America's oldest continuously operating public museum, Pilgrim Hall holds an irreplaceable place in our nation's history, and we approach every aspect of this project with the highest level of care and respect.

SPIRE CENTER

FOR PERFORMING ARTS

PAUL & NIKI TSONGAS AWARD WINNER



LOCATION:
Plymouth, MA

PROJECT VALUE: $3M

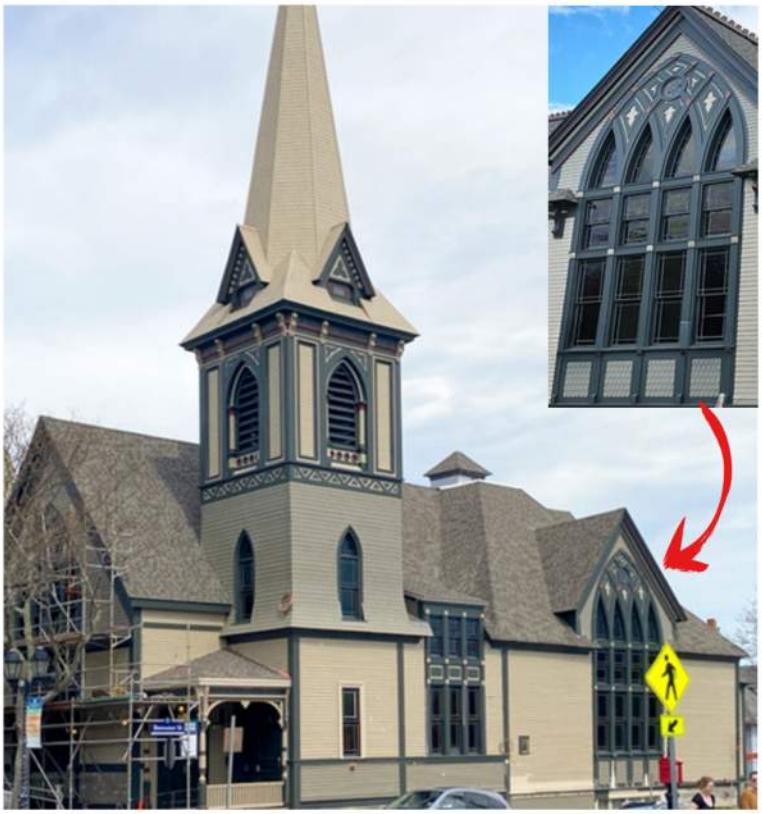
DESCRIPTION:
ZVI led the restoration of the 19th-century facade of the Spire Center for the Performing Arts, meticulously preserving the building's intricate historical details. ZVI took on the complex challenge of fully restoring the building's exterior, helping to return this community landmark to its former glory. This work was recently recognized with the Paul & Niki Tsongas Award, the highest honor from Preservation Massachusetts, celebrating the Spire as an outstanding example of historic preservation in the Commonwealth.

SPIRE CENTER
FOR PERFORMING ARTS

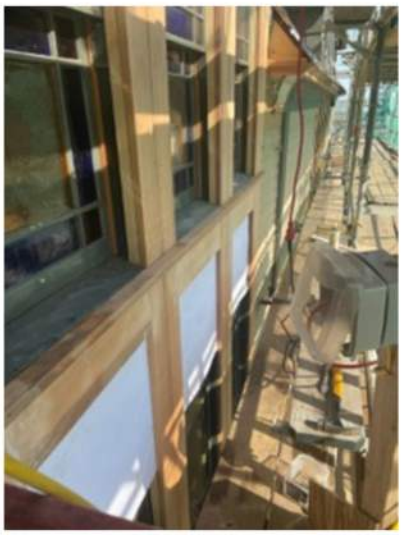
A glimpse of the past, before ZVI's transformative touch restored this historical building's timeless exterior.

SPIRE CENTER

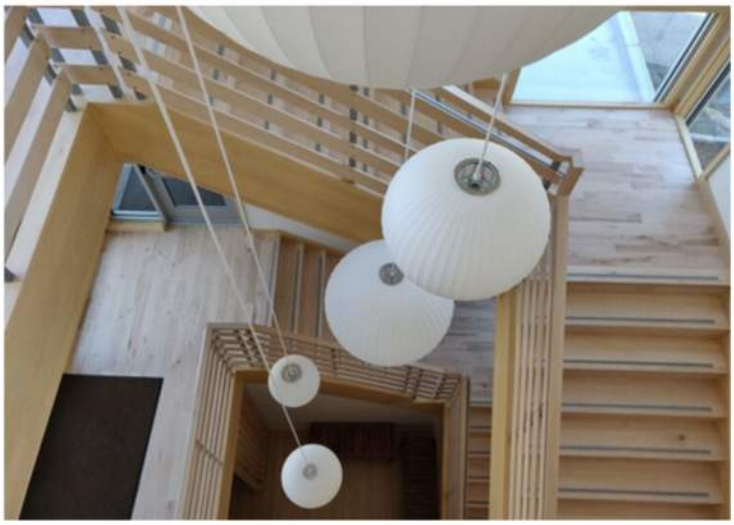
PROJECT HIGHLIGHT: WINDOW RESTORATION



ZVI carefully removed all window sashes for off-site restoration, including full refinishing of exterior surfaces. On-site, we repaired and preserved existing window and door frames to maintain the building's historic character.



FOLLEN CHURCH



LOCATION:
Lexington, MA

PROJECT VALUE: $4.1M

DESCRIPTION:
ZVI completed a $4.1 million renovation and expansion aimed at making the entire church fully accessible while adding an additional floor to the building. The scope of work includes significant upgrades to the office, meeting, and community spaces at the rear of the property, along with a newly enhanced ADA-compliant entrance. The project also features the installation of elevator service, new HVAC systems, as well as the addition of a new roof deck.

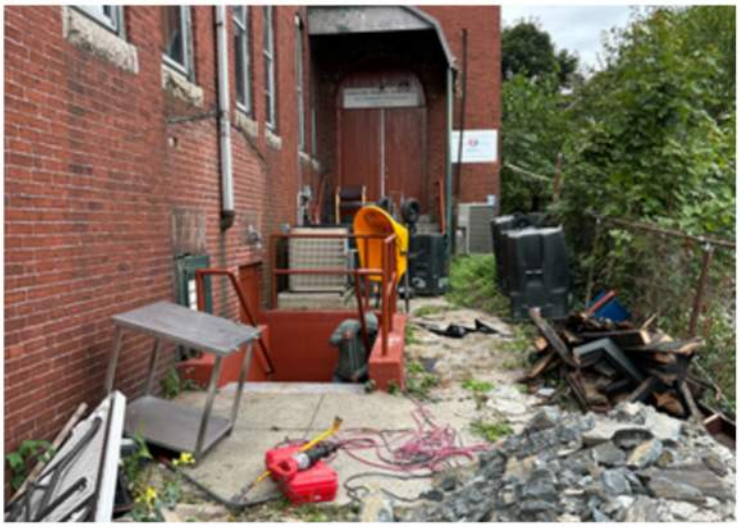
LESLEY ELLIS

LOCATION:
Arlington, MA

PROJECT VALUE: $2.7M

DESCRIPTION:
ZVI Construction partnered with our long-standing client, Lesley Ellis School, to deliver a design-build, ground-up addition in an exceptionally tight timeframe. The project transformed an unused courtyard, tucked between the school's existing exterior brick walls, into a bright, welcoming space.
Despite the complexity of the site and schedule, the ZVI team successfully completed the project in just five months. The new addition's top floor now features a vibrant library that students are already enjoying, perfectly timed for the start of the school year.

GRACE CHURCH



LOCATION:
Somerville, MA

PROJECT VALUE: $1.3M

DESCRIPTION:
ZVI is leading a transformative project at Grace Church, aimed at improving accessibility and modernizing the historic facility. Our work includes ADA-compliant upgrades, exterior site improvements, renovation of interior ADA bathrooms, and the installation of a brand-new elevator. These enhancements will ensure that all members of the community can navigate and enjoy the space comfortably and safely, while preserving the character and integrity of the church's historic architecture.

30 WINFIELD STREET

LOCATION:
Worcester, MA

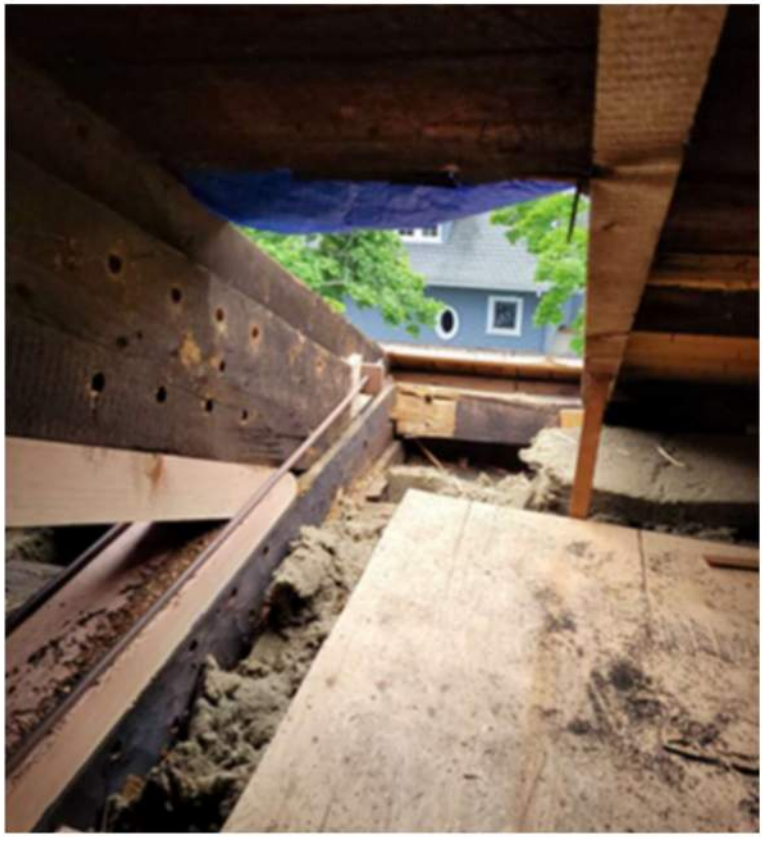
PROJECT VALUE: $5M

DESCRIPTION:
ZVI is currently spearheading a transformative modular affordable housing project in Worcester, MA, designed to address the growing demand for accessible and quality living spaces. This innovative project features the construction of multiple modular homes, built off-site and assembled on location, which allows for quicker build times and reduced costs compared to traditional construction methods.
ZVI is committed to helping solve the affordability crisis.

FIRST PARISH CHURCH

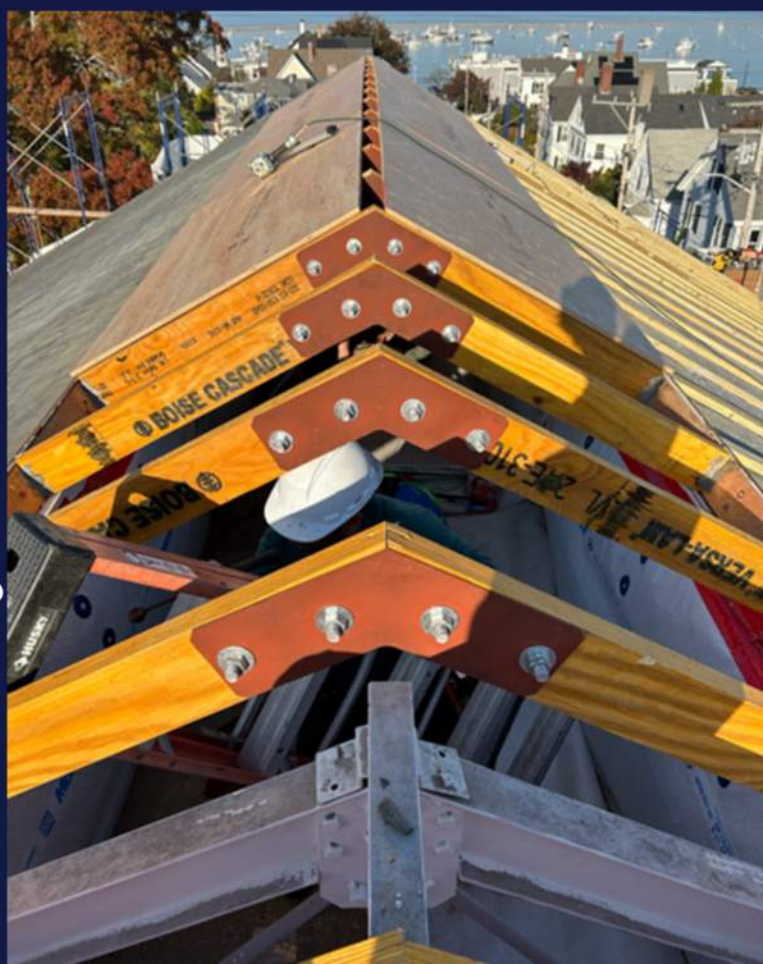
HVAC & STRUCTURAL REPAIRS (ATTIC)

ZVI expertly installed new ductwork within the tight confines of a historic building's attic, carefully coordinating routing to preserve existing architecture. Simultaneously, we executed precise structural repairs, ensuring the building's integrity while accommodating modern mechanical systems.



ROOFING

ZVI Construction specializes in historic roofing restoration, blending traditional craftsmanship with modern building science. From slate and copper to intricate wood structures, we preserve original character while ensuring long-term durability. Our team's expertise in matching materials, repairing structural elements, and integrating discreet weatherproofing solutions makes us the trusted choice for historically sensitive projects.



Precision craftsmanship in action — restoring timeless architectural details with expert care.

REFERENCES

PAUL STEIN
PRESIDENT
SCHOOLS FOR CHILDREN
PSTEIN@SCHOOLSFORCHILDRENINC.ORG
781.641.2424

LYNNE SPENCER
PRINCIPAL
SPENCER PRESERVATION GROUP
LYNNE@SPENCERPRESERVATIONGROUP.COM
617.227.2675

LEN LEVIN
CPA
PLYMOUTH, MA
SAMBUCA@MAC.COM
617.803.7255

05

OUR TEAM

zviconstruction.com

OUR TEAM

CONSTRUCTION MANAGEMENT

DAVID SCHWARZMAN
PARTNER

CHAD F. GRILLER
PROJECT EXECUTIVE

KEN SPADER
PROJECT EXECUTIVE

AARON BLUM
LEAD ESTIMATOR

RIKKI HILL
PROJECT MANAGER

CHRISTINA LALLY
BUSINESS DEVELOPMENT

JAKE MACISAAC
PROJECT MANAGER

Quality begins with our employees. ZVI Construction prides itself on our team's extensive experience, long term partnerships, acute attention to detail, and innovative ideas; resulting in unmatched speed to market, impeccable quality and cost savings to our clients.

OUR TEAM

FIELD

TOM LEWIS
PROJECT SUPERINTENDENT

MARK PRICE
PROJECT SUPERINTENDENT

GREG WEBSTER
PROJECT SUPERINTENDENT

CHRIS LAYMAN
PROJECT SUPERINTENDENT

MICHAEL WEAVER
PROJECT SUPERINTENDENT

Our superintendents play a vital role in our success at ZVI. We take great pride in our field team, who extensive experience and meticulous attention to detail drive our projects forward. By leveraging their expertise, we consistently deliver outstanding results that exceed client expectations.

zviconstruction.com

Gmail

Matthew Caughey <mcaughey@teph.org>

Letter of Support?

Jesse Clingan for Ward 4 Alderman <jesseforward4@gmail.com> Wed, Sep 10, 2025 at 9:18 AM
To: Matthew Caughey <mcaughey@teph.org>

Somerville Community Preservation Committee

City Hall

93 Highland Avenue

Somerville, MA 02143

Re: Support for CPA Funding – The Elizabeth Peabody House

Dear Members of the Community Preservation Committee,

I am writing in strong support of the application for Community Preservation Act (CPA) funds to help preserve and stabilize the historic Elizabeth Peabody House building.

The Elizabeth Peabody House is a cornerstone of our city and a treasured institution in our community. It is both an important historic structure and an active community resource that has served generations of Somerville residents. Through their childcare services and their food pantry, they provide essential support to a diverse community, addressing real and immediate needs for families and individuals.

Under its current leadership, the Elizabeth Peabody House has become an even more engaged and committed community partner. They have opened their doors to host toy drives, clothing drives, community meetings, and other charitable events, making their space a hub of generosity and connection for the neighborhood.

Preserving this building is not just about protecting an important piece of history — it is about ensuring that this institution can continue to provide vital services and opportunities for our residents. The use of CPA funds to stabilize and secure the building is imperative to the city, the neighborhood, and the community at large.

For these reasons, I respectfully urge the Committee to approve this funding request and invest in both the preservation of our shared history and the strengthening of our community's future.

Thank you for your consideration and for your continued dedication to preserving and improving Somerville.

Sincerely,

Jesse Clingan

Ward 4 City Councilor

City of Somerville

Committee To Elect Jesse Clingan
35 Puritan Road
Somerville, MA 02145
JesseforWard4@gmail.com
617-290-1904
[Quoted text hidden]

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& member of the SL2 group of Social Enterprises

edm8ker Inc.
275-277 Broadway, Somerville, MA 02145 (Maker Studio)
601 South Rancho Drive, Suite C-25, Las Vegas NV 89106 (Mail)
www.edm8ker.com (W)
hello@edm8ker.com (E)

To: Community Preservation Committee
City of Somerville
93 Highland Avenue
Somerville, MA 02143

Dear Members of the Community Preservation Committee,

On behalf of Edm8ker Inc., I am pleased to submit this letter of support for The Elizabeth Peabody House's application for Community Preservation Act (CPA) funding to reinforce and stabilize its historic building at 277 Broadway in Winter Hill.

Edm8ker is proud to partner with The Elizabeth Peabody House through a public–private collaboration that brings STEM and maker education directly to children and youth in Somerville. Together, we are expanding hands-on learning opportunities that build critical skills, spark creativity, and prepare students for the challenges of the future.

The second floor of The Elizabeth Peabody House is home to our makerspace and prototyping workshop — a space where children and youth engage with STEM, design thinking, and hands-on problem-solving. Unfortunately, this area cannot currently be used to its full potential due to structural limitations. The proposed reinforcement project will stabilize the second floor and bring it up to assembly load capacity, ensuring that this makerspace can safely accommodate students, families, and community partners.

With this upgrade, the makerspace will continue to grow as a hub of innovation and creativity, offering children and youth across Somerville access to high-quality STEM enrichment. This expansion could meaningfully increase opportunities for project-based learning, collaboration, and skill-building, while also providing new possibilities for community use of this specialized space.

Our partnership with The Elizabeth Peabody House demonstrates how public institutions and private organizations can work together to close opportunity gaps and bring world-class learning experiences to local communities. Ensuring the stability and

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edm8ker Inc.
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601 South Rancho Drive, Suite C-25, Las Vegas NV 89106 (Mail)
www.edm8ker.com (W)
hello@edm8ker.com (E)

usability of their second-floor makerspace is a critical step in making these opportunities widely available.

For these reasons, we respectfully urge the Committee to approve this funding request. Your investment will preserve an important historic asset while strengthening the infrastructure that makes innovative educational partnerships possible in Somerville.

Thank you for your consideration and for your ongoing commitment to preserving history while supporting the future success of our city's children and youth.

Sincerely,

Terence Tan
General Manager
Edm8ker Inc.

Somerville Public Schools
Education • Inspiration • Excellence

167 Holland Street • Somerville, MA 02144
www.somerville.k12.ma.us
T 617-625-6600 * F 617-629-5661

Community Preservation Committee
City of Somerville
93 Highland Avenue
Somerville, MA 02143

Dear Members of the Community Preservation Committee,

On behalf of the Somerville Family Learning Collaborative, I am writing to express my strong support for The Elizabeth Peabody House's application for Community Preservation Act (CPA) funding to stabilize its historic building at 277 Broadway in Winter Hill.

The Elizabeth Peabody House is one of Somerville's most committed partners in serving children, youth, and families. Their early childhood education programs, afterschool and summer programs, and food access initiatives provide critical supports to residents across our city. Through their longstanding presence, they have built trust and connection with families, particularly those facing economic and social barriers.

The proposed structural stabilization project is an essential investment in expanding access to high-quality care. By stabilizing the second floor, the Elizabeth Peabody House can create additional safe and usable program space. This could significantly increase access to high-quality care for students, especially youth, as Elizabeth Peabody House seeks to support children from cradle to career, while also creating new opportunities for families and community partners to engage in enrichment, support, and connection.

At the Somerville Family Learning Collaborative, we are deeply committed to closing the resource gap, ensuring that every child and youth in Somerville has the resources they need to thrive. This project is fully aligned with that mission. Investing in the Elizabeth Peabody House facility is an investment in the long-term well-being of children, youth, and families throughout Somerville.

For these reasons, I respectfully urge the Committee to approve this funding request. The Elizabeth Peabody House has been a trusted community anchor for more than four decades, and this project will ensure that its programs and services continue to grow and meet the needs of Somerville residents for generations to come.

Thank you for your consideration and for your commitment to preserving our city's history while advancing opportunities for our children and youth.

Sincerely,

Ruth Santos
Director, Somerville Family Learning Collaborative

Somerville Public Schools

CITY OF SOMERVILLE, MASSACHUSETTS
SOMERPROMISE DEPARTMENT

KATJANA BALLANTYNE
MAYOR

CHRIS HOSMAN
DIRECTOR

Community Preservation Committee

City of Somerville
93 Highland Avenue
Somerville, MA 02143

Dear Members of the Community Preservation Committee,

On behalf of SomerPromise, I am writing to express my strong support for The Elizabeth Peabody House's application for Community Preservation Act (CPA) funding to reinforce and stabilize its historic building at 277 Broadway in Winter Hill.

The Elizabeth Peabody House is a valuable partner in serving children, youth, and families in Somerville. Their early childhood education programs, afterschool and summer programs, and food access initiatives provide critical supports to residents across our city. Through their longstanding presence, they have built trust and connection with families, particularly those facing economic and social barriers.

The proposed structural reinforcement project is an essential investment in expanding access to high-quality care. By stabilizing the second floor and bringing it up to assembly load capacity, Elizabeth Peabody House will create additional square feet of safe, usable program space. This expansion could significantly increase access to high-quality care for students, especially youth, as Elizabeth Peabody House seeks to support children from cradle to career, while also creating new opportunities for families and community partners to engage in enrichment, support, and connection.

At SomerPromise, we are deeply focused on closing opportunity gaps and ensuring that every child and young person in Somerville has the resources they need to thrive. This project is fully aligned with that mission. Investing in the Elizabeth Peabody House facility is an investment in the long-term wellbeing of children, youth, and families throughout Somerville.

For these reasons, I respectfully urge the Committee to approve this funding request. The Elizabeth Peabody House has been a trusted community anchor for more than four decades, and this project will ensure that its programs and services continue to grow and meet the needs of Somerville residents for generations to come.

Thank you for your consideration and for your commitment to preserving our city's history while advancing opportunities for our children and youth.

Sincerely,

Chris Hosman
Director, SomerPromise"

THE GENERAL COURT OF MASSACHUSETTS
STATE HOUSE, BOSTON 02133-1053

September 23, 2025

Community Preservation Committee
City of Somerville
93 Highland Avenue
Somerville, MA 02143

Dear Members of the Community Preservation Committee,

I am writing in strong support of the application for Community Preservation Act (CPA) funds to stabilize and secure the historic Elizabeth Peabody House building at 277 Broadway.

The Elizabeth Peabody House building is a cornerstone of our city, and a treasured institution in our community. Housed in my district in the former Broadway Methodist Church, this landmark building has served generations of Somerville residents since 1882. Today, it is not only an important historic structure but also an active community resource, home to high-quality childcare programs, a food pantry serving hundreds of families each year, and space for wider community use.

The proposed structural reinforcement project will ensure the long-term stability of the building and bring the second floor up to assembly-load capacity. This type of capital investment enables Elizabeth Peabody House to expand the space it can offer to the community. It also supports its long-term plans to establish a significant community hub. Each time the Community Preservation Committee and others invest in the preservation and enhancement of this building, it has a meaningful impact on the life of the Somerville community, creating more opportunities for people to come together to play, learn, and grow as individuals, families, and a community.

For these reasons, I respectfully urge the Committee to approve this funding request to invest in both the preservation of our shared history and the strengthening of our community's future. Thank you for your consideration and for your continued dedication to preserving and improving Somerville.

Sincerely,

CB

Christine P. Barber
34th Middlesex District

The Welcome Project

10/20/2025

Community Preservation Committee
City of Somerville
93 Highland Avenue
Somerville, MA 02143

Dear Members of the Community Preservation Committee,

On behalf of The Welcome Project, I am pleased to express our strong support for The Elizabeth Peabody House's application for Community Preservation Act (CPA) funding to stabilize and renovate its historic building at 277 Broadway in Winter Hill.

For decades, The Elizabeth Peabody House (EPH) has been a cornerstone of support for Somerville's immigrant and low-income families. Through high-quality early childhood education, afterschool programs, food access, and family engagement initiatives, EPH ensures that children and adults alike have access to the resources, relationships, and opportunities they need to thrive.

The proposed structural stabilization project is an essential investment in the long-term strength and accessibility of this trusted community space. By reinforcing and modernizing its second floor, EPH will be able to expand programming, increase community use, and ensure that families have a safe and welcoming environment to gather, learn, and connect. These improvements will directly benefit the same residents our two organizations serve; families balancing multiple jobs, navigating linguistic and cultural barriers, and striving to build stability in an increasingly expensive city.

This renovation is more than a building project. It is an investment in Somerville's shared capacity to serve its people with dignity, responsiveness, and care. EPH's presence has anchored Winter Hill for more than 60 years, and been visible at their iconic church building since 1979, and this project will ensure that its role as a hub for families and community partners continues well into the future.

For these reasons, we respectfully urge the Committee to approve this funding request. Supporting the Elizabeth Peabody House means strengthening the network of organizations that work collaboratively to make Somerville a city where every resident, regardless of income, language, or background, can find support and opportunity.

Thank you for your consideration and for your continued commitment to building a more inclusive and connected Somerville.

Sincerely,
Sara Kirubi
Executive Director, The Welcome Project

CITY OF SOMERVILLE, MASSACHUSETTS
ARTS COUNCIL
KATJANA BALLANTYNE
MAYOR

October 21, 2025

Community Preservation Committee
City of Somerville
93 Highland Avenue
Somerville, MA 02143

Dear Members of the Community Preservation Committee,

The Somerville Arts Council is pleased to offer its support for The Elizabeth Peabody House's application for Community Preservation Act (CPA) funding to stabilize and strengthen the structural integrity of its space.

For many decades, The Elizabeth Peabody House (EPH) has embodied the spirit of Somerville: open, creative, and deeply rooted in community. Its building is more than a structure; it's a place where families, artists, and neighbors connect across generations. The hum of children in classrooms, the movement of volunteers in the food pantry, and the former gatherings in its upper hall are all part of the same cultural rhythm that gives Somerville its texture and warmth.
EPH is one of those rare spaces where everyday life and creative expression meet. Over the years, it has hosted performances, community events, and celebrations that bring art into civic life. Its programs create opportunities for residents to share stories, languages, and traditions, an essential part of what makes Somerville's creative community so distinctive.

The proposed project is not simply about building repair; it's about protecting a vessel of collective memory and possibility. The second-floor sanctuary long served as a gathering space, originally for a congregation, and later where art, education, and community action came together. Restoring and reinforcing that space ensures it will be able to hold a space for the stories, voices, and collaborations that make this city vibrant today and tomorrow.

We encourage the Committee to view this project as an investment in cultural infrastructure, the places that give Somerville its heart. The Elizabeth Peabody House is not just part of our city's history; it remains a living, evolving site of community expression, inclusion, and creativity.

With appreciation for your continued support of spaces that connect art, culture, and community,

Sincerely,
Gregory Jenkins
Gregory Jenkins
Executive Director

CITY HALL ANNEX ● 50 EVERGREEN AVENUE ● SOMERVILLE, MASSACHUSETTS 02145
(617) 625-6600 EXT. 2985 ● FAX: (617) 666-4325
www.somervilleartscouncil.org

Gmail

Matthew Caughey <mcaughey@teph.org>

FY26 CPA Application

1 message

eugene ferraro <eugeneaferraro@gmail.com> Mon, Oct 20, 2025 at 2:12 PM
To: Matthew Caughey <MCaughey@teph.org>

October 20, 2025

To Whom it May Concern,

My name is Gene Ferraro and I am the president of the Somerville Rotary Club. I am writing this letter of support for the Elizabeth Peabody House under the direction of Matthew Caughey. Mr. Caughey informed me that Elizabeth Peabody is in the process of applying for an FY26 Community Preservation Act award in order to implement some structural updates to the Elizabeth Peabody House building and I can't think of a more worthy Somerville program to be awarded this money. The Elizabeth Peabody House has been providing services to families and children in need for years now and the services that they provide are second to none, especially in the difficult and current times in which we now live. I have had the pleasure of getting to know their Executive Director Matthew Caughey for more than a year now and am so impressed by his dedication to serve the folks who need the program's help and support. Matthew never stops working and is always looking for ways to provide more and even better services to Peabody House's population. A CPA award will allow Peabody House the means to restructure the second floor space in their current building, thus creating more usable space which in turn will allow them to offer even more services and programs to people in need. I hope that you will seriously consider awarding Elizabeth Peabody House the funds that they need in order to achieve this goal. Feel free to reach me at eugeneaferraro@gmail.com, or via text at 617-771-6905 if I can be of any further assistance.

Sincerely,

Gene Ferraro, President, Somerville Rotary Club

CITY OF SOMERVILLE, MASSACHUSETTS
HEALTH & HUMAN SERVICES DEPARTMENT

KATJANA BALLANTYNE
MAYOR

KARIN CARROLL
DIRECTOR

SOMERVILLE
Public Health
Prevent. Promote. Protect.

October 20th, 2025

Community Preservation Committee
City of Somerville
93 Highland Avenue
Somerville, MA 02143

Dear Members of the Community Preservation Committee,

The City of Somerville's Office of Food Access and Healthy Communities (OFAHC) writes in full support of The Elizabeth Peabody House's request for Community Preservation Act (CPA) funding to stabilize and improve the structural integrity of its sanctuary space on the second floor at 277 Broadway in Winter Hill.

For at least ten years, our office has worked alongside The Elizabeth Peabody House (EPH) to address food insecurity and promote equitable access to healthy, affordable food across the city. Since 2023, EPH's expanded food pantry, home delivery program, and community fridge have become integral components of Somerville's food access network. Many of the residents who rely on our city programs also turn to EPH for weekly groceries and other stabilizing support. EPH, in conjunction with other food access programs and the OFAHC form a coordinated safety net for low-income households facing hunger and food insecurity.

Currently, EPH uses some of the second floor as overflow storage for its food program; especially during times when their kitchen is crammed or during the holiday season when they gear up to distribute 400+ Thanksgiving dinners. Strengthening the structural integrity of the second floor ensures that the facility can safely accommodate expanded emergency food operations while also rising to meet the changing needs of Somerville. This investment will allow EPH to preserve an iconic space (the building's sanctuary) for generations. At the heart of this request lives a desire to maximize a community resource to benefit those most in need.

EPH's work aligns directly with the City's food security and health equity priorities: expanding access, reducing stigma, and ensuring that every resident—regardless of income, language, or background—has the resources to thrive. The organization has been a reliable, responsive partner whose leadership continues to shape the way Somerville addresses community health and wellbeing.

For these reasons, our office strongly endorses this proposal and urges the Committee to support it. Preserving and improving The Elizabeth Peabody House is an investment not only in a building, but in the health, resilience, and cohesion of our community.

Sincerely,

Lisa Robinson
Director
Office of Food Access and Healthy Communities
City of Somerville

Rev. Jordan Harris
Pastor@connexionumc.org
149 Broadway, Somerville Ma 02145
(617) 776-4172
Connexionumc.org

October 10, 2025

Community Preservation Committee
City of Somerville
93 Highland Avenue
Somerville, MA 02143

Dear Members of the Community Preservation Committee,

I am writing to express Connexion United Methodist Church's strong support for the Elizabeth Peabody House's Community Preservation Act funding application to structurally reinforce the second floor of their historic building at 277 Broadway, Somerville MA. This project represents not only an essential infrastructure improvement but also a meaningful act of historic preservation that honors the legacy of the former Broadway Methodist Episcopal Church.

As the Pastor of Connexion United Methodist Church, I am deeply aware of the historical connection our congregation shares with the Broadway Methodist Episcopal Church building that now houses the Elizabeth Peabody House. Our congregation's lineage is directly tied to both the Broadway Methodist Episcopal Church and the historic College Avenue United Methodist Church in Somerville. This building is part of our shared Methodist heritage and represents an important chapter in the religious and community life of our city.

The proposed reinforcement of the theater space will enable the Elizabeth Peabody House to create more usable program space for their vital community services. Since 1896, the Elizabeth Peabody House has been a cornerstone of our community, providing essential services to families and children. By preserving and enhancing this historic building's theater space, we ensure that it can continue to serve the community for generations to come, just as it did when it was a house of worship.

Historic preservation is not merely about maintaining aging buildings—it is about honoring the stories, the faith traditions, and the community bonds

CONNEXION
A REIMAGINED FAITH COMMUNITY

Rev. Jordan Harris
Pastor@connexionumc.org
149 Broadway, Somerville Ma 02145
(617) 776-4172
Connexionumc.org

that these spaces represent. The former Broadway Methodist Episcopal Church building embodies the values of service, community, and compassion that both our faith tradition and the Elizabeth Peabody House share. As a congregation committed to the well-being of our neighbors and the preservation of our community's history, we believe this project deserves your full support.

This investment in the theater space is an investment in both our past and our future. It will allow the Elizabeth Peabody House to safely expand their programming capacity, serving more community members while preserving an architectural and cultural landmark that connects us to our shared history.

I urge the Community Preservation Committee to approve the Elizabeth Peabody House's application. This project aligns perfectly with the goals of the Community Preservation Act—preserving our historic resources while ensuring they continue to serve the community in meaningful ways.

Grateful,

Reverend Jordan Harris
Pastor of Connexion United Methodist Church

Thomas E Austin

taustinma@gmail.com

Submission Date	Oct 21, 2025 9:05 PM
Full Name	Thomas E Austin
Email (optional)	taustinma@gmail.com
Street address (optional)	26 ADAMS ST UNIT 2
I would like to comment on the following project(s)	Elizabeth Peabody House Structural Reinforcement
Comments on Elizabeth Peabody House Structural Reinforcement	EPH provides Somerville with critical services the community desperately needs. They have proven success of 125 years and a long term commitment to Somerville and its residents... our youth , the food insecure, and their families EPH has supported Somerville since the 1950s - Somerville through the CPA has a great opportunity to setup EPH for continued and expanded success. This is an investment in EPH and our community that the city needs to make happen Thanks to whomever is taking their time to read these! I love this city
	Please check if you would like to receive CPA News Updates via email

Dawn Austin

dawn.ann.austin@gmail.com

Submission Date	Oct 21, 2025 9:08 PM
Full Name	Dawn Austin
Email (optional)	dawn.ann.austin@gmail.com
Street address (optional)	26 Adams Street
I would like to comment on the following project(s)	Elizabeth Peabody House Structural Reinforcement
Comments on Elizabeth Peabody House Structural Reinforcement	The Elizabeth Peabody House is an important building in Somerville. The Elizabeth Peabody house provides integral support and education for low income and immigrant families. Being able to provide childcare and community programs will provide more services to this community that are definitely needed.

City of Somerville, Massachusetts
City Council

Jake Wilson
city councilor at large

3 November, 2025

Community Preservation Committee
City of Somerville
93 Highland Avenue
Somerville, MA 02143

Dear Chen, Roger, and Yongqing:

Dear Members of the Committee,

When I think about the organizations that hold Somerville together, The Elizabeth Peabody House is always near the top of that list. For generations, it's been a place where families could count on real help: childcare they can afford, food to nourish their family, and a welcoming space that connects and uplifts them.

EPH isn't just an iconic building. It's a hub of activity and care that reflects what's best about this city: neighbors looking out for one another. The families who use their programs are the same residents I hear from every day. Families who are working hard, juggling rising costs, and trying to give their kids a good start. EPH meets them right where they are, with dignity and consistency.

This proposal to stabilize the second-floor space is an important step toward making sure that work continues safely and sustainably. Preserving that space means EPH can keep expanding its reach, host community events, and connect residents with services.

As a City Councilor At-Large, I see firsthand how much Somerville depends on partnerships between trusted neighborhood institutions and the people they serve.

The Elizabeth Peabody House has earned that trust over decades, and I'm proud to support this request for CPA funding.

Thank you for your attention and for your commitment to preserving the places that keep Somerville connected and thriving.

Respectfully,

Jake Wilson

83 Jaques Street, Somerville, Massachusetts 02145
(617) 468-8969
JWilson@somervillema.gov

Gmail

Matthew Caughey <mcaughey@teph.org>

EPH CPA Grant Application - Letter of Support

Wilfred Mbah <aldermanmbah@gmail.com> Wed, Oct 22, 2025 at 6:26 PM
To: mcaughey@teph.org

City of Somerville
City Council – At-Large
93 Highland Avenue
Somerville, MA 02143

Date: 10.22.25

Community Preservation Committee
City of Somerville
93 Highland Avenue
Somerville, MA 02143

Dear Members of the Community Preservation Committee,

The Elizabeth Peabody House has always reminded me what community really looks like in Somerville. It is a place where children are cared for, where families find support when life gets hard, and where people come together because they believe in looking out for one another.

Over the years, The Elizabeth Peabody House has been steady and creative in how it serves the city, offering early education, afterschool learning, and food access programs that reach families from every corner of Somerville. For many residents, it represents both opportunity and belonging. That work deserves not only our recognition but also our investment.

The plan to restore and strengthen the upper floor of the building is about ensuring that this important space continues to serve the people who depend on it. When families have reliable places to learn, share meals, and connect with others, the entire city grows stronger.

As someone who came to this country as an immigrant and found a home in Somerville, I know how powerful it is to have places that welcome you and help you build a future. The Elizabeth Peabody House is one of those places. Supporting this project means supporting the people who make Somerville the diverse, caring, and resilient city that it is.

With gratitude,
Will Mbah
Somerville City Councilor At-Large/City Council Vice President

CITY OF SOMERVILLE, MASSACHUSETTS
CITY COUNCIL

KRISTEN STREZO
CITY COUNCILOR AT LARGE

November 5, 2025

Community Preservation Committee
City of Somerville
93 Highland Avenue
Somerville, MA 02143

Dear Members of the Community Preservation Committee,

Somerville is a city that takes care of its people, and few organizations embody that spirit more than The Elizabeth Peabody House. It is a place where children learn, families find resources, and neighbors build connections. That kind of care infrastructure is what makes a city truly livable.

The Elizabeth Peabody House (EPH) has been a reliable partner to families for generations, offering affordable early education, afterschool enrichment, and access to healthy food. These programs don't just meet daily needs; they create stability and opportunity, especially for working parents and caregivers who are balancing jobs, childcare, and the cost of living in Somerville.

The proposal to repair and improve the upper floor of EPH's building represents an important investment in this work. With the planned updates, EPH will have the flexibility to expand programs and continue serving families in ways that reflect Somerville's values of equity and inclusion.

As a City Councilor At-Large, I believe that supporting organizations like The Elizabeth Peabody House is one of the most effective ways we can strengthen Somerville's social and economic fabric. These are the places that allow families not just to live here, but to belong here truly.

I fully support this proposal and encourage the Committee to approve the funding needed to sustain EPH's mission and preserve this vital community resource for future generations.

With appreciation,
Councilor Kristen Strezo
Somerville City Councilor At-Large

333 GREAT RIVER ROAD, #361, SOMERVILLE, MASSACHUSETTS 02145 (617) 209-9915 STREZOATLARGE@GMAIL.COM

The Commonwealth of Massachusetts
HOUSE OF REPRESENTATIVES
STATE HOUSE, BOSTON, MA 02133-1054

ERIKA UYTERHOEVEN
STATE REPRESENTATIVE
27TH MIDDLESEX DISTRICT

Committees:
Bonding, Capital Expenditures and State Assets
Federal Funding, Policy and Accountability
Aging and Independence
Racial Equity, Civil Rights and Inclusion

STATE HOUSE, ROOM 473B
TEL: (508) 319-9510
Erika.Uyterhoeven@MAhouse.gov

October 23, 2025

Community Preservation Committee
City of Somerville
93 Highland Avenue
Somerville, MA 02143

Dear Members of the Community Preservation Committee,

Somerville's strength lies in how we care for one another: through our public schools, our city and state agencies, and the neighborhood institutions that have earned people's trust over generations. The Elizabeth Peabody House (EPH) is one of those rare places where that care takes visible, daily form.

EPH's request for Community Preservation Act (CPA) funding to reinforce and restore the second-floor space is about more than joists and beams. It is about ensuring that one of our city's most renowned centers of learning and community support remains safe, accessible, and ready for the work ahead.

For decades, EPH has opened its doors to residents of every age and background, offering early childhood education, afterschool programs, and food access that meet real, everyday needs, not to mention providing much-needed gathering space for other groups. When we invest in the stability and revitalization of places like EPH, we invest directly in the people who make this city work.

In a time when affordability, equity, and inclusion are at the forefront of local and state policy, this project stands as a clear example of what it looks like to put those values into action. Preserving this space ensures that essential programs continue to operate in a safe and welcoming environment, and that Somerville remains a place where everyone has a stake in its future.
I fully support this application and encourage the Committee to advance this vital investment. The Elizabeth Peabody House represents the best of Somerville: steady, responsive, and committed to building a city that works for everyone.

Thank you for your consideration.

Sincerely,

Erika Uyterhoeven

The Commonwealth of Massachusetts

HOUSE OF REPRESENTATIVES
STATE HOUSE, BOSTON, MA 02133-1054

ERIKA UYTERHOEVEN
STATE REPRESENTATIVE
27TH MIDDLESEX DISTRICT

Committees:
Bonding, Capital Expenditures and State Assets
Federal Funding, Policy and Accountability
Aging and Independence
Racial Equity, Civil Rights and Inclusion

STATE HOUSE, ROOM 473B
TEL: (508) 319-9510
Erika.Uyterhoeven@MAhouse.gov

State Representative
27th Middlesex District

The Commonwealth of Massachusetts
MASSACHUSETTS SENATE

Senator PATRICIA D. JEHLEN
2ND MIDDLESEX DISTRICT
MEDFORD, SOMERVILLE, CAMBRIDGE AND WINCHESTER

STATE HOUSE ROOM 424
BOSTON, MA 02133-1053
TEL: (617) 722-1578
FAX: (617) 722-1117

PATRICIA.JEHLEN@MASENATE.GOV
WWW.MASENATE.GOV

CHAIR
JOINT COMMITTEE ON AGING AND INDEPENDENCE

VICE CHAIR
JOINT COMMITTEE ON EDUCATION
AND
JOINT COMMITTEE ON REVENUE

LABOR AND WORKFORCE DEVELOPMENT
JUDICIARY
CANNABIS POLICY

October 28, 2025

Community Preservation Committee
City of Somerville
93 Highland Avenue
Somerville, MA 02143

Dear Members of the Community Preservation Committee,

For decades, The Elizabeth Peabody House has been part of the quiet, steady work that holds families together: providing early education, afterschool care, food access, and a sense of belonging for those who call Somerville home. I am pleased to support its request for Community Preservation Act (CPA) funding to strengthen the structural integrity of the second-floor sanctuary space.

As a legislator, I've spent much of my career focused on policies that make care and education affordable and accessible. Our state's progress in expanding early-education funding, improving wages for educators, and supporting family stability depends on community partners like EPH, who translate those policies into daily reality. They are the people who make public investment personal.

The planned improvements to EPH's second floor will create safer, more flexible space for learning, family engagement, and neighborhood gatherings. It's the kind of investment that pays forward. It supports children's development today while building the community connections that sustain families over time.

I hope the Committee will give this proposal full consideration. Strengthening this space means strengthening Somerville's capacity to care for its children, support its families, and honor its long tradition of neighbors helping neighbors.

With appreciation,

Patricia D. Jehlen
State Senator, Second Middlesex District

Gmail

Matthew Caughey <mcaughey@teph.org>

In Support of CPG Funds for EPH

1 message

Andre Green <andregreen@gmail.com> Thu, Oct 23, 2025 at 11:50 AM
To: Matthew Caughey <mcaughey@teph.org>

October 23rd, 2025

Community Preservation Committee
City of Somerville
93 Highland Avenue
Somerville, MA 02143

Dear Members of the Community Preservation Committee,

As a Somerville School Committee member, neighbor, and former Elizabeth Peabody House parent, I want to offer my strong endorsement of The Elizabeth Peabody House's proposal for Community Preservation Act (CPA) funding to repair and revitalize its second-floor sanctuary space.

My family's time at The Elizabeth Peabody House (EPH) showed me what authentic, community-based education looks like. The teachers, staff, and families there understand that learning doesn't stop at the classroom door. It continues through shared meals, relationships, and opportunities for children to see themselves as part of a larger community. That sense of belonging is as valuable as any curriculum. The space in question was, for many people like me, the first place we saw our child in graduation robes.

In my role on the School Committee, I see how organizations like EPH fill critical gaps in our educational and social ecosystem. They make it possible for working families to access affordable, high-quality care; they nurture children's curiosity and confidence; and they connect families to the broader resources they need to thrive in a city that is both vibrant and challenging.

The proposed renovation of the second-floor sanctuary space is a practical and forward-looking investment in that mission. It will make the building safer, more accessible, and better suited to programs that bring children, parents, and neighbors together. These are the kinds of projects that strengthen the foundation of Somerville's learning community, quietly but powerfully supporting families every day.

The Elizabeth Peabody House has long been a place where families come together to learn, grow, and support one another. By funding this project, the Committee would reinforce the spirit of community that makes Somerville such a special place to raise and educate children.

With appreciation,
Andre L. Green
Somerville School Committee Member, Ward 4
Former EPH Parent

Andre Green
"We in America do not have government by the majority.
We have government by the majority who participate."
-Thomas Jefferson

Community Preservation Committee
City of Somerville
93 Highland Avenue
Somerville, MA 02143

Dear Members of the Community Preservation Committee,

As both a 5-term member of the Somerville School Committee and a parent, I'm writing to share my enthusiastic and wholehearted support for The Elizabeth Peabody House's plans to restore and strengthen its second-floor level.

Our family's connection to The Elizabeth Peabody House (EPH) runs deep. My children have attended EPH's preschool, afterschool, and summer programs. My husband volunteers in the afterschool program, leading a science club, introducing students to hands-on experiments that spark curiosity and confidence, with the goal of growing a new generation of scientists. Every moment at EPH reminds me how much joy and discovery can happen when children have safe, engaging spaces to learn.

I also deeply value EPH's work outside the classroom, especially its food access programs, which ensure that families across Somerville have the resources they need to stay nourished. In a city that continues to face rising costs of living, this kind of holistic support makes an enormous difference. EPH's commitment to meeting both the educational and basic needs of families is what makes it such a vital part of Somerville's fabric.

The proposed improvements to the second floor will bolster its facility in the immediate term and set the stage for a revitalized space that offers accessibility and flexibility, allowing EPH to expand its programs for children, families, and community partners alike. This is the kind of infrastructure investment that reflects our city's values: equity and opportunity for every child, family, and resident.

As a parent, I've seen how EPH changes lives in small but lasting ways. As a School Committee member, I know how much our community relies on trusted partners like this to support children's learning and family stability. I encourage the Committee to approve this proposal and help ensure that The Elizabeth Peabody House continues to serve as a place where Somerville families can learn, gather, and thrive. Please reach out with questions.

With gratitude,
Emily Ackman

(617) 997-6329
Somerville School Committee, Ward 1
Parent, The Elizabeth Peabody House Preschool & Afterschool Programs

Immigrant Service Providers Group/Health
Somerville, Massachusetts

October 22, 2025
Community Preservation Committee
City of Somerville
93 Highland Avenue
Somerville, MA 02143

Dear Community Preservation Committee Members,

After working in Somerville's immigrant and community health sectors over two decades, I have come to see The Elizabeth Peabody House as one of the city's most reliable anchors. It is a place where much of our community life intersects - families seeking early education and childcare, residents accessing food, and community groups finding space to learn, meet, and act together.

I have worked with and deeply appreciated Elizabeth Peabody House for years. EPH provides high-quality education and basic support to those who need it. Beyond this, they offer something important and hard to come by; a deep, often multi-generational connection to children and their caregivers. EPH's long-term investment in Somerville families makes them unique.

Communal shared space is always scarce in Somerville! In past years, I have had the good fortune to use the EPH theater space, which is the space noted in the application. I was a community partner in a NIOSH grant study that produced a play in the former sanctuary space based on work done through a study on immigrant worker safety and lead paint exposure. The evening was memorable for the performance, but more so for what it represented: the ability of a shared community space to bring together art, research, and lived experience in a way that deepened trust and awareness across groups.

EPH has always been generous and open to community sharing and they have shared their building spaces for our immigrant health fairs, flu clinics, and community meetings. EPH's programs and partnerships consistently extend beyond its walls, connecting families to a network of support across the city.

The proposal before you — to stabilize and improve the structural integrity of the second-floor sanctuary space — is an essential step toward sustaining that work. A stronger, safer building means that this trusted community hub can continue to welcome the collaborations and gatherings that make Somerville's civic and social fabric so unique.

I offer my full support for this project and encourage the Committee to see it not only as a historical preservation effort, but as an investment in the people, partnerships, and shared purposes that keep our city thriving.

With respect and appreciation,

Alex Pirie

Immigrant Service Providers Group/Health Alex Pirie, Coordinator
c/o Somerville Community Corporation 337 Somerville Ave. Somerville, MA 02143
617-776-5931 x243 FAX 617-776-0724 apirie@somervillecdc.org

East Somerville Main Streets

Build a Main Street
Grow a Community

Community Preservation Committee
City of Somerville
93 Highland Avenue
Somerville, MA 02143

Dear Members of the Community Preservation Committee,

In East Somerville, the line between community and business is beautifully thin. The same families who run our minority-owned restaurants, barbershops, and corner stores live next door to their customers, send their children to neighborhood childcare centers, and rely on the same community support that make this city work. That shared experience — of work, care, and connection — is what gives this neighborhood its strength.

The Elizabeth Peabody House (EPH) has long been part of that shared foundation. EPH stands as a community pillar that allows working families, many of them entrepreneurs and small business owners, to balance their livelihoods with their lives.

At East Somerville Main Streets, we see daily how economic vitality and family well-being move together. When families have the resources to stay and thrive, they invest back into the neighborhood: buying locally, hiring locally, and building the future of Broadway one storefront at a time. EPH's presence strengthens that cycle, ensuring that opportunity flows in both directions: from households to businesses, and from businesses back into the community.

This project to stabilize and improve the structural integrity of EPH's second-floor space is about sustaining the physical heart of that ecosystem. It ensures that the building remains a place for gatherings, resources, and collaboration — a space where neighbors continue to cross paths and shape the neighborhood together.

We encourage the Committee to approve this request, recognizing that investments in places like The Elizabeth Peabody House keep East Somerville's spirit alive: local, entrepreneurial, inclusive, and connected.

With appreciation,

Executive Director
East Somerville Main Streets

SOMERVILLE PUBLIC SCHOOLS
Education • Inspiration • Excellence

Rubén Carmona, *Superintendent of Schools*
167 Holland St • Somerville, MA 02144
Rcarmona@k12.somerville.ma.us • www.somerville.k12.ma.us
T 617-629-5211 • **F** 617-629-5661

Somerville Public Schools are grateful for our strong partnership with the Elizabeth Peabody House and are supporting efforts to find space for the relocation of their programming during potential renovations to their building.

If you have any questions or concerns, please don't hesitate to reach out to a member of the Out-of-School Time Steering Committee:

Rosanna Paribello, Director of OST, Somerville Public Schools
Chris Hosman, SomerPromise Director, City of Somerville

Sincerely

Rubén Carmona

Friends of Somerville Scouting, Inc.
13 Campbell Park
Somerville, MA 02114
October 22, 2025

Community Preservation Committee
City of Somerville
93 Highland Avenue
Somerville, MA 02143

Dear Members of the Community Preservation Committee,

As volunteers with the Scouting America programs in Somerville, we've had the privilege of seeing firsthand how The Elizabeth Peabody House (EPH) strengthens this community. Over the past several years, our Scouts have used EPH's space for troop meetings, Cub Scout events, and service projects, and we've always been met with warmth, flexibility, and a genuine spirit of partnership.

For many of our Scouts, these gatherings are more than just meetings. They are opportunities to learn responsibility, teamwork, and community service in a space that feels welcoming and safe. The Elizabeth Peabody House has consistently offered that kind of environment, helping us carry out the mission of Scouting: preparing young people to make ethical and confident choices while serving others.

The proposed project to stabilize and improve the structural integrity of the second-floor sanctuary space is an important step toward ensuring that EPH can continue opening its doors to organizations like ours. It's a space where Somerville's youth can gather, lead, and give back, where values like service, respect, and citizenship are lived out, not just taught.

As parents and community members, we are deeply grateful for the role The Elizabeth Peabody House plays in creating opportunities for young people to grow and connect. We strongly encourage the Committee to support this proposal so that EPH can continue to serve as a place where families, volunteers, and future leaders come together in service of something bigger than themselves.

With respect and appreciation,

Marc D. Tanner
Scoutmaster, Scouts BSA Troop 3

Edward A. Faulkner IV
Cubmaster, Cub Scout Pack 3