

kaucella@teph.org

External Siding Renovations

Submission Date

Sep 13, 2024 3:57 PM

Project Name:

External Siding Renovations

Project Location:

277 Broadway

Please indicate all categories that apply to this project:

Historic Preservation

CPA Funding Request

172000

Total Budget for Project

172000

Applicant(s) Name / Organization:

Elizabeth Peabody House Association

Does another organization or entity own the property or hold an interest in the property?

No

Contact Person:

Katie Aucella

Email

kaucella@teph.org

Phone Number

(617) 623-5510

Description:

Since 1979, the Elizabeth Peabody House (EPH) has owned the former Broadway Methodist Church at 277 Broadway in Winter Hill. Built in 1882, the building now houses the organization's childcare programs and food pantry, while the former parish house next door functions as the organization's administrative building. EPH has completed many renovations on the building in the past 10 years, including both internal and external projects which are described in more detail later in this application. The organization's FY25 project proposal to the CPA is to remove the vinyl siding that is currently on the building's exterior, and replace it with a historically-accurate and sustainable alternative. Now that large-scale work has been completed to improve the building's internal systems, including a full rehabilitation of the

HVAC system and a structural assessment, EPH wants to return the Colonial Revival building's external aesthetic back to its 19th century form.

EPH is working with the architectural firm Platt Anderson Freeman to determine what material and method should be used for the new exterior, and EPH will also consult with the Somerville Historic Preservation Commission and historic renovation specialists to determine the closest match to the building's original color. Photos of 277 Broadway from the early 20th century will be used as references, as well as comparisons with other contemporary buildings. Existing photos show that 277 Broadway used to have a much darker exterior than the light tan shade it bears now, so this historical reference work is necessary to return the building to its original aesthetic. After initial assessments, it was determined that the building originally bore clapboards, not shingles, on the sides and back of the building. This information will be used to inform material purchases if the project is approved.

EPH also understands that after removing the vinyl siding, there may be water damage or other wear that will need to be remediated before installing a new exterior siding. This consideration is factored into the total project budget and any necessary work will be completed by well-regarded contractors.

Purpose:

277 Broadway is a recognizable icon that is a key element of the East Somerville and Winter Hill area of the City. The building rises high over Broadway and can even be seen from I-93 to the north. EPH is proud to be the owner and steward of the former Broadway Methodist Church and wants to ensure that the building is restored to its original look while also being preserved for the future. 277 Broadway is a historical landmark in the neighborhood, and the organization intends to continue improving it for the community. EPH serves hundreds of families annually from this building: families enrolled in the preschool or afterschool programs, families who send their children to camp through EPH, families (and individuals) who utilize the food pantry or community fridge, or those who receive help applying for SNAP and other benefits. The organization is proud to carry both its own 128-year history alongside the building's history as it works to improve the lives of children and their families in Somerville, and intends to continue making improvements to the building as the organization grows.

CPA Objectives:

This project is intended to be part of a long renovation process wherein the entire building at 277 Broadway will be restored to its original aesthetic and preserved for the future. EPH strives to be a place where families are proud to send their children and where staff members are proud to work. The organization meets these goals by providing high-quality childcare and resource services, but the facility that programs take place in is also one of EPH's priorities. Stewarding and preserving this historic building helps the organization achieve its goal of being a shining example of childcare and community resources in Somerville.

In particular, this project meets the following category-specific priorities for historic resources outlined in the Community Preservation Plan; (2) preserve iconic Somerville landmarks, (3) preserve the historic character of Somerville neighborhoods, and (4) preserve/enhance access to Somerville's historic assets. Restoring this building helps to preserve an historic landmark in the Winter Hill neighborhood, an area of Somerville in which development is rising. With the completion of this proposed project, the EPH facility will stand out on Broadway for what it is - a well-preserved example of Colonial Revivalist architecture in the heart of its neighborhood.

Project Scope:

CPA funds will allow EPH to complete multiple steps within this project. First, an historical consultant will be employed to analyze existing shingles on the Broadway-facing facade of the building, in an effort to determine the original color of shingles underneath those that can be seen today. EPH is in contact with Christine Thompson of Decorative Arts Conservation in Salem, MA, on the recommendation of Platt Anderson Freeman Architects. Thompson will help EPH ascertain the original color of 277 Broadway, which will then be applied to materials used to replace the vinyl siding.

Upon inspection of the sides of the building at the time of this application (September 2024), all that lies beneath the vinyl siding is house wrap and original sheathing boards ca. 1882. When examined by an architect and a general contractor, they discovered that the nail pattern on these boards was laid out in 5" vertical courses, indicating that clapboards had been used when the building was constructed (as opposed to shingles). No original clapboards remain and the organization suspects that they were removed when the vinyl siding was installed, more than two decades ago: this is why any information about the building's coloring will be taken from the Broadway facade. After the color is determined, EPH will purchase cedar clapboards to cover both the long sides of the building as well as the back, and those will then be installed over new house wrap and the sheathing boards. Additional costs are factored into the project budget to remediate any potential weather damage underneath the siding, although initial findings do not show any such damage. 277 Broadway is approximately 142 years old and has been moved or reoriented twice, so EPH is prepared to unearth new and interesting challenges when completing renovations of this scale.

Cost Estimate:

This funding request was determined after conversations with representatives from Platt Anderson Freeman Architects, a Boston-based architectural firm, and A-T Remodeling, a Melrose-based general contractor. Both of these companies are long-time partners of EPH and have assisted the organization on multiple renovation projects, including ones funded by the CPA. A 2019 building conditions assessment conducted by Platt Anderson Freeman Architects and funded by the CPA estimated that replacing the vinyl siding would cost EPH approximately \$120,000. The \$172,000 figure used for this application allowed the organization to factor in both increased supply and labor costs as well as the effects of inflation in 2024.

Funding Sources:

At the time of this application, no other funding sources have been secured to complete this project, although EPH has had success retaining capital funding from other grantmakers in the past.

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, but the CPA is the organization's most reliable source of funds for large-scale preservation projects such as this one. Due to the nature of the project, all of the building's vinyl siding would have to be replaced at once in order to best preserve the building. If funding were not granted, the discovery phase of the project (engaging historical experts to determine the original color and style of the building) may be able to be completed this fiscal year while construction would wait until a following round of funding could be secured. If funded in this round, this project would not require multiple years of CPA support.

Applicant Description:

EPH is a nonprofit organization that provides high-quality childcare, school age wraparound care and summer programs, and 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 always primarily served low-income and immigrant communities and has been a source of support and care for children and families for over 125 years. The organization moved to Somerville in the 1950s after urban renewal projects 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 many renovation projects in the past 8 years to help preserve and restore our historic building, formerly the Broadway Methodist Church. Following a period of very little or no capital improvements, new executive leadership began 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, and remediated flooding issue in rear accessible exterior ramp. Projects marked with an asterisk were funded by the CPA. Two projects are also currently underway at the time of this application: complete renovation of all windows (including large stained glass windows on second floor)*, and replacement of the Broadway-facing accessible ramp. EPH has successfully 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 MA Department of Early Education and Care Early Education and Care and Out-of-School Time (EEOST) Grant program.

- Project Coordination:

For major renovation projects, the EPH Executive Director serves as the project manager along with the contractor selected for the work to be completed. ED Matthew Caughey has been with the organization for almost two years and during that time has facilitated numerous renovation projects that include; full HVAC and boiler replacement, rehabilitation of the first floor Afterschool program space, flooding issue remediation in rear accessible exterior ramp, window replacement and renovation, and replacement of the front accessible ramp. The Executive Director will work closely with the Development and Communications Manager to ensure that all grant reports and deliverables are executed, and will also work with the selected contractor and PAF Architects to navigate all requirements of the project.
- Timeline:

Ideally, this project would begin in the summer of 2025, with construction anticipated to begin in August of that year. Construction would not begin until historical experts had been consulted.
- Project Feasibility:

All zoning and approvals will be examined when EPH and the contractor(s) are prepared to begin work. The organization is currently completing work on the sides of the building in order to replace and repair all the windows, and have been granted all necessary permits through the city for the work to take place.
- Compliance with Standards:

This project does not require ADA/MAAB compliance. The project has not yet been subject to an Advisory Review but will work to meet any approvals required by the HPC.
- Required Restrictions/Public Access:

The Elizabeth Peabody House holds a preservation restriction on the building. All improvements made within the scope of this project will be visible from both Broadway and Grant St. for public viewing. EPH’s food pantry is open to the public and we host events throughout the year that are also accessible to the public. As part of our strategic planning process, we intend to host more community events; it is important to us that our building is in good shape before we commit to hosting these events.

Submit attachments here or email to rcameron@somervillema.gov. Please combine all required and optional attachments into a single PDF before uploading.



CPA Itemized Budget - Elizabeth Peabodyxlsx

19.15 KB



Certificate of Signature Authority (1).pdf

55.74 KB



EPH Assoc. Deed.pdf
293.29 KB



EPH Tax 501c3 letter.pdf
31.89 KB



IMG_9960.jpg
255.58 KB



IMG_9964.jpg
148.63 KB



IMG_9967.jpg
127.62 KB



Project Budget (1).pdf
145.17 KB



Signed_Preservation Restriction.pdf
361.71 KB

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)

Print and fill out the Budget Summary Form.

FY24 CPA Budget Summary Form Fillable.pdf

Visual

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

Ownership/Operation

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

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

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

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

Project Name: External Siding Renovations
Organization: Elizabeth Peabody House

Date: 09/12/2024

Please list your sources of funding for this project

SOURCES OF INCOME		
SOURCE	AMOUNT	STATUS (in-hand or applied)
CPA Grant Funds	\$172,000	applied
TOTAL		

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

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)				
Architecture	\$8,000			
Historical consultant services	\$4,000			
Sub-total	\$12,000			\$12,000
Building/Construction line items				
Siding Materials	\$50,000			
Additional Materials	\$20,000			
Labor	\$70,000			
Sub-total	\$140,000			\$140,000
Other				
General Conditions	\$20,000			
Sub-total	\$20,000			\$20,000
TOTALS	\$172,000			\$172,000

***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

External Siding Renovations Project Budget Elizabeth Peabody House FY25 CPA Request

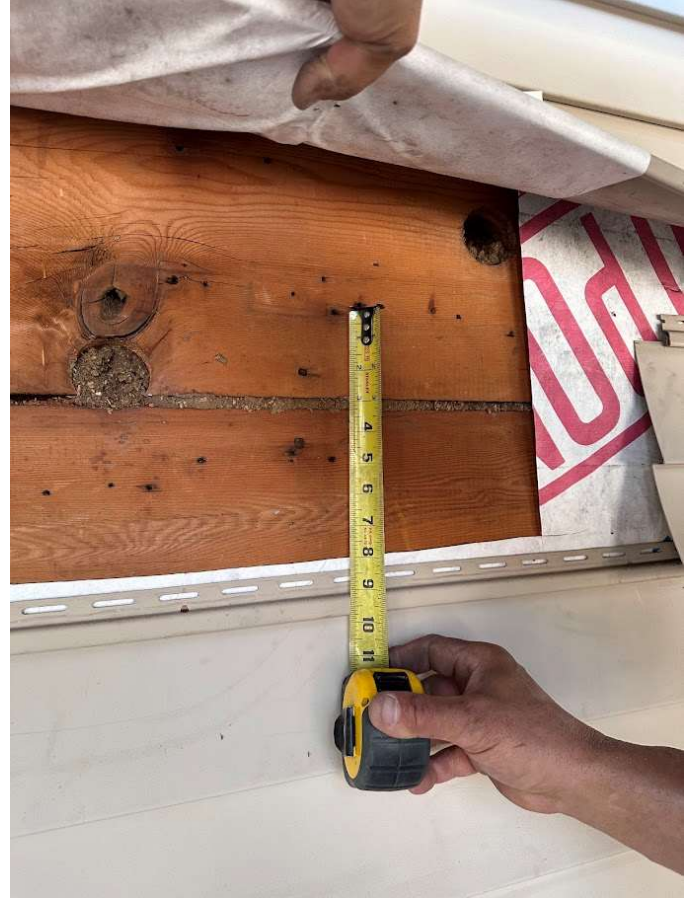
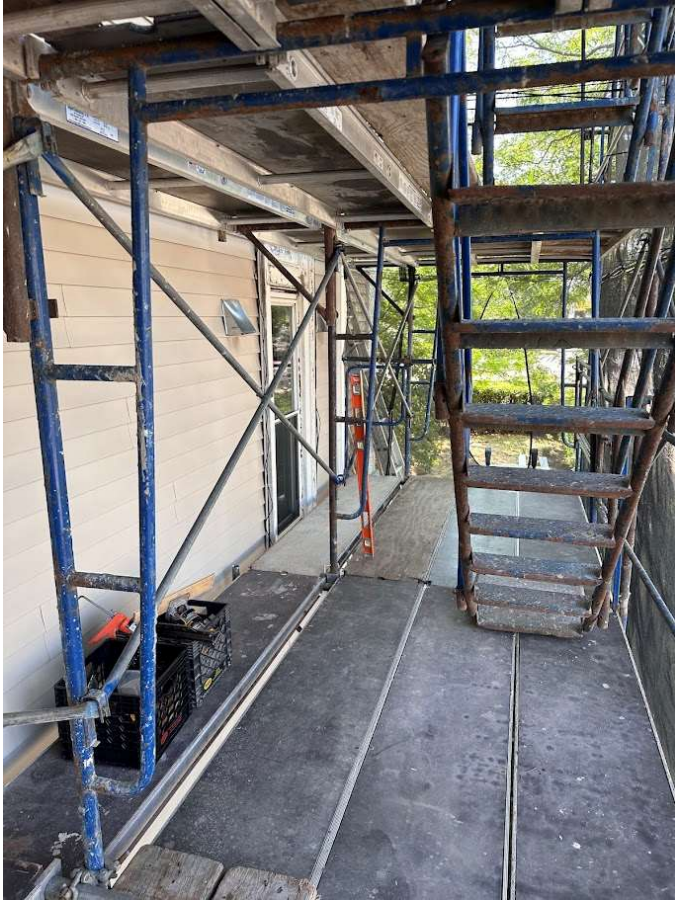
Prepared September 2024

Materials	
Siding: 6" double-sided bevel cedar clapboards <ul style="list-style-type: none">5,000 sq ft	\$50,000
Other materials: <ul style="list-style-type: none">Rosin paperTrim	\$20,000
Total:	\$70,000

Labor	
Related labor costs	\$70,000
Total:	\$70,000

General Conditions	
Architectural services	\$8,000
Historical preservation services	\$4,000
Additional related costs	\$20,000
Total:	\$32,000

Overall Total:	\$172,000
-----------------------	------------------





Certificate of Authority (Corporations Only)

Instructions: Complete this form and sign and date where indicated below.

1. I hereby certify that I, the undersigned, am the duly elected Clerk/Secretary of

(Insert Full Name of Corporation)

2. I hereby certify that the following individual _____
(Insert the Name of Officer who Signed the Contract and Bonds)

is the duly elected _____ of said Corporation.
(Insert the Title of the Officer in Line 2)

3. I hereby certify that on _____
(Insert Date: Must be on or before Date Officer Signed Contract/Bonds)

at a duly authorized meeting of the Board of Directors of said corporation, at which a quorum was present, it was voted that

(Insert Name of Officer from Line 2) (Insert Title of Officer from Line 2)

of this corporation be and hereby is authorized to make, enter into, execute, and deliver contracts and bonds in the name and on behalf of said corporation, and affix its Corporate Seal thereto, and such execution of any contract of obligation in this corporation's name and on its behalf, with or without the Corporate Seal, shall be valid and binding upon this corporation; and that the above vote has not been amended or rescinded and remains in full force and effect as of the date set forth below.

4. **ATTEST:** _____
Signature: _____
(Clerk or Secretary)

AFFIX CORPORATE SEAL HERE

Printed Name: _____

Printed Title: _____

Date: _____
(Date Must Be on or after Date Officer Signed Contract/Bonds)

1979/10/25-15

BK 13755 PG 077

MASSACHUSETTS QUITCLAIM DEED BY CORPORATION (SHORT FORM) 884

AUG -3-79 PM 12:21 196RE**10.75

TRUSTEES OF BROADWAY METHODIST CHURCH, of Somerville, also known as the TRUSTEES OF BROADWAY UNITED METHODIST CHURCH, of Somerville, Massachusetts, a religious

a corporation duly established under the laws of Commonwealth of Massachusetts and having its usual place of business at Somerville, Middlesex

County, Massachusetts

for consideration paid, and in full consideration of sixty-five thousand (\$65,000.00) dollars

grants to ELIZABETH PEABODY HOUSE, INC., a Massachusetts corporation of Six River Road, Somerville, Massachusetts

with quitclaim covenants

~~the land in~~ That certain parcel of land, together with the buildings thereon, situated in Somerville, Middlesex County, Massachusetts, being lots numbered 130 ~~(Description and boundaries, etc., etc.)~~ and 131 as shown on a plan entitled "Plan of Building Lots in Somerville, Mass., owned by Rufus B. Stickney, Feb. 18, 1888" which plan is recorded with Middlesex South District Registry of Deeds in Plan Book 54, Plan 39, and said lots are together bounded and described as follows:

SOUTHWESTERLY on Broadway one hundred one and 40/100 (101.40) feet;

NORTHWESTERLY on Grant Street one hundred seventeen and 97/100 (117.97) feet;

NORTHEASTERLY on lot one hundred thirty-two (132) on said plan one hundred (100) feet;

SOUTHEASTERLY on land now or formerly of Brazillian and J. McCarty one hundred one and 25/100 (101.25) feet.

Containing 10,961 square feet of land, more or less.

Hereby conveying the same premises conveyed to the Grantor by deed of John L. Potter, et al., dated Sept. 22, 1904; Midd., Reg. Deeds Book

In witness whereof, the said ^{3130, page 207.} TRUSTEES OF BROADWAY METHODIST CHURCH

has caused its ~~corporate~~ seal/ to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Clarie W. Gammon, Chairman of its Board of Trustees and Margaret A. Rogers, Secretary of its Board of Trustees ~~its~~ hereto duly authorized, this 31st

day of JULY in the year one thousand nine hundred and seventy-nine.

Signed and sealed in presence of

Seaton M. Woodley

TRUSTEES OF BROADWAY METHODIST CHURCH
by *Clarie W. Gammon*
Clarie W. Gammon, Chairman
Margaret A. Rogers
Margaret A. Rogers, Secretary

The Commonwealth of Massachusetts

SS.

July 31 1979