

Newton Massachusetts
Community Preservation Funding Application

15 October 2004



Engineering and Restoration Design
for
Preservation of the Newton War Memorial
Monumental Entrance Staircase

Newton City Hall
1000 Commonwealth Avenue
Newton Centre Massachusetts 02459

2004 OCT 15 PM 4:59

City of Newton



David B. Cohen
Mayor

APPLICATION FOR COMMUNITY PRESERVATION FUNDING

Submit to Jennifer Goldson, Community Preservation Planner
Newton Planning and Development Department
1000 Commonwealth Avenue, Newton, MA 02459
jgoldson@ci.newton.ma.us
617-796-1120 ext. 1131

Name of Applicant³ A Nicholas Parnell, AIA, Commissioner of Public Buildings

Name of Co-Applicant, if applicable Newton Public Buildings Preservation Task Force

Contact Name A Nicholas Parnell

Mailing Address Public Buildings Department
52 Elliott Street City Newton State MA Zip 02461

Daytime Phone 617 796 1600 Email nparnell@ci.newton.ma.us

Name of Proposal Design Services for Preservation of War Memorial Exterior Stairs

Address of Proposal (or assessor's parcel id) Newton City Hall & War Memorial

CPA Category (circle all that apply): Open space Historic preservation Recreation Community housing

CPA Funding Requested \$ 19,250.00 Total Cost of Proposed Project \$ 19,250.00

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

1. **Goals:** What are the goals of the proposed project?
2. **Community Need:** Why is this project needed? Does it address needs identified in existing City plans?
3. **Community Support:** What is the nature and level of support for this project? Include letters of support and any petitions.
4. **Timeline:** What is the schedule for project implementation, including a timeline for all critical milestones?
5. **Credentials:** How will the experience of the applicant contribute to the success of this project?
6. **Success Factors:** How will the success of this project will be measured? Be as specific as possible.
7. **Budget:** What is the total budget for the project and how will CPA funds be spent? All items of expenditure must be clearly identified. Distinguish between hard and soft costs and contingencies. (NOTE: CPA funds may NOT be used for maintenance.)
8. **Other Funding:** What additional funding sources are available, committed, or under consideration? Include commitment letters, if available, and describe any other attempts to secure funding for this project.
9. **Maintenance:** If ongoing maintenance is required for your project, how will it be funded?

ADDITIONAL INFORMATION: Provide the following additional information, as applicable.

10. Documentation that you have control over the site, such as Purchase and Sale Agreement, option, or deed.

³ If the proposal is on City-owned land, either the applicant or the co-applicant must be the City Board, Commission, or Department in control of the land.

City of Newton Massachusetts
Application for Community Preservation Funding
October 15, 2004

1. Project Goals

A. Historic Importance of Property

The seat of the City of Newton's government and its most important civic symbol, the City Hall and its Olmsted-designed grounds are listed individually on the National Register of Historic Places. Since the establishment of the Newton Public Buildings Preservation Task Force, the preservation of the City Hall and War Memorial has received continued scrutiny and attention. Several of the highest priority preservation projects have been accomplished or are underway, many with the assistance of CPA funding.

B. Extent of Deterioration

With the removal of vines from the structure, ongoing deterioration of the limestone clad sidewalls and granite steps of the exterior monumental stair leading to the War Memorial Auditorium became much more noticeable. The good news is that the damage appears to be limited to the lower portion of the stairs and their abutting walls, with damage to the limestone of the two piers at each side of the bottom of the stairs being the most serious. In the stairs themselves, it is the granite treads at the bottom of the steps that are in the worst condition. It is probable (but not documented) that much of the damage has been caused by snow, its piling against the piers, and its removal. The bottom five or six stairs show evidence of damage by snow plows including chipping scraping and actual movement of the treads leading to open joints and misalignment of adjacent granite tread stones. See Photos.

In addition to the damage noted above, some spalling of the surface of the limestone on the exterior of the stair sidewalls has occurred, and a considerable amount of mortar in both the head joints and bed joints of the stair treads is missing, allowing intrusion of water into the stair support structure below.

C. Scope of Restoration Work to Be Documented

It is likely that the piers at the bottom of the stairs and the last five or six steps will need to be disassembled and rebuilt. Some limestone pieces of the piers will need complete replacement while some pieces of limestone in the faces of the sidewalls may be repairable with new faces or dutchmen. When the damaged elements are disassembled, the condition of underlying structure and supports can be examined and repaired as necessary. Reassembly and pointing of the whole lower portion of the stair can then take place, with spot pointing of the entire stair structure finishing the project.

The services of a structural engineer and a restoration consulting company with expertise in stone restoration and treatment will be needed to prepare construction documents for the necessary repairs. If the CPC funds this project, funding for implementation of the repairs will be requested in the 2005 application round.

The restoration of steps is critical to the prevention of more costly damage and the preservation of the City's most symbolic and important monument.

2. Community Need

A. Why This Project is Needed

Inattention to the deterioration of the stonework of the stair and to its causes will lead to further damage to the stone itself and damage to the underlying structure. The most severely deteriorated stones are at the bottom of the piers. Further deterioration will leave the stones above unsupported, and eventually lead to their collapse. Removal of the vines was a good first step in both identifying the damage and removing one of its causes. Damage to the surface of the stones on the exterior of the sidewalls has been caused in part by the retention of moisture in the stone caused by the vines. In one documented instance the foot of a Virginia Creeper vine was found holding a chip of limestone about three inches across. (See photos)

B. Addressing Needs Identified in Existing City Plans

The preservation of the War Memorial Stairs has been identified as one of the highest priority projects for the City Hall and War Memorial by the Newton Public Buildings Preservation Task Force. The leaks in the main cupola have been repaired, the balustrade and cupola base repainted (with funding from the CPA), and the restoration of the remaining unrestored windows (with funding from the CPA) is underway. This is the highest priority outstanding preservation project for the City Hall and War Memorial identified by the Task Force.

3. Community Support

The Newton Public Buildings Preservation Task Force, the Newton Historical Commission, and the Newton Veteran's Department are all aware of the need for study and repair of this important City monument and support this important first step. Letters of support from these organizations are included with this application.

4. Timeline

Assuming that final approval of CPA funding is received by 1 March 2005, the following timeline will be followed:

<u>Activity</u>	<u>Completion Date</u>
Preparation of RFP	15 April 2005
Advertising for Proposals	15 May 2005
Receipt of Proposals	1 June 2005
Selection of Consultant Team & Preparation & Execution of Contract	1 July 2005
Design of Restoration, Preparation of Construction Documents & Preparation of Cost Estimate for Construction.	1 September 2005

5. Credentials

After a trial run with the projects for Lighting, Balustrade and Cupola Painting, and Window Restoration, the Newton Public Buildings Task Force feels that it has ironed out the wrinkles in its process for implementing projects and is familiar with the requirements for City bidding and the timelines that must be expected for the process. The joint experience of the Task Force and the Public Buildings Department has led to the conclusion that outside consultants can best fulfill the needs of this project, limiting the work of the two bodies to preparing the RFP and selecting and working with the consultant team.

6. Success Factors

Project success will be measured by the ability of the Public Building Department and Public Building Preservations Task Forces to include a completely ready bid package and cost estimate in its Application for Funding for implementation of the project to the CPC in October 2005. If funding for the implementation of the project is approved at that time stabilization and restoration can take place in a time frame that will prevent more damage to the stairs.

7. Budget

The budget has been prepared with the input of a structural engineer who has worked on a large variety of historic building preservation projects similar to this one, and a preservation consulting company with extensive experience in restoration of stone structures and conservation of stone materials.

Structural Engineer	\$ 2,000.00
Preservation/Conservation Consultant	\$ 10,500.00
Cost Consultant	\$ 1,000.00
Coordinating Architect	<u>4,000.00</u>
Total Fees	\$ 17,500.00
Contingency @ 10%	<u>1,750.00</u>
Total Cost	\$ 19,250.00

Combining the Civil War Monument & War Memorial Steps Projects can save considerable money.

8. Other Funding

No other source of funding has been identified for this project.

9. Maintenance

For this portion of the project, maintenance is not applicable. After restoration work on the steps has been undertaken, no maintenance should be required, but snow removal procedures must be revised to prevent piling of snow against the piers and to avoid plow blade damage to the steps. The use of snow melting agents on the steps is also a highly likely cause of deterioration to both the stairs and sidewalls and review of these procedures must be accomplished. In coordination

with the work on the stairs, the sidewalk at the bottom of the stairs must be replaced, possibly involving resetting of the curb along the circular drive. The sidewalk has settled substantially where it abuts the bottom stair tread, causing a very high first step, a danger to those using the stair. This should be undertaken as part of the normal Public Work Department budget.

10. Through 14 – Not Applicable

15. Appropriate Professional Standards

The RFP will be written so that only consultants with appropriate and extensive experience will be qualified to submit proposals. Experience and recommendations will be carefully checked before a consultant team is chosen.

16. Additional Community Benefits

In future years, the Newton Public Buildings Preservation Task Force hopes to spur the preservation and upgrade of the War Memorial Auditorium, improving its acoustics and lighting to make it a much more accommodating City facility. Preservation of the entrance to this facility is important to its use and to the image of the City Hall as the focus of the City's preservation efforts.



Photo A – View of South Stair Wall and Stair Showing Pier and Treads



Photo B – Limestone Disintegration at Base of South Stair



Photo C - Limestone Disintegration at Base of North Stair



Photo D - Damage & Displacement of Stair Treads at South Side of Stair



Photo E - Damage & Displacement of Stair Treads at North Side of Stair



Photo F - Spalling of Stone Facing at Walls



CITY OF NEWTON, MASSACHUSETTS

Department of Planning and Development
Michael J. Kruse, Director

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(617) 796-1142

David B. Cohen
Mayor

October 14, 2004

Community Preservation Committee
c/o Planning and Development Department
1000 Commonwealth Avenue
Newton, MA 02459

RE: Newton War Memorial Monumental Entrance Steps

Dear Community Preservation Committee Members:

The Newton Historical Commission would like to express its enthusiastic support for the Newton Public Buildings Preservation Task Force's application for funding to complete restoration work for the Newton War Memorial Monumental Entrance Steps. Built in the early 1930s in conjunction with the construction of City Hall, the Newton War Memorial honors the City's Veterans from the Revolutionary War to WWI and is individually listed on the National Register of Historic Places. The monumental entrance steps were designed as a focal point to the structure and provides a grand entrance to the building's meeting hall and interior spaces.

Time, however, has taken its toll on this entrance. Changes to the surrounding ground and encroaching vegetation has caused the lower steps and side walls of the staircase to shift, creating uneven steps and openings between the stones which will gradually worsen as water enters and causes further damage. It is important that this project to dismantle and rebuild the lower steps, to reset the sidewalls, and to remortar the lower steps be completed now before the area can deteriorate further and permanent damage is done to this important and historically significant City monument. With this in mind, the Newton Historical Commission reiterates their support for this project and hopes that you will look favorably upon this grant application.

Sincerely,

John Rodman, Chairman
Newton Historical Commission

Newton Historical Commission
1000 Commonwealth Avenue, Newton, Massachusetts 02459
Email: lkritzer@ci.newton.ma.us
www.ci.newton.ma.us

