

Citizens for Affordable Housing

In Newton

CAN-DO



Development Organization, Inc.
January 3, 2005

1075 Washington Street

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Josephine McNeil, Executive Director

The Newton Community Preservation Committee
c/o Newton Planning Department
1000 Commonwealth Avenue
Newton, MA 02459
Attention: Jennifer Goldson

RE: 248 Elliot Street - Request for additional CP Funds

Dear Jennifer and Members of The CPC:

I am writing to seek additional funds in the amount of \$43,600 to cover the cost of additional work required to restore elements of the façade at 248 Elliot Street in keeping with original exterior finishes, which were revealed during deconstruction. As you know CAN-DO was excited about the possibility of returning this historic building. We developed a scope of work based upon known information about the history of the building at that time. As is not unusual the deconstruction process revealed wood clapboard beneath the wood shingles. Based upon that discovery additional research was undertaken in cooperation with the Newton History Museum we now know that the lower wing was built c 1878 not 1910 as we had thought.

Naturally, we would like to restore the building to the earlier condition. Coincidentally, at about the same time we made this discovery, it came to our attention that there was an opportunity to apply for funding through the National Trust for Historic preservation. The Trust in partnership with Home and Garden Television (HGTV) provides grants to highlight residential preservation projects. CAN-DO with the assistance of the project architect, Deb Crossly submitted an application for funds to undertake the additional work. We will not know whether we were successful in obtaining one of these very competitive grants until February.

In the event we are not successful in obtaining the HGTV grant, we are submitting this application for additional funds and ask that the CPC recommend funding the additional cost, to the Board of Alderman. I am certain that all of us who are interested in preservation would like for the building to be restored to its original condition to the greatest extent possible and practicable.

On December 19, 2005, we went before the Newton Historic Commission seeking their approval to alter the scope of work required to restore elements of the face in keeping with the original exterior finishes. We received their unanimous approval. We are scheduled to appear before the Upper Falls Historic Commission on January 12th for their approval and are reasonably certain that they will approve of our revised scope of work.

In closing, we request that you award CAN-DO with an additional \$43,600 for the revised scope of work with the understanding that the funds will not be expended if CAN-DO receives a grant from HGTV for the work outlined in the proposal..

Thank you for the opportunity to present this request for additional funds.

Sincerely,

A handwritten signature in cursive script that reads 'Josephine McNeil'. The signature is written in dark ink and is positioned above the printed name and title.

Josephine McNeil
Executive Director

**LINDEN GREEN at 248 ELLIOT STREET
DESCRIPTION OF WORK / COST BREAKDOWN**

January 18, 2006

During deconstruction, original exterior finishes were revealed beneath existing cedar shingles, making evident that siding and some trims were applied and not original. Also hidden above masonite, the original narrow beaded ceiling remains above the unit 3 porch, but is entirely missing from the front porch of the main house facing Elliot Street.

We had been approved by the historic commission to keep and restore the current cedar shingle siding and applied trims as part of the original submission. However, additional research, assisted by the Newton History museum, has shown that the lower wing was built c1878 (not 1910), and that a sawmill existed about the turn of the century. It is believed that our entire building was shingled over early in the 1900's.

With additional funds, we could restore the exterior to its original detail as follows:

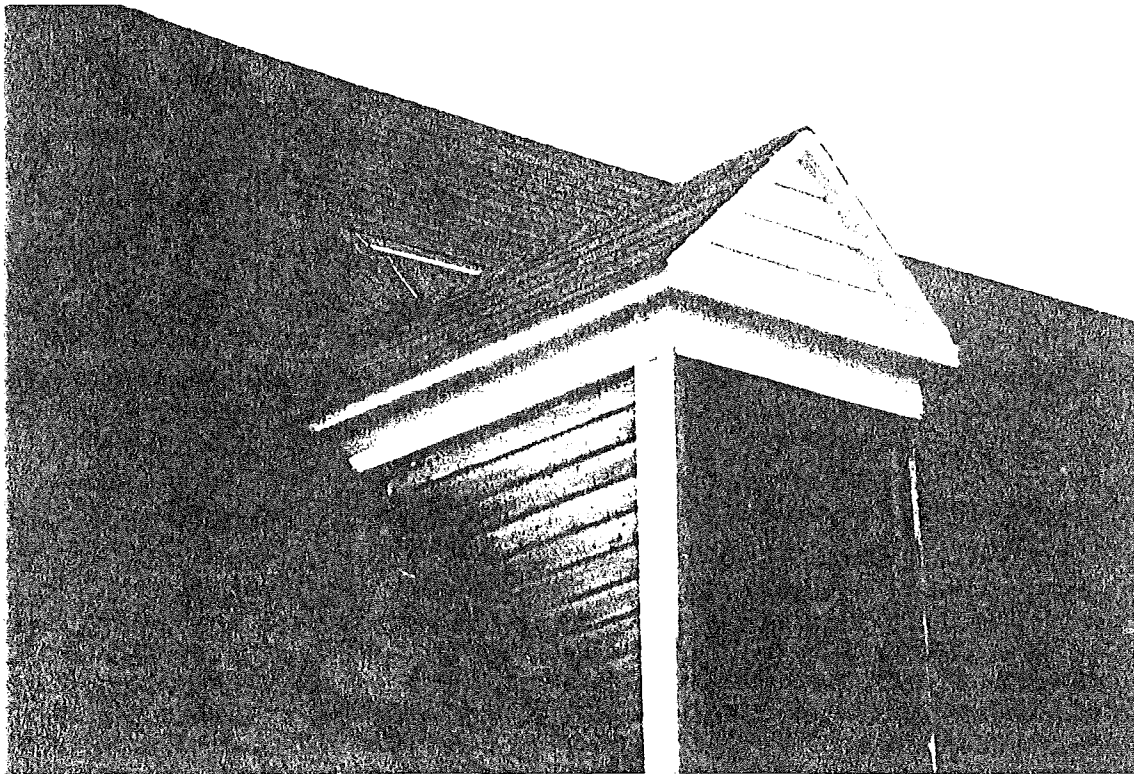
Siding	\$ 29,473.00
Remove and dispose of existing red cedar shingle siding to reveal original red cedar clapboard siding. Assess Condition. Repair and/ or replace, as needed, red cedar clapboards to match original coursing and weather exposure. On bare sheathing, install 15 pound felt under new red cedar clear vertical grain clapboard siding, attached with stainless steel siding nails. On c1840 dormers, remove all siding to sheathing to properly flash dormers to roof, remove 1/2"x2" trims applied over original corner boards, repair trims as needed and install new red cedar clapboard to match original coursing and weather. (Includes restoring and deleading attic window to unheated space on front elevation.)	
Beaded porch ceiling	\$ 1,699.00
Install 1x3 t&g beaded ceiling on the front porch to match that uncovered at the side porch (It was specified to be 1x6; so this is an upgrade)	
Exterior Doors	\$ 2,300.00
Replace a recently installed 3' wide six panel exterior door at ell (keep original frame and trims) with a four panel clear vertical grain fir door, matching the applied raised panel design of the original doors. Upgrade unit 3 front entry door to same design.	
Fieldstone Foundations	\$ 10,128.00
By uncovering sections of the fieldstone foundation walls to original and revised grade elevations along portions of west, east and south elevations, it is evident that additional cleaning, pointing and sealing of joints is necessary.	
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Additional Restoration Construction Costs:	\$ 43,600.00

DRAWINGS AND FIGURES

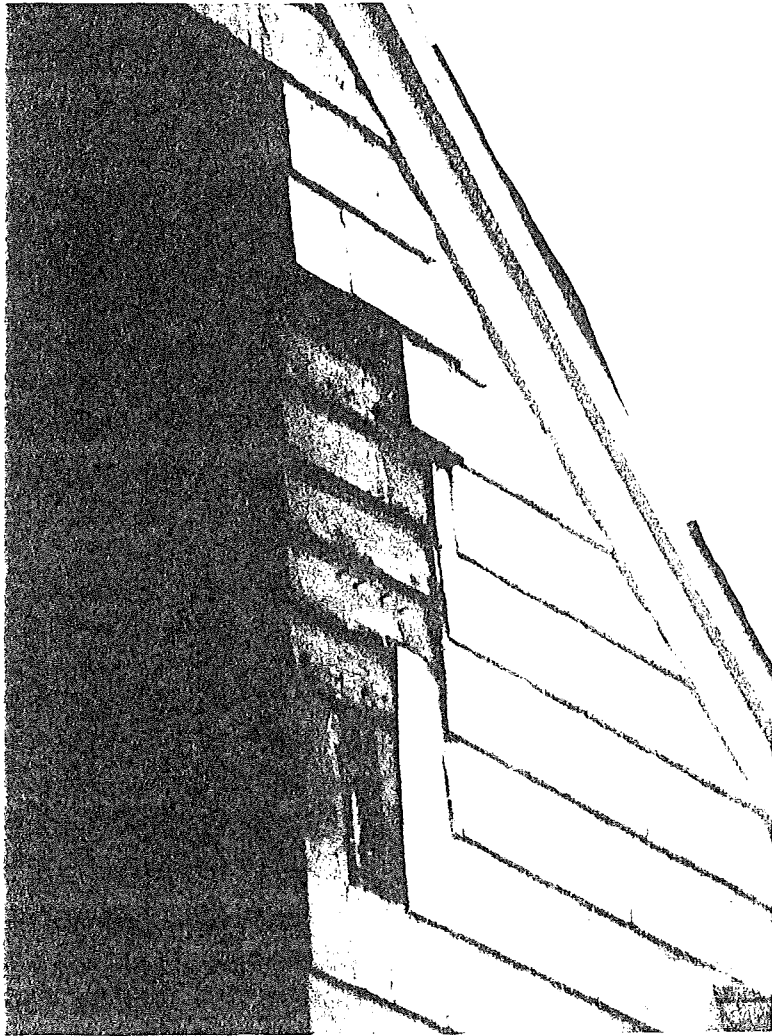
1. Approved Elevations showing additional proposed restoration:
Sheets AE2 and AE3.
2. Uncovering the past: Detail showing original clapboard beneath shingles at c1840 opening (photo 11/2005).
3. Uncovering the past: Detail showing original clapboard exposed at c1840 dormer (photo 11/2005).
4. Uncovering the past: Detail showing original clapboard beneath shingles on c1875 ell (photo 11/2005).
5. Uncovering the past: beaded board porch ceiling revealed beneath plywood (photo 11/2005).



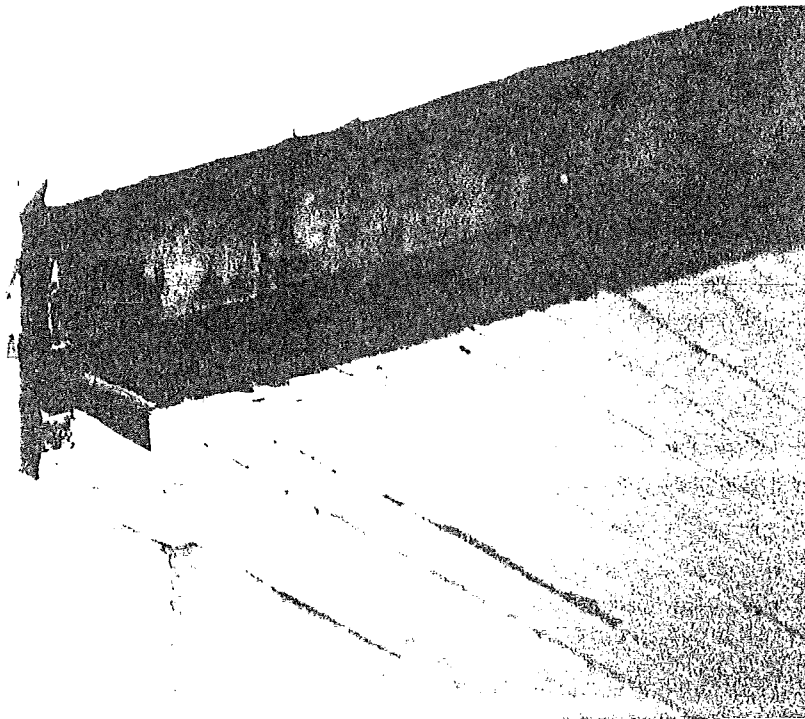
2. Original clapboard beneath shingles at c1840 opening (photo 11/2005).



3. Original clapboard exposed at c1840 dormer (photo 11/2005).



1.
Original clapboard
beneath shingles
on g1875 ell
(photo 11/2005).



2. Beaded board porch ceiling revealed beneath plywood (photo 11/2005).