

Warren House



Newton Community Development Foundation
Request for \$1,080,000 of CPA funds
January 14, 2009

Warren Junior High School



LEVI F. WARREN JUNIOR HIGH SCHOOL

Warren Junior High School



History celebration

February 4, 2006



Timeline on request for funding

October 2006 Initial Request to CPC for \$761,000

2007-2008 Effort to refinance project and perform full scope of necessary repairs

January 2009 Revised proposal seeking \$1,080,000 of CPC funds

Warren House Deterioration



- Various roof areas from South Wing
- Low slope roof areas are typically ballasted and have wood plaza decks set atop roof membrane

Warren House Deterioration



- Cast stone coping along the parapet is cracked throughout and spalled at one location
- Sealant has been used to repair cracks

Warren House Deterioration



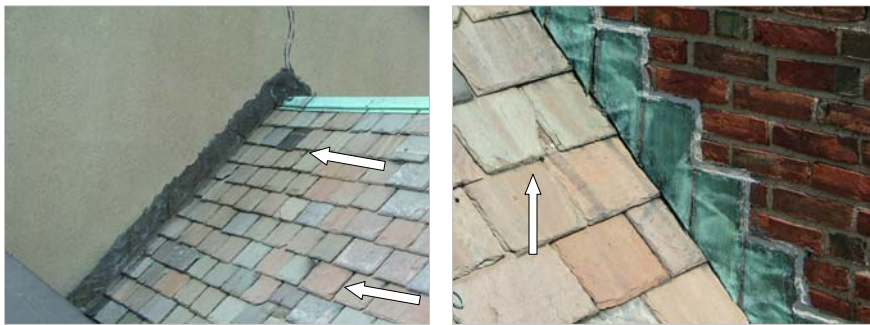
- Low flashing height at the EIFS wall (5")
- 8" is recommended flashing height above roof line

Warren House Deterioration



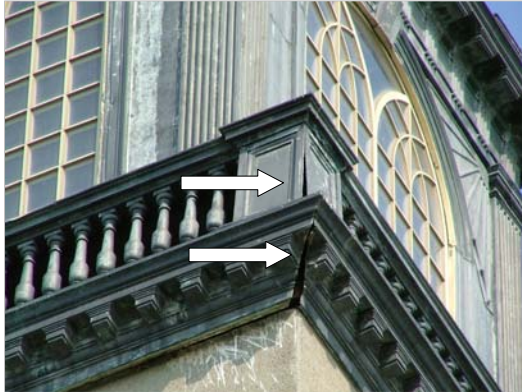
- Distance from surface of the wall to ladder supports does not comply with code requirements (7")

Warren House Deterioration



- Step through wall flashings at the base of the Tower and at the brick masonry chimneys at the North Wing Roof are typically sealed with sealant. The slate is cracked and broken

Warren House Deterioration



- Mitered joints at the corners of the cupola are open at several locations, allowing for potential water infiltration and animal/insect infestation

Warren House Deterioration



- South Wing Roof; West Balcony, The through-wall flashings are covered with roof membrane. Brick Masonry under the membrane is soft and deteriorated.

Full Scope of Work

- Replace cast stone in areas of significant deterioration and repair in areas of limited deterioration
- Replace cracked and spalled brick
- Full repointing
- Repair damaged sections of tower/cupola
- Repair the EIGS stucco system
- Repair/replace deteriorated wood in window units
- Replace all roof systems and repair stairs

Work Done to Date

- Front stairs on Washington Street repaired
- Masonry around windows under front stairs repaired
- Cast stone windowsills repaired at critical areas
- Emergency roof repairs
- Mortar joints cut out and all joints repointed above window in the day care center where there was an active leak

Planned Budget

Sources

CPA Funds	\$1,080,000
Inclusionary zoning funds	\$67,423
Warren replacement reserves	\$100,000
TOTAL	\$1,247,423

Uses

Hard Costs	\$1,126,800
Soft Costs	\$120,623
TOTAL	\$1,247,423

New Scope of Work

- Renovate areas above roof line including through wall flashings, balconies, tower, wrap ductwork and deck
- Replace brick masonry above roof line and repoint mortar joints
- Renovate and replace cast stone in remaining deteriorated areas
- Pipe staging and general access
- Spot clean through wall flashing elevations

What happens if we are not funded?



Historic Significance

Warren House was originally designed by Addison Le Boutillier, a versatile architect of the turn of the century. The details of the Warren School reflect the classic traditions of the architect's Beaux Arts influence. In recognition of the former school's architectural and cultural significance, Warren House has been listed on the National Register of Historic Places. The award winning firm of Notter Finegold & Alexander, which has received accolades for the restoration of New York's Ellis Island and Boston's Wang Center for the Performing Arts, created the design for the renovation of Warren House.



The historic school stood vacant and deteriorating for 10 years while the city debated its reuse. After several false starts, the joint venture of Keen and NCDF was selected to rehabilitate the original structure to create 59 apartments, one-third of which were reserved for affordable occupancy.

Warren House is listed on the National Register of Historic Places and was honored by a 1994 Preservation Award from the Massachusetts Historical Commission.