



Ruthanne Fuller
Mayor

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Barney S. Heath
Director

Community Preservation Committee Funding Recommendation for the Durant-Kenrick Gutter and Window Repair Project

Date: November 30, 2020
From: Community Preservation Committee
To: The Honorable City Council
CC: The Honorable Mayor Ruthanne Fuller

PROJECT GOALS & ELIGIBILITY

Historic Newton requests CPA historic resource funding in the amount of \$16,884 to complete two necessary projects on the east (rear) façade of the ca. 1732 Durant-Kenrick Homestead. The project includes replacing thirty feet of failed copper-lined wood gutter on the east façade of the original house with a new fiberglass gutter and the repair of six water-damaged original wood windows on the same façade.

The Durant-Kenrick Homestead was individually listed on the National Register of Historic Places in 1976, designated as a local historic landmark in 1993, and was further protected with a Preservation Restriction in 2011-2012. The City previously allocated \$2,795,800 in CPA funding between 2006 and 2011 for the initial preservation and restoration of the site. This project is eligible for CPA funding for the restoration/rehabilitation of an historic resource as it is listed on both the State and National Historic Registers and is also supported by the Newton Historical Commission as a locally significant structure.

RECOMMENDED FUNDING

At the CPC's regularly scheduled meeting on Tuesday, November 10, the Community Preservation Committee recommended, with a vote of 6 to 0, the appropriation of \$16,884 in Community Preservation Act funds to the control of the Planning & Development Department for the restoration of six original wood windows and the installation of a new fiberglass gutter on the east façade of the Durant-Kenrick Homestead.

SPECIAL ISSUES CONSIDERED BY THE CPC

In considering the use of CPA funding for this purpose, the CPC noted the high significance of this historic resource to the City of Newton and the commitment shown by the City in the past to its preservation and restoration. Members recognized the danger that further water infiltration could cause to the historic fabric of the building and carefully reviewed the proposed repair and restoration plans which are consistent with the Secretary of the Interior's Standards for Rehabilitation. The Committee also appreciated that the project has received a \$10,000 grant from the 1772 Foundation and noted how these funds will be leveraged to complete additional work on the structure.

Architectural and Historical Significance: The 1975 National Register nomination for the Durant-Kenrick Homestead states that "the Captain Edward Durant House is significant as the home of the wealthy and

www.newtonma.gov/cpa

Lara Kritzer, Community Preservation Program Manager

lkritzer@newtonma.gov 617.796.1144

prominent Edward Durant and as one of the oldest extant structures in Newton.” As one of Newton’s few surviving pre-Revolutionary homes, it is particularly significant for the amount of original fabric and detail which is visible on both the interior and exterior of the building. Many of its features date to the 1730s and 1790s, representing rare and significant architectural documentation of 18th century building fabric and techniques.

Funding leverage & project costs: The proposed budget divides the funding between the installation of the new fiberglass gutter (\$9,461) and the restoration of the existing wood windows (\$17,423) but does not specify the source of the funding for each purpose. The CPA funding is expected to be used in part to complete both elements of the project and will cover 63% of the project costs, with the remaining funds coming from the 1772 Foundation’s \$10,000 grant. The overall project budget of \$26,884 is based on a quote from Classic Construction, which has completed previous work for Historic Newton and is qualified to complete both the window restoration and gutter replacement.

Community spaces & services: The property is owned and operated by Historic Newton and the City has had a preservation restriction over the site since 2011. The property is a city-wide resource which welcomes school groups to tour the historic house and grounds and hosts events and community programs in its meeting and education spaces.

Project design & permitting: The proposed treatment plan takes steps to prevent further water damage to the building by replacing the ineffective gutter and restoring the windows to water-tight condition. Water is one of the most damaging forces in an historic building and eliminating this risk is a preservation priority. The proposed new gutter will prevent further damage to the house and the collections housed inside with little or no change to the exterior appearance of the structure. For the windows, the wood is still in good condition but has been exposed to the elements and the glazing is crumbling. Repairing the windows now will prevent further deterioration and the need for more costly repairs in the future.

The proposed treatment for the windows meets the Secretary of the Interiors Standards for Preservation as it will preserve original window fabric without changing the design or material. The gutter replacement is considered to meet the Standards for Rehabilitation as it will replace the wood gutter with a fiberglass one that replicates a period design. Both elements of the project have been reviewed and approved by the Newton Historical Commission, including the use of the fiberglass gutters. There are no zoning changes required by this project and Historic Newton will take out any necessary permits required to complete this project.

ADDITIONAL RECOMMENDATIONS *(funding conditions)*

1. Recommended CPA funds should be appropriated within 6 months and the project should be completed within 2 years after the date of any CPC recommendation, with the understanding that these deadlines may be extended by submitting a written request to the CPC outlining the reason the extension is necessary and the proposed new deadline.
2. All CPA funding must be used for the installation of the new fiberglass gutter and the restoration of the six damaged wood windows on the east façade as approved by the Newton Historical Commission and discussed at the CPC meetings.
3. The Applicant should be prepared to update the CPC at regular intervals as requested on the status of the project. Periodic site visits to check the status of the work may also be requested.
4. The CPC will hold 10% of the project’s CPA funding until all work is complete, at which time a final report and updated project budget must be submitted to the CPC for approval. The Applicant is expected to present these materials at a public meeting of the CPC for their review and approval before the final funds are released.
5. Any unused CPA funds remaining in the project fund at the completion of the project must be returned to the CPA general fund for use on other future projects.

KEY OUTCOMES

The successful completion of this project will be to restore the east (rear) façade of the original house and prevent further water damage and infiltration by the installation of the new fiberglass gutter as proposed and the restoration of the six water-damaged windows. The new fiberglass gutter is anticipated to more effectively move water away from the building, prevent further damage to the rear façade, and the six water-damaged wood windows will be removed and repaired by a professional specializing in historic window restoration before being reinstalled in their existing locations. The end result will be the repair and improvement of the rear façade with little or no visible changes to the building's appearance.

ATTACHMENTS

- Historic Newton's Durant-Kenrick Homestead Gutter and Window Repair Proposal submitted for the November 10 meeting of the CPC.
- Newton Historical Commission's October 28, 2020 approval for the use of fiberglass gutters on the landmarked structure.

Additional project information is available on the CPC's website at:

<http://www.newtonma.gov/gov/planning/cpa/projects/durant.asp>

City of Newton



Ruthanne Fuller
Mayor

Newton, Massachusetts Community Preservation Program FUNDING REQUEST

PRE-PROPOSAL

PROPOSAL

(For staff use)
date rec'd:

Last updated February 2020.

Please submit this completed file directly – do not convert to PDF or other formats.

For full instructions, see www.newtonma.gov/cpa or contact:

Lara Kritzer, Community Preservation Program Manager

City of Newton Planning & Development Department, 1000 Commonwealth Ave., Newton, MA 02459

lkritzer@newtonma.gov

617.796.1144

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

Project TITLE	Historic Newton Durant-Kenrick Gutter and Window Repairs		
Project LOCATION	Full street address (with zip code), or other precise location. 286 Waverley Ave, Newton, MA 02458		
Project CONTACTS	Name & title or organization	Email	Phone
Project Manager	Cynthia Cowan, Manager of the Durant-Kenrick House & Grounds	ccowan@historicnewton.org	617.641.9142 x12
Other Contacts	Lisa Dady, Executive Director of Historic Newton	ldady@newtonma.gov	617.796.1451
Project FUNDING	A. CPA funds requested: \$16,884	B. Other funds to be used: \$10,000	C. Total project cost (A+B): \$26,884
Project SUMMARY	Explain how the project will use the requested CPA funds. You may provide more detail in attachments, but your PROJECT SUMMARY MUST FIT IN THE SPACE BELOW. Use a cover letter for general information about the sponsoring organization's accomplishments.		
<p>Funding from the CPC would support the replacement of a gutter system and the repair of original windows on the eastern face of the 1732 Durant-Kenrick House. Historic Newton would like to address the water infiltration damage caused by the gutter (copper-lined cedar installed in the 2010-12 restoration). This gutter is ineffective in drawing water away from the building, causing damage to six windows and exterior paint. The gutter can't handle the volume of water because of its size and because a stretch of the gutter has a gap between the gutter and the wall allowing rain to fall behind and onto the cladding and windows. The windows were also damaged by a leak in the fire suppression system inside that area. Much of the windows, and even considerable exterior cladding, are 18th-century.</p> <p>We would like to replace the existing 30 feet of gutter with a wood or an historically-appropriate fiberglass gutter - as allowable by Newton's Historic Commission. (Fiberglass gutters of the same apparent size and shape have a higher carrying capacity than a comparable wood gutter. The modification would therefore improve performance as well as reduce maintenance.) The gutter change will prevent continued damage to the structure and will ensure that the repairs made to the windows are lasting. The gutter outlet, also insufficient for handling the water volume, will be replaced with a larger one.</p> <p>We will repair the six compromised windows by reglazing windowpanes, restoring sashes and casings as necessary (assuming 5-10%), and repainting. These repairs will prevent water infiltration from harming the collections housed in the museum in addition to helping to ensure the structure's longevity.</p> <p>The total project cost is estimated at \$26,884. Historic Newton has received \$10,000 in grant funding from the 1772 Foundation for this project, which will be a match for the CPA funding request of \$16,884.</p>			

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

Project TITLE	Historic Newton Durant-Kenrick Gutter and Window Repairs			
USE of CPA FUNDS	HISTORIC RESOURCES	preserve	rehabilitate/ restore	✓
COMMUNITY NEEDS	From each of at least 2 plans linked to the Guidelines & Forms page of www.newtonma.gov/cpa , provide a brief quote with plan title, year, and page number, showing how this project meets previously recognized community needs. You may also list other community benefits not mentioned in any plan.			
<p>This project embraces several of the Charleston Principles outlined on p. 1-2 of the <i>Comprehensive Plan</i>. It seeks to preserve the architecture of a historic place that contributes to the community’s special character (I), embracing organizational mechanisms that facilitate historic preservation and setting a leadership example for how to pursue those ends (III). We are committed to demanding excellence in this preservation work (VI) and are selecting contractors accordingly, with an eye toward our long-standing emphasis on “green” approaches – as outlined below - to preservation (VIII), because all of this allows us to protect and preserve Durant-Kenrick as an asset for educating citizens of all ages and building civic pride (VII).</p> <p>We will further ensure that our preservation work is completed within the Historic Preservation Design Guidelines for Exterior Woodwork, Architectural Styles, Windows & Doors, Exterior Maintenance, and Roofing by working only with contractors with a demonstrated understanding and track record of fulfilling these requirements.</p> <p>Given the delicate balance between historical restoration and the use of long-lasting/modern products, the organization prioritizes working with vendors who use renewable and sustainable resources to deliver environmentally friendly preservation solutions. This specific project is necessary in part because climate change has made extremely wet (and extremely dry) seasons a regular occurrence. Restoring these windows and sashes means we can improve their capacity to withstand the elements along with our ability to seal moisture out, and replacing the inadequate gutters with ones better suited to moving rainwater away from these areas will preserve the facade against increasingly damaging conditions. The sash work will improve the weatherization seal, helping to reduce energy waste. Finally, restoring (rather than replacing) existing old-growth wood, and the embodied energy therein, is a “green” action.</p>				
COMMUNITY CONTACTS	List at least 3 Newton residents or organizations willing and able to comment on the project and its manager’s qualifications. No more than 1 should be a supervisor, employee or current work colleague of the project manager or sponsor. Consult staff on the community contacts required for your specific proposal.			
Name & title or organization	Email	Phone	Mailing address	
Russel Feldman, AIA	rfeldman@tbaarchitects.com	617/964-3915	85 Langley Road Newton Centre, MA 02459	
Lawrence Bauer, AIA	lbauer@schwartzsilver.com	617/527-6650	42 Eliot Memorial Road Newton, MA 02458	
Katy Hax-Holmes, Chief Preservation Planner	KHOLMES@newtonma.gov	617/796-1143	Planning Department City of Newton 1000 Commonwealth Avenue Newton, MA 02459	

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.
Full proposals must include separate, detailed budgets in addition to this page.

Project TITLE	Historic Newton Durant-Kenrick Gutter and Window Repairs	
SUMMARY CAPITAL/DEVELOPMENT BUDGET		
Uses of Funds		
Durant-Kenrick Homestead Gutter Replacement		\$ 9,461
Durant-Kenrick Homestead Gutter Window Repairs		\$ 17,423
		\${amount}
		\${amount}
		\${amount}
D. TOTAL USES (should equal C. on page 1 and E. below)		\${amount}
Sources of Funds	Status (requested, expected, confirmed)	
CPA funding	Requested	\$ 16,884
1772 Foundation Grant	Confirmed	\$ 10,000
		\${amount}
		\${amount}
E. TOTAL SOURCES (should equal C. on page 1 and D. above)		\$26,884
SUMMARY ANNUAL OPERATIONS & MAINTENANCE BUDGET (cannot use CPA funds)		
Uses of Funds		
Oversight of repairs by Historic Newton staff		\$ 1,300
		\${amount}
		\${amount}
		\${amount}
F. TOTAL ANNUAL COST (should equal G. below)		\$1,300
Sources of Funds		
Historic Newton Operating budget		\$ 1,300
		\${amount}
G. TOTAL ANNUAL FUNDING (should equal F. above)		\$ 1,300
Project TIMELINE	Phase or Task	Season & Year
	Seek three quotes for the work and select best vendor	Spring/Summer/Fall 2020
	Engage contractor	Upon approval of CPA funds
	Work conducted and completed	Allowing four months

Attachments ~~struck out below~~ will be required only for a full proposal, if the CPC agrees to consider one.

Project TITLE		Historic Newton Durant-Kenrick Gutter and Window Repairs	
↓ Check off submitted attachments here.			
REQUIRED.		PHOTOS	of existing site or resource conditions (2-3 photos may be enough)
		MAP	of site in relation to nearest major roads (omit if project has no site)
Pre-proposal: separate attachments not required, just use page 3 of form. Full proposal: separate, detailed budget attachments REQUIRED.	PROJECT FINANCES printed and as computer spreadsheets, with both uses & sources of funds		
		development pro forma/capital budget: include total cost, hard vs. soft costs and contingencies, and project management — amount and cost of time from contractors or staff (in-kind contributions by existing staff must also be costed)	
		operating/maintenance budget, projected separately for each of the next 10 years (CPA funds may not be used for operations or maintenance)	
		non-CPA funding: commitment letters, letters of inquiry to other funders, fundraising plans, etc., including both cash and est. dollar value of in-kind contributions	
		purchasing of goods & services: briefly summarize sponsor's understanding of applicable state statutes and City policies	
REQUIRED.		HISTORIC SIGNIFICANCE	For all historic resources projects, see separate instructions for 3 attachments showing how project meets the Secretary of the Interior's Standards for Rehabilitation
REQUIRED	SPONSOR FINANCES & QUALIFICATIONS, INSTITUTIONAL SUPPORT		
		for sponsoring department or organization, most recent annual operating budget (revenue & expenses) & financial statement (assets & liabilities); each must include both public (City) and private resources ("friends" organizations, fundraising, etc.)	
		for project manager: relevant training & track record of managing similar projects	
		COVER LETTER	from City dept. heads and Executive Office, confirming project's priority and commitment of staff time for project management
	ZONING & PERMITTING		
		other approvals required: Newton Historical Commission, Massachusetts Historical Commission, etc. Katy Hax-Holmes has been contacted to provide approval. City of Newton holds the Preservation Restriction.	
	DESIGN & CONSTRUCTION		
	professional design & cost estimates: include site plan, floor plans & elevations		
	materials & finishes; highlight "green" or sustainable features & materials		
OPTIONAL		LETTERS of SUPPORT	from Newton residents, organizations, or businesses

Supplemental Attachments for HISTORIC RESOURCES PROPOSALS

18 August 2020

1. Analysis of Historical Significance (narrative; min. 1 paragraph - max. 1 page)

The Durant-Kenrick House is a National Register of Historic Places property and a City of Newton Certified Landmark. Its significance is well described in the National Register nomination form prepared in 1975 by Judy D. Dobbs, National Register Editor and Susan Weiss and Norman Weiss of the Massachusetts Historical Commission:

"The Captain Edward Durant House is significant as the home of the wealthy and prominent Edward Durant and as one of the oldest extant structures in Newton, Massachusetts.

Edward Durant was born in Boston in 1695, the third son of Edward and Anne Hall Durant. His father kept the "Inn at the Sign of the Lamb," a famous Boston public house. The younger Durant was a "smith" and also served in a variety of public offices in Boston. He is termed "Captain" in a number of public records, and his raised pew at Old South Church bespoke his position of prominence in the city. In 1732 Durant purchased 91 acres in Newton and built "a Dwelling House two barns and other out Housing" He served as Selectman in 1739 and died in the fall of 1740 leaving an estate valued at more than £11,000 including other properties in Boston and western Massachusetts.

At his death, Captain Durant's eldest child Edward assumed the Newton property. Edward, a 1735 graduate of Harvard College, continued the family spirit of public service by housing the town grammar school in - the 1760's.- He served numerous positions in pre-Revolutionary patriotic activities in Newton, including "Chairman of the Committee of five to express public opinion on the state of affairs of the Colony, and to instruct Representatives in the General Court." In January 1774, Durant was elected Chairman of the Colony's Committee of Correspondence, and he was also a delegate to the Provincial Congress. His sons, Dr. Edward Durant, a regimental surgeon, Thomas and Allen, both Minutemen at the battle at Lexington, and Nathaniel, lived in the Newton house and contributed from it to the American cause.

After the death of Edward Durant in 1782, the Newton property was sold to the Kenricks, one of the original Newton families. The Kenricks established a noted nursery in 1790, and it is believed that some of the venerable trees on the present grounds in the surrounding neighborhood were part of their plantings. The Captain Edward Durant House remained in the Kenrick family until 1903. Shortly thereafter, it was acquired by Frederick C. Durant, and thus returned to its original family ownership. In 1923, Arthur S. Dewing, Harvard professor, antiquarian, and Durant descendant, purchased the house and later established the Edward Durant Homestead Trust."

2. Description of Historically Significant Features (keyed to attachment 1; max. 1 page)

Also from the National Register nomination form:

“In addition to its historical significance, the Captain Edward Durant House is distinguished by several remarkable architectural features.

First and foremost of these is its very survival, as relatively few houses in Newton predate the Revolution. It is an early example of the four-room plan with central passage, and the scale and proportion of the rooms are extraordinarily grand for a country house of this date.

Three specific features are also worthy of note. Four rooms have stencil-decorated floors, c.1790, among the earliest extant in New England. The window seats and interior shutters in the "North Room" are another rarity. Finally, the survival of a portion of the original roof, including weatherboards, shingles, and flashing, represents a major document in the history of 18th century construction.”

Indeed, according to the McGinley, Kaslow, and Associates, Architects and Preservation Planners, report from 2006:

“...the narrowness of the windows are particularly suggestive of the building's 1730s construction date.”

“... The exterior walls retain quite a few early clapboards that are distinguishable by their skived ends and their relatively narrow weathers. The early clapboards survive in the greatest numbers on the south and north walls. On the south wall, in fact, a more or less regular line of skived clapboard ends shows where the earlier roofline ended and clapboards were added to cover the new portion of the wall created when the roof was raised.”

“The window and molded window caps are also characteristic of Georgian exterior woodwork.... The windows and their trim are similar to and almost identical in size with those of the Hancock Clarke House [in Lexington, MA].”

These features remain today.

3. Summary & Justification of Proposed Treatment (keyed to attachment 2; max. 1 page)

Historic Newton would like to address the water infiltration issues on the eastern facing portion of the house, by replacing the ineffective gutter and restoring the windows to water-tight condition. The restoration will also prevent continued damage to the structure and will ensure that the windows are longer lasting. The six compromised, original windows were damaged by a leak in the fire suppression system inside that area of the building as well as by excess rainwater not controlled by the gutter and downspout. These repairs will also prevent water infiltration from harming the collections housed in the museum in addition to helping to ensure the structure's longevity.

As water is one of the most damaging forces in an historic building, we feel this is a preservation priority for the structure. In terms of the window sash, currently much of the wood is exposed to the elements and the glazing is crumbling. It is wise to repair these windows now before more damage will be done. Currently, very little repair needs to be done to the wood while delaying repair will make the project more costly.

In terms of the federal Standards for historic buildings, the gutter project will be a *rehabilitation* in that the replacement is based on period gutters. The window work is a *preservation* project meant to preserve and extend the life of 18th-century windows which retain much original fabric.

4. Newton Historical Commission confirmation of local historic significance, if the resource is not already on the National register of Historic Places.

N/A. The resource is on the National Register of Historic Places and is a City of Newton Certified Landmark.

**Project
TITLE**

Historic Newton Durant-Kenrick Gutter and Window Repairs
286 Waverley Ave, Newton, MA 02458

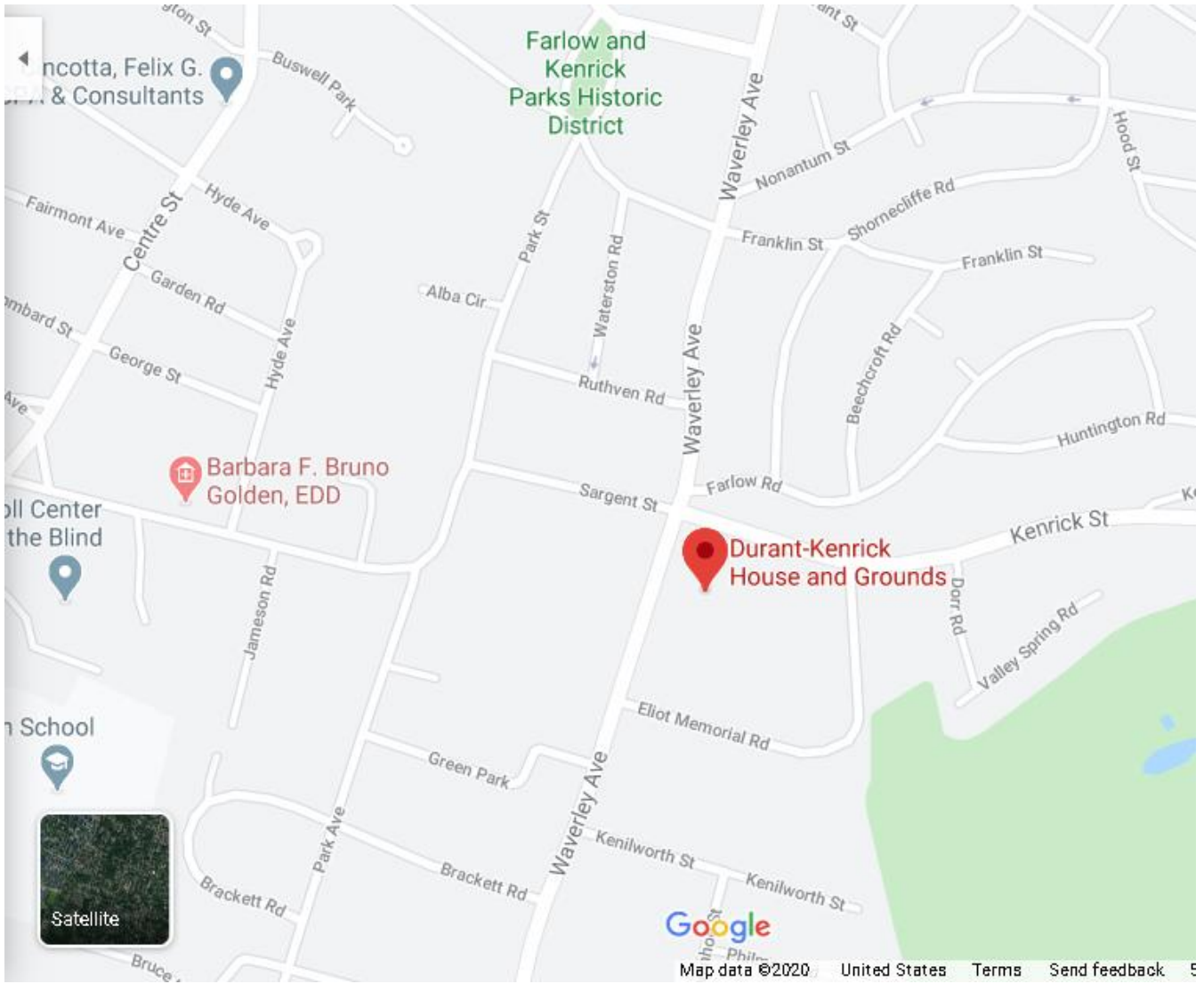
Supplemental Materials - Photos and Map

18 August 2020









ncotta, Felix G.
& Consultants

Farlow and
Kenrick
Parks Historic
District

Barbara F. Bruno
Golden, EDD

Durant-Kenrick
House and Grounds



Satellite



Classic Construction & Development Corporation

60 Taylor Street

Littleton, MA 01460

Phone: (978) 339-5480 * Fax: (978) 339-5481

Email: info@classicconstructioncorp.com

Website: www.classicconstructioncorp.com

Date: 12/30/2019

Submitted To:

City of Newton
1000 Commonwealth Avenue
Newton, MA 02459
Attn: Sara Goldberg

Proposal Expires On:

01/13/2020

Project ID: Durant Kenrick House

Project Description: Durant Kenrick House

We propose hereby to furnish all materials, labor, and equipment for the completion of the following job: Refurbish 6 windows and replace a portion of gutter at the Durant Kenrick House. Located at 286 Waverly Ave Newton.

Please Note: No permit fee is carried and the assumption is there is no Asbestos in the glazing.

Section	Code	Item Description	Price
(none)	077100.00	Gutter- Remove and replace 30 feet of wooden gutter. Install new PVC	0.00
	1	Historical Gutter.	
(none)	077100.00	Gutter- Stage, cut back copper, remove downspouts & dispose of waste. (2	1,881.00
	2	Workers 8 hrs)	
(none)	077100.00	Gutter- Custom build cedar extension brackets for correct point of connection	2,004.00
	3	and water dose not run over edge. (2 Workers 8 hrs)	
(none)	077100.00	Gutter- Install new gutter and modify downspouts for connction. (2 Workers 8	2,617.00
	4	hrs)	
(none)	077100.00	Gutter- Paint gutter brackets and fascia. (1 Worker 8 hrs)	902.00
	5		
(none)	077100.00	Gutter- Clean site and remove staging. (1 Worker 8 hrs)	848.00
	6		
(none)	077100.00	Gutter- Remove and replace outlet on gutter.	1,209.00
	7		
(none)	085200.00	Wood Windows- Refurbish 12 sash from 6 windows.	0.00
	1		
(none)	085200.00	Wood Windows- Removal 12 sash from 6 windows, Remove Interior storm	2,217.00
	2	windows, Install plywood in openings. (2 Workers 8 hrs)	
(none)	085200.00	Wood Windows- Remove all glass, re-install glass and glaze.	6,194.00
	3		
(none)	085200.00	Wood Windows- Allowance for sash repair.	1,093.00
	4		
(none)	085200.00	Wood Windows- Prime and paint all sash.	2,012.00
	5		
(none)	085200.00	Wood Windows- Scrape, prime and paint window sills and casings 6 windows,	1,665.00
	6	along with one door and casing.	
(none)	085200.00	Wood Windows- Remove plywood and re-hang sash in openings. (2 Workers	3,394.00
	7	16 hrs)	

(none) 085200.00 Wood Windows- Clean site and remove all items. (2 Workers 4 hrs)
8

848.00

Total Price \$26,884.00

All work is guaranteed to be as specified. All work to be done in a workmanlike manner according to specifications submitted and per standard building practices. Any alteration or deviation from above specifications involving extra costs or cost reductions will be executed only upon written orders and will be an extra charge over and above the estimate. All delays contingent upon strikes, accidents and weather are beyond our control. Owner to carry fire and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance. If either party commences legal actions to enforce its rights pursuant to this agreement, the prevailing party in said legal action shall be entitled to recover its reasonable attorney's fees and costs of litigation relating to said legal action, as determined by a court of competent jurisdiction. All warranties are the owner's rights under the provisions of MGL c.142A. The home owner has three day right of cancellation under MGL c 93 s 48; MGL c 140D s or MGL c 255D s 14 as may be applicable

Work Beginning by: _____ Work Completed by: _____

Do not sign this contract if any spaces are blank.

Offered By:

Accepted By:

Signature: 

Signature: _____

Name (print): Michael Abraham

Name (print): _____

Title: Treasurer

Title: _____

Company: Classic Construction & Development Corp.

Company: _____

Date: 12/30/2019

Date: _____



Wood Replacement Gutter





Who We Are



Contractors

+



Boat Builders

=



Fiberglass Gutter

The Fiberglass Gutter Company is a manufacturer of the world's first wood replacement gutter system for residential use. In the beginning our main concern was to develop a solution for the continuing decline of wood gutter quality. Over time we have found that our gutter is compatible with all types of buildings and is quite simply, the best gutter you can put on your property.



Why Fiberglass

Fiberglass is becoming the preferred building material in many exterior applications:



- *Doors and Windows*
 - *Roofing*
- *Cornice, Columns & Custom Details*
 - *Shutters*
 - *Siding*
 - ***Gutter***



The Reasons are Simple

- *Superior corrosion resistance*
 - *High strength*
 - *Low weight*
 - *UV Protection*
- *Temperature/fire resistance*





Wood Gutter Issues



We have found that wood gutter is no longer considered a viable choice for gutter due to constant maintenance issues and quality issues with new growth wood



Why Fiberglass Gutter?



Falmouth, MA 2014



Wellesley, MA 2014

- The Fiberglass Gutter is custom molded from an actual wood gutter to retain the exact look but has many more benefits.
- Shown to the right is a comparison of a wood gutter vs. our fiberglass gutter™. The Northeast has the greatest potential for the heaviest rains with a recorded 18.00" in 24 hours.
- Our profiles allow for up to 40% more water capacity than the standard wood gutter.





Why Fiberglass Gutters?

No Rot, Rust or Corrosion



7 Year Old Wood Gutter
-Arlington, MA

Fiberglass is highly resistant to environmental extremes, unlike aluminum, wood and vinyl. Fiberglass does not rust and is highly resistant to corrosion. In fact, the non-corrosive properties of fiberglass give it a much longer life expectancy than metal, wood, and reinforced plastics. When exposed to extreme temperatures, salty or humid air, sun (ultraviolet light), or acidic chemicals, fiberglass, will last longer and perform better than all available alternatives.



Why Fiberglass Gutters?

No Leaking



Using our seaming process we stand behind a **lifetime warranty** that our gutters will never leak.



Why Fiberglass Gutters?

Seamless



Fiberglass Gutter is seamed internally and finished on the surface to create a permanent seamless appearance



Why Fiberglass Gutters?

	Fiberglass Gutter™	Aluminum	Vinyl/PVC	Wood
Overall Performance	****	**	*	***
Strength	Excellent 8 times stronger than vinyl; 3 times as strong as aluminum	Good	Fair	Excellent
Thermal Expansion	Excellent Low expansion and contraction rate assures consistent, watertight seams, splices miters and ends	Fair High expansion and contraction rate may cause seams to leak	Fair High expansion and contraction rate may cause seams to leak	Excellent Low expansion and contraction rate assures consistent, watertight seams, splices miters and ends
Impact Resistance	Excellent Withstands Impact without deformation	Fair Dents Easily	Fair Difficult to Repair	Good Can Be easily Repaired
Durability	Excellent Lifetime Warranty	Very Good Prone to corrosion in seacoast areas	Fair Difficult to Repair	Fair New Growth Wood Requires Constant Maintenance



Why Fiberglass Gutters?



THE FIBERGLASS GUTTER COMPANY

722 Washington St
Pembroke, MA 02358

Fiberglass Gutter Warranty

Courtesy of The Fiberglass Gutter Company

• Material Coverage

THE FIBERGLASS GUTTER COMPANY Inc. warrants to the homeowner(s) located at the address and on the date specified herein that the materials provided by THE FIBERGLASS GUTTER COMPANY Inc. will not peel, chip, crack, split, flake, blister under conditions of normal wear for a period of one-hundred (100) years from the date of installation. Should the materials fail to perform in accordance with the above standards, and under proper notification and inspection by THE FIBERGLASS GUTTER COMPANY Inc., THE FIBERGLASS GUTTER COMPANY Inc. shall at its sole option either repair, replace, refinish or refund any defective materials.

THE FIBERGLASS GUTTER COMPANY Inc. will assume one hundred (100%) percent of the material cost for validated claims made during the first five (5) years after installation. Beginning on the sixth year of the warranty period, THE FIBERGLASS GUTTER COMPANY Inc.'s share of such costs will be reduced to ninety (90%) percent and the homeowner's cost shall be ten (10%) percent of the then current cost. Each year thereafter through the twentieth (20) year THE FIBERGLASS GUTTER COMPANY Inc.'s share will cumulatively decrease from ninety (90%) percent by five (5%) percent increments per year.

• Labor Coverage

All installation provided by THE FIBERGLASS GUTTER COMPANY Inc. comes with a five (5) year warranty on labor. This covers all workmanship and takes effect on the day of job completion. THE FIBERGLASS GUTTER COMPANY Inc. does not warrant any damages caused by natural disaster, structural defects or damages caused by other individuals. Any gutter lengths greater than seventy-five (75) feet will not be warranted against the natural effect of expansion and contraction.

• Limitations

1. Excluded Damage

This warranty does not cover damage resulting from fire, flood, lightning, hail storm, windstorm, wind borne objects, earthquakes, salt spray or other acts of God. THE FIBERGLASS GUTTER COMPANY Inc. shall not be responsible for normal structural shrinkage or distortion; damage resulting from improper installation; vandalism; harmful chemicals, vapors or fumes; misuse; abuse; normal weathering or the homeowner(s) failure to provide regular cleaning and maintenance of the product or any other cause beyond the control of THE FIBERGLASS GUTTER COMPANY Inc.

2. Restricted Applications

This warranty does not cover the product when applied to motor/mobile home or other transportable structures.

3. Execution

The homeowner(s) has the duty to deliver payment in full for material and installation provided by THE FIBERGLASS GUTTER COMPANY Inc. in accordance with the payment terms set forth. (These being full amount due upon job completion.) If for any reason the payment falters, this warranty becomes null and void until full payment is restituted.

• Notice, Inspection, Remedies and Conditions

Should the homeowner(s) believe that the materials provided by THE FIBERGLASS GUTTER COMPANY Inc. contain manufacturing defects, they shall promptly present their claim in writing to: THE FIBERGLASS GUTTER COMPANY Inc., 722 Washington St, Pembroke, MA 02358

Gutter Warranty

Courtesy of THE FIBERGLASS GUTTER COMPANY Inc.

722 Washington St, Pembroke, MA 02358

The written notification must contain the homeowner(s) name and address, a brief description of the product and defect, and the date of installation. Upon receipt of notification, THE FIBERGLASS GUTTER COMPANY Inc. shall have the right to inspect the materials on the homeowner(s) premises to verify the condition. Within a reasonable time thereafter, THE FIBERGLASS GUTTER COMPANY Inc. shall notify the homeowner(s) whether the claim has been accepted and, if so, the manner in which it intends to remedy the problem. In the event that THE FIBERGLASS GUTTER COMPANY Inc. conclusively determines that the materials installed are not products provided by THE FIBERGLASS GUTTER COMPANY Inc., notwithstanding anything herein to the contrary, this warranty shall be null and void and the homeowner(s) sole recourse shall be to the true manufacturer/installer of the material.

• Exclusions and Limitations of Damages

THE FIBERGLASS GUTTER COMPANY Inc. makes no warranties except those set forth herein and shall not be liable for any incidental, special, or consequential damages incurred by any homeowner(s) as a result of a breach of any express or implied warranties. This writing contains the entire agreement between THE FIBERGLASS GUTTER COMPANY Inc. as a manufacturer/installer and the homeowner(s) and supersedes any other warranties, whether made by dealers, applicators, distributors, or other such persons. All implied warranties, which may arise under State or Federal law, are limited in duration to the terms herein to the extent permissible under the respective laws.





Color Options

Custom Gelcoat Color Options (Any Color Available)
3 Weeks Processing Time Required-Minimum Order Required

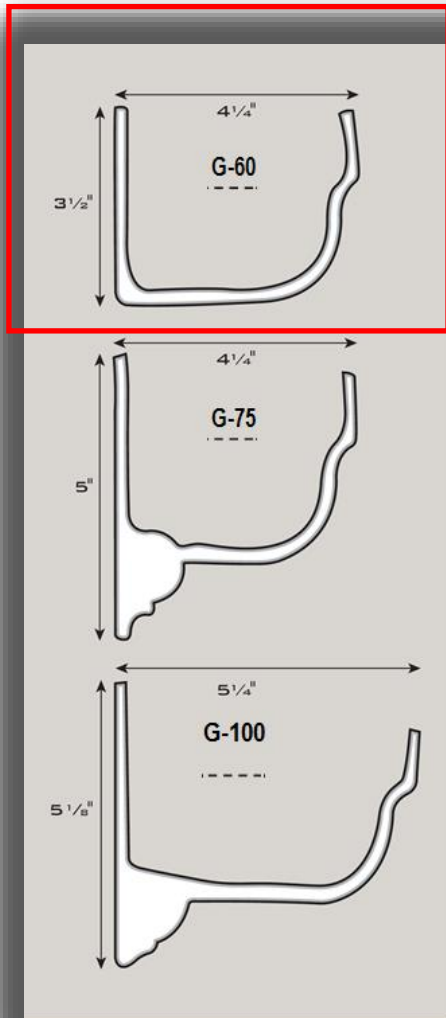


Please see our Painting Instructions at
www.fiberglassgutter.com

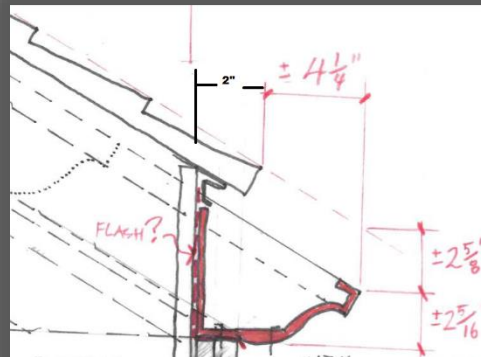


Profiles

Standard Profiles



Custom Profiles and Radius Gutters



We work with Homeowners, Architects and Contractors to develop custom profiles for use in new construction and historic renovation



Manufacturing



40 Foot Molds



R&D Miter Wall

All Fiberglass Gutter is hand laid and made at our factory in the United States



Fiberglass Gutter™ contains isophthalic (UV protected) Gel-Coat (inside and outside), (3) three layers of fiberglass coated with Orthophaltic Resin to ensure the highest quality finished product.

All of our manufacturing material is Lloyds of London registered



Custom Mold



Stock Trailer



All of our manufacturing follows the guidelines of the American Composites Manufacturing Association





Installation

Our Installation Kit includes all parts necessary to install 250' of gutter

Quantity	Part Number	Description
1 Gallon	040-4215	Polyester Resin
2 oz	FG-01-003	Hardener
1 Quart	944W005	Gelcoat
10	MC10oz	Mixing Cups
25 Pieces	2zMAT	Fiberglass Mat
25 Pieces	Bx1708	Bi-Axial Fiberglass
1 Gallon	428333	Acetone
1 Box	353915	Gloves
12	318588	Brushes (Artist)
12	302275	Brushes (2")
4 lb	398001	Rags
1 Roll	351203	Masking Tape
1 Roll	357031	Masking Plastic
1	SG18549	Instant Adhesive
3 oz	KG-43-420	5200
1 (10)	MX293854	Mixing Sticks
1	100378	Qt. Container
2	100377	Gallon Container
1	EC-129	Endcap
1	S-B18	Stand Off Blocks
80	GRK1	Fasteners

Installation of the Fiberglass Gutter requires some knowledge of working with fiberglass. We offer training and certification for companies interested in becoming certified installers





Installation

Step 1: Prep Fascia and Install Stand-Off Blocks





Installation

Step 2: Cut the gutter to fit





Installation

Step 3: Hang Gutter



Note: Use Approved Fastener Only



There is no need to pre-drill holes. Fasteners are secured through back of the gutter, stand-off block, fascia and into the rafter tail



Installation

Step 4: Make sure gutter will flow correctly





Installation

Step 5: Finish All Seams, Miters, Returns

Miter and Endcap Instructions



NOTE: This is a guide only and The Fiberglass Gutter Company is not responsible for improper installation or use of materials. Please refer to complete instruction manual for further details.

Step 1: Cut Miter to desired length and angle

Step 2: Sand inside of gutter for a distance of 3" from the cut until the surface is dull on both pieces you are joining

Step 3: Join the pieces together and fasten to wall. Use Super Glue to temporarily hold the two profiles together.

Step 4: Tape outside of seam with masking tape and use masking plastic to protect surrounding area

Step 5: Prepare Resin (Good Tip: 4oz of Resin to 5ml of Hardener) (Depending on temperature a mixture of 2% hardener by volume to resin is recommended at an average temperature of 70 degrees. For colder conditions the catalyst can be increased to a maximum of 3%. For temperatures under 50 degrees the use of an additional heat source is required. We recommend leaving the resin and catalyst in a temperate location prior to application and using a standard heat gun at the time of application.

Step 6: On a piece of cardboard or tray apply resin with brush to the fiberglass mat, then apply to the biaxial fiberglass. Put the biaxial fiberglass on top of mat (smooth side up). Mat must be put into gutter first to ensure best bond.

Step 7: Bring Tray with wet resin to joint with the brush and wet out area.

Step 8: Lay pieces in gutter. Center pieces on seam for length of the interior of the gutter. Use brush to work any air out at joint. When fiberglass is sitting flat the seam is ready for curing.

Step 9: When the fiberglass reaches the consistency of cheese cut excess fiberglass with a utility knife.

Step 10: Remove masking tape and masking plastic.

Step 11: Prepare outside of joint by lightly sanding and cleaning with acetone on a rag

Step 12: Prepare putty by mixing it with 2% MEKP Catalyst. Use a scrap piece of cardboard and spreader to mix and apply to area needing filler. Remove Excess with Acetone.



Installation

Step 6: Install Drop

Outlet Installation Instructions



- 1) Measure and Mark where you want to locate the outlet
- 2) Place the Hole Saw (2-3/8") underneath the gutter (on the flat of the gutter with an 1/8" space for the elbow) and make the hole.

- 3) Sand the inside of the hole. (You will need to do this to get the outlet to fit snug)

- 4) Take a piece of 2" PVC Pipe (I.D) and cut a 2.5" length.

- 5) Sand the PVC pipe where it meets the gutter

- 6) Using a rubber mallet or hammer lightly tap the outlet into place (The outlet should sit no more than 1/16" above the inside of the gutter)

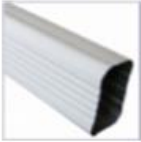

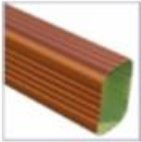


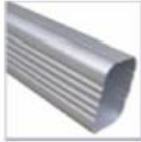
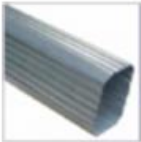
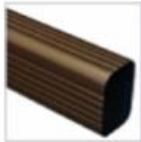
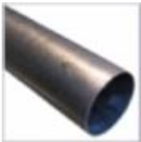
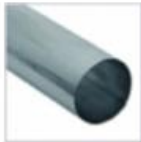
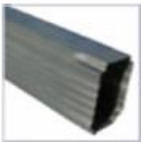

- 7) Apply a small bead of fast cure 5200 to both sides of the outlet





Installation

Types of downspouts we offer:

	Aluminum Downspouts		Copper Downspouts
	Copper Penny Aluminum Downspouts		Copper Clad Stainless Steel Downspouts
	Euro Copper Downspouts		Galvalume Downspouts
	Galvanized Steel Downspouts		Designer Copper Aluminum Downspouts
	Lead Coated Copper Downspouts		Freedom Gray Copper Downspouts
	Paint Grip Steel Downspouts		Ornamental Downspouts



LEED

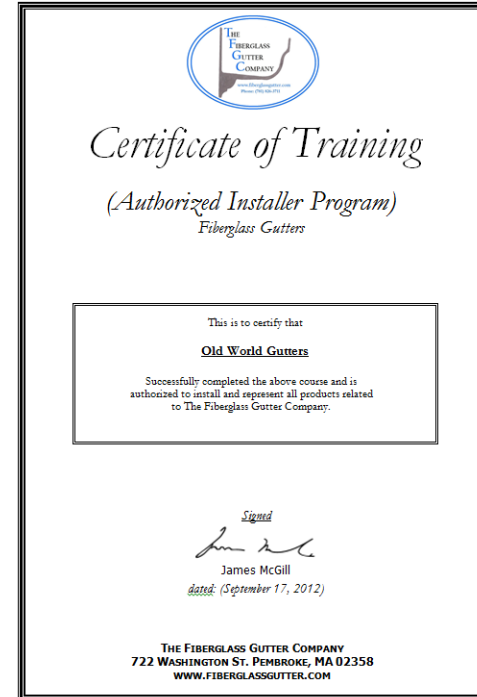


Green building has become an increasingly important focus for new construction. The [LEED Program](#) (Leadership in Energy and Environmental Design) was developed by the U.S. Green Building Council to provide a framework for implementing practical and measurable green building solutions. Compared to other traditional materials such as aluminum, vinyl or wood, the total life-cycle assessment of fiberglass contributes to its viability as a green building product. When consideration is taken for the energy consumed in production, installation and environmental sustainability, fiberglass products generate a much smaller impact than other traditional materials and can be used in ways that are less energy or carbon intensive.

Fiberglass is often chosen over other construction materials for having a life cycle that exceeds other products by remaining resistant to rust, rot and corrosion. By increasing the useful lifespan compared to other products, fiberglass's durability reduces the need for replacement, repair or repainting. It is this durability and low maintenance of fiberglass that really mark it as environmentally sustainable. Using it as a replacement for wood eliminates toxins from painting, staining, or finishing or the need for pesticides since it is naturally resistant to termites or other wood-consuming denizens.



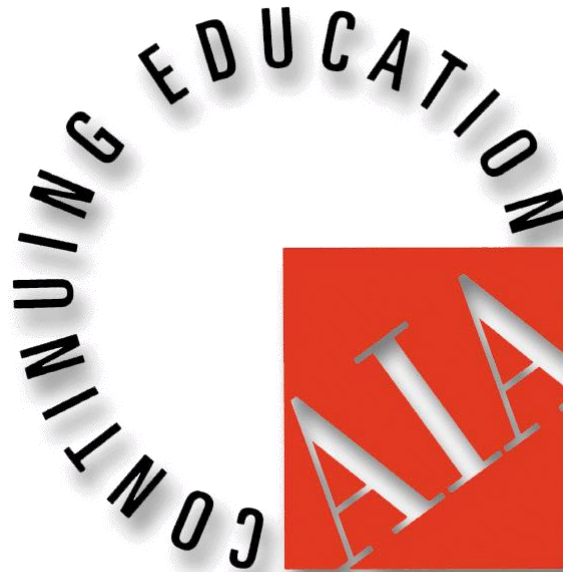
Education



The Fiberglass Gutter Company is always seeking qualified installers for our product. Through factory and on-site training we work with many different companies that are interested in understanding the details of installing fiberglass gutter.



Education



The Fiberglass Gutter Company is part of the Continuing Education Program with the American Institute of Architects (AIA). Through our partnership we offer a program where architects receive required credits hours while learning about fiberglass gutter.



Gallery



Pilgrim Drive - Winchester, MA



Gallery



Monument St - Concord, MA



Gallery



Old Harbor Lane - Chatham, MA



Gallery



Monument St - Concord, MA



Gallery



Harbor House - Woods Hole Rd - Falmouth, MA



Gallery



Beacon Street - Brookline, MA



Gallery



Nauset Rd - Orleans, MA



Gallery



Bridge Rd - Eastham, MA



Gallery



Bow St - Concord, MA



Gallery



Norton Point - Manchester-By-The-Sea, MA



Gallery



Eel River Way - Falmouth, MA



Gallery



Old Harbor - Chatham, MA



Gallery



Heron Way - Duxbury, MA



Gallery



Leavitt St-Hingham, MA



Gallery



Commercial Street - Provincetown, MA



Gallery

As Seen On:

This Old House



The Arlington Italianate Project
Episode 3320 : March 20, 2014

As Seen In:

This Old House



Autographed
Fiberglass Gutter
By Norm Abram

April 2014 Issue

Contact Us



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Pembroke, MA 02358

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Web: www.fiberglassgutter.com



Press Release

For Immediate Release, April 27, 2020

Preservation Massachusetts Contact

Jim Igoe or Erin Kelly, jigoe@preservationmass.org , ekelly@preservationmass.org, 617-723-3383

1772 Foundation Contact

Mary Anthony The 1772 Foundation, maryanthony@1772foundation.org

**\$100,000 in Massachusetts Historic Preservation Grant Awards Announced:
14 Projects To Receive Matching Funds For Exterior Work On Historic Buildings**

Plymouth, MA - Preservation Massachusetts, in partnership with The 1772 Foundation, has announced the final recipients of a new historic preservation grant program for Massachusetts. Preservation Massachusetts is the statewide non-profit historic preservation organization dedicated to preserving the Commonwealth's historic and cultural heritage and The 1772 Foundation, based in Providence, RI, plays a leading role in promoting historic preservation nationwide.

In their most recent grant round, the 1772 Foundation worked with the six New England statewide historic preservation organizations, including Preservation Massachusetts, to administer 1:1 matching grants of up to \$10,000. Grants will be given to historic preservation projects for building exteriors. At their quarterly meeting, the trustees of The 1772 Foundation awarded \$100,000 in grants to 14 Massachusetts projects, based on recommendations from Preservation Massachusetts. A total of \$600,000 was awarded to seventy-nine grants from all six New England statewide organizations.

Grant recipients in Massachusetts were Historic Deerfield, Inc. (The Creelman House \$10,000), Alden Kindred of America, Inc. (Alden House Historic Site \$2,600), Great Barrington Historical Society (The Truman Wheeler House \$7,500), Historic New England (The Walter Gropius House \$10,000), The Royall House Association (The Royall House and Slave Quarters \$5,000), The Maria Mitchell Association (The Maria Mitchell House \$8,250), Waterfront Historic Area League (First Baptist Church \$10,000), Historic Newton (Durant-Kenrick House \$10,000), Sons and Daughters of Hawley (East Hawley Meeting House \$10,000), Plymouth Antiquarian Society (The Spooner House Museum \$3,358), Essex National Heritage Commission (Assistant Light Keeper's House on Baker's Island \$5,000), Old Colony History Museum (Bristol Academy \$10,000), Chase Library Association, Inc. (The Chase Library \$4,812) and Canton Historical Society (David & Abigail Tilden House \$3,480).

-More-

President and CEO of Preservation Massachusetts Jim Igoe states, "This new funding opportunity brought to Massachusetts by the 1772 Foundation was a great opportunity for stewards of historic buildings all across the Commonwealth. The reception to this grant was overwhelming with over \$700,000 in funding being requested through our first round of inquiry letters. It clearly demonstrates the great need for funds to ensure these historic structures remain intact and in use for years to come. The organizations we have awarded grants to are remarkable stewards of these shared community assets and we are pleased to see their projects come to fruition. We are also extremely grateful to The 1772 Foundation for this collaborative opportunity which has enriched our organization and staff with deeper knowledge and connections with organizations and communities from the Cape to Berkshires. We look forward to continuing to work with The 1772 Foundation and also find other opportunities to expand funding for historic preservation projects like these across Massachusetts."

1772 Foundation Board President B. Danforth Ely remarked, "Small matching grants for brick-and-mortar preservation projects have long played an important role in the 1772 Foundation's grant making, as it was the passion of it's founder, Stewart B. Kean. However, this is the first year that we have opened the program up to all six New England states, and the expansion has been enthusiastically received. We have been fortunate to work with six fantastic statewide organizations, whose local community knowledge has proven invaluable. The vast response to this grant has also shown to the Foundation how necessary these brick-and-mortar grants are to keeping our historic structures standing."

About Preservation Massachusetts:

Preservation Massachusetts was established in 1985 as Historic Massachusetts, Inc. We are the statewide non-profit organization that actively promotes the preservation of historic buildings and landscapes as a positive force for economic development and the retention of community character. The organization is supported entirely by grants, fundraising events and the support of our membership. In keeping with our mission, we work in partnership with national, state and local organizations and individuals across the Commonwealth to advance and understanding, appreciation and utilization of our historic built and natural landscapes. More information about Preservation Massachusetts may be found online at www.preservationmass.org

About the 1772 Foundation:

The 1772 Foundation was named in honor of its first restoration project, Liberty Hall in Union, NJ, which was built in 1772 and is the ancestral home of the Livingston and Kean families. The late Stewart B. Kean was the sole benefactor to The 1772 Foundation. The 1772 Foundation works to ensure the safe passage of our historic buildings and farmland to future generations. More information about The 1772 Foundation may be found at www.1772foundation.org.

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Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

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(617) 796-1089
www.newtonma.gov

Barney S. Heath
Director

RECORD OF ACTION

DATE: October 28, 2020

SUBJECT: 286 Waverley Avenue, LL – Certificate of Appropriateness

At a scheduled meeting and public hearing on October 22, 2020, the Newton Historical Commission, by a vote of 6-0, with one recusal:

RESOLVED to approve a Certificate of Appropriateness for the repair of six windows as well as the use of FiberGutter to replace the failed wooden gutter system on the east side portion of the roof at 286 Waverley Avenue.

Voting in the Affirmative: _____ Voting in the Negative: _____ Recusal: _____

Doug Cornelius, Chairman
Katie Kubie, Member

Mark Armstrong, Member
Amanda Stauffer Park, Member
Alan Mayer, Member
Jennifer Bentley-Houston, Alternate

Peter Dimond, Member

Title Reference: Owner of Property: ____ City of Newton _____
Deed recorded at: Middlesex (South) Registry of Deeds
Book _____, Page _____
Date _____

Katy Hax Holmes, NHC

Katy Hax Holmes, Staff