

Town of Weymouth
Massachusetts

Robert L. Hedlund
Mayor

75 Middle Street
Weymouth, MA 02189



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MEMORANDUM

18 096

TO: TOWN COUNCIL
FROM: ROBERT L. HEDLUND, MAYOR *[Signature]*
RE: CPC-PRESERVATION/RESTORATION OF EXTERIOR OF
JEFFERSON SCHOOL *OH*
DATE: MAY 8, 2018

I hereby submit the following measure for consideration by Town Council:

“That the Town of Weymouth appropriate \$29,000 from the Community Preservation Fund-Historic Resources fund balance (4906-321005) and \$41,824 from the Community Preservation Fund-Unreserved Fund Balance (4309-321001) for a total of \$70,824, for the preservation and restoration of the exterior of the Jefferson School as described in the request put forward by the Weymouth Department of Planning and Community Development.

Public hearing ~~of~~ legal notice is required.”

At the time this measure was submitted, the CPA Historic Resources fund balance is \$53,615 and CPA Unreserved Fund Balance is \$534,140.85.

Referral Dte. _____ PH Dte. _____
Comm. Referral _____ TC Vote _____
Comm. Vote _____ TC Vote Dte. _____
Comm. Vote Dte. _____

Weymouth
Town Council

2018 MAY 31 AM 11:12

RECEIVED

2018 MAY 31 AM 10:58
TO: TOWN COUNCIL

Department of Planning and
Community Development

Robert J. Luongo
Director of Planning and
Community Development
email: rluongo@weymouth.ma.us
(781) 340-5015

*Town of Weymouth
Massachusetts*



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Mayor

75 Middle Street
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www.weymouth.ma.us

MEMORANDUM

TO: Robert L. Hedlund, Mayor

FROM: Robert Luongo, Director of Planning & Community Development

DATE: May 4, 2018

SUBJECT: Request for Funding - CPA

At the May 3, 2018 meeting of the Community Preservation Committee, the committee reviewed and discussed the application put forward by South Shore STARS in the amount of \$70,824 for the preservation and restoration of the exterior of the Jefferson School. The Jefferson School is listed on the National Register of Historic Places. Sheri Adlin, Executive Director, South Shore STARS, presented the request for replacement of rotted wood, asbestos and lead testing and abatement, scraping, priming and painting. The work will comply with the standards for rehabilitation of historic properties. Robert Corley, Executive Director, Neighborworks Southern MA participated in the presentation since Neighborworks Southern MA will be providing South Shore STARS with construction management and administration services throughout the project.

After review and discussion, the following motion was approved 7-2.

Motion to appropriate and fund \$70,824 for the exterior restoration and preservation of the Jefferson School as described in the request put forward by South Shore STARS, as follows: \$29,000 from the historic resources fund balance account 4906-321005 and \$41,824 from the unreserved fund balance account 4906-321001.

The Community Preservation Committee appreciates your review and action on this recommendation.

ATTACHMENT: Funding Request submitted by South Shore STARS dated March 29, 2018

CC: Brian Connolly, CFO
Christopher Hannan, Chairman, CPC

Jefferson School – Stars
200 Middle Street
Weymouth, MA 02188

Clean Surface De-leading, Inc.	97,840.00
Permits/Misc.	500.00
Lead Inspections	2,500.00
Architectural Fee	5,000.00
NWSOMA PM	<u>9,984.00</u>
	115,824.00
Less South Shore Stars Contribution	20,000.00
Less Davis Clapp LLC Grant	25,000.00
Total Community Preservation Request:	\$70,824.00

BACKGROUND

The subject property is a wood framed 3 story building with a finished basement space, constructed in 1899 consisting of approximately +/- 11,565 sq. ft. in gross floor area located on 200 Middle Street Weymouth, Massachusetts. The structure is currently used as school offices by South Shore Day Care Services. The building was first listed on the National Register (Individual Property) on May 5, 1981 and again on the National Register (District) on February 13, 1992 with Inventory Number and Historic Name of WEY.119 Jefferson School respectively. The Architect Shepard S. Woodcock designed the building in the Queen Anne style for use as a Business Office and School. The building materials are described as Roof: Asphalt Shingle and Wall: Wood Clapboard: Wood Shingle: Glass. A significant feature of the building is the octagonal clock tower topped by a tall dome.

PROPOSED WORK

The proposed work to the building is limited to exterior carpentry repairs, de-leading and finish painting. The building will be staged and draped in accordance with the applicable regulations with special attention being paid to cleanup during and after the de-leading process each day. Carpentry repairs will be made to the existing siding and trim utilizing techniques which will maintain the original features and materials unique to the building. All loose and flaking paint will be removed bagged and disposed of properly off site in accordance with the applicable regulations. The building surfaces will be prepped with LEAD ENCAPSULATING PRIMER followed by a single coat of Benjamin Moore Latex Primer and two coats of Benjamin Moore finish paint. Lead paint testing will take place before the work is started and upon completion to ensure lead free surfaces.

Weymouth Historical Commission

May 3, 2018

Sheri Adlin, Executive Director
South Shore STARS
200 Middle Street
Weymouth, MA 02189

Dear Ms. Adlin:

Thank you for presenting your recent application to the Town's Community Preservation Committee to the Weymouth Historical Commission. The Weymouth Historical Commission supports the application for the exterior restoration and preservation of the Jefferson School. It is understood that the work will include the replacement of rotted wood, asbestos and lead testing, scraping and painting. As you know, the Jefferson School is listed on the National Register of Historic Places and the preservation of the building is a priority for the local Historical Commission.

The Weymouth Historical Commission recommends that the Massachusetts Historical Commission be notified of the project and that the work comply with the standards for rehabilitation of historic properties.

The Weymouth Historical Commission also recommends that the roof of the Jefferson School be examined prior to beginning this project. If the roof is determined to be in need of repair, consideration should be given to making these repairs in a timely manner as the roof work may compromise the exterior restoration and preservation effort.

Please feel free to reach out to the Weymouth Historical Commission at any time during the project.

Sincerely,



Roderick Lundin
Vice Chairman
Weymouth Historical Commission

Describe the Project

NeighborWorks® SOUTHERN MASS will be overseeing the project. The total cost is \$107,840 and includes de-leading, painting, and a 10% construction management fee.

The implementation plan is as follows:

- Perform a full exterior lead test by a licensed de-leading inspector
- Stage and drape the building for the de-leading and painting operation
- The work will take place between the hours of 7 am and 3 pm, over the course of 30-45 days, depending on weather conditions
- Following the de-leading and painting, NeighborWorks® SOUTHERN MASS will have the building re-inspected and turned back to owner

Describe how this project helps preserve Weymouth's character

Background

South Shore Stars is a community based, not-for-profit organization serving Weymouth since 1970. In 1981, South Shore Day Care (now South Shore Stars) acquired the former Jefferson School from the Town for \$1.00. Stars may not sell the building without first offering it back to the Town for the price of \$1.00. The building is currently used as both Stars' administrative offices and Weymouth Afterschool Stars.

Architectural Significance

We are aware that one of the goals of the Weymouth Community Preservation Committee is to maintain historic resources, especially those in Weymouth's four villages. The building is located in the historic district of Central Square, not far from Lower Jackson Square in East Weymouth.

The lot of 200 Middle Street has a long history of serving the children of Weymouth. In 1847, it was the site of the Tenth District School. In 1887, it was replaced with a new schoolhouse called the Middle Street School. This quickly became too small for the growing population of East Weymouth. In 1889, it was replaced by the present structure constructed by Isaac Cushing of Hingham based upon an architectural design of S.S. Woodcock of Boston. It served as the Jefferson School and much later as the town's Educational Center for the Arts and Sciences. The building received the National Register of Historic Places Designation by the U.S. Department of Interior in 1981.

According to the Weymouth Historical Commission report on March 21, 1979:

Jefferson School is a fine Queen Anne structure which has undergone few alterations, hence has retained most of its late 19th century characteristic details...The façade is made up of a large central cross cable pavilion, decorated with scalloped shingles on a pent roof which separated the two floors, two Queen Anne horizontal windows (plain pane surrounded with small square lights) and a panel of geometric strap work which emphasizes the building's axial symmetry. The whole is dominated by an octagonal clock tower topped by a tall dome. On each side of the front is a corner porch with typical Queen Anne turned posts as supports.

The Mission of South Shore Stars

From Stars' inception in 1970, our programs have focused on providing quality early education, academic enrichment and family support targeted to low income families and at-risk children. These are critical interventions to ultimately break the cycle of poverty.

Over 1,200 children, age birth to 18 years, attend our family child care system, preschools, school age centers, middle school programs, high school program and summer camp.

Four core goals form the foundation of our work. They are to:

- Enable parents to work
- Help each child reach their full developmental potential
- Facilitate positive youth development
- Improve academic achievement for students at risk of academic failure

Our success is due to our clear vision, strategic planning, innovative programming, careful investment of resources to achieve best practice, ongoing assessment and program evaluation, and commitment to collaborating with schools and other service providers.

Understanding that we must support and partner with our parents in order for their children to thrive, we have worked hard to increase our families' access to community programs and services, focusing on helping our parents obtain basic services (job training, food, housing and utilities). We also support self-sufficiency through advocacy, collaboration, and partnering with other agencies.

A Benefit to Weymouth Residents

In addition to our administrative offices, 200 Middle Street is the location of our Weymouth Afterschool Program which serves 65 children in kindergarten through 6th grade. Providing out-of-school time care - including transportation from Weymouth Elementary Schools - our center encourages children to grow in self-reliance and all self-expression. Our program structure builds on the interests and needs of students and includes: social time; homework

support; a safe supportive social/emotional environment; opportunities for leadership, and a system of accountability that provides support and recognition.

The strength of our school age program is the strong positive relationships staff develop with children. This is especially important as all of our Weymouth Afterschool Stars families are low-income. We provide a sliding fee, based on family size and income.