

CITY OF SOMERVILLE, MASSACHUSETTS MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT KATJANA BALLANTYNE MAYOR

TOM F GALLIGANI JR EXECUTIVE DIRECTOR

PLANNING DIVISION HISTORIC PRESERVATION

ALTERATION OF A LOCAL HISTORIC DISTRICT (LHD) PROPERTY STAFF REPORT

Site: 59 Cross Street

Case: HPC.ALT 2023.21

Applicant: John Hecker for the Spencer

Preservation Group

Owner: Somerville Hispanic Association for

Community Development

Legal Ad: The Applicant seeks a Certificate of Appropriateness to alter an existing structure.

HPC Meeting Date: July 18, 2023



The purpose of a staff report is to provide the Historic Preservation Commission (HPC) with a professional assessment of alteration proposals made for Local Historic District (LHD) properties. These assessments are based on the Historic District Ordinance (HDO) in compliance with M.G.L. Chapter 40C, and the associated Design Guidelines. A Staff Report is <u>not</u> a determination/decision and does not represent findings. A staff report does not constitute authorization in any form.



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I. PROJECT DESCRIPTION

<u>Subject Property</u>: The locus is a residential structure at 59 Cross Street. The main structure is a c.1892 Romanesque Revival structure known as the Grace Baptist Church. This property is located within East Somerville. A full description of the property is provided in the attached Form B survey held by the Massachusetts Historical Commission (MHC).

Proposal: The Applicant proposes the following:

- a. Alterations to hardscape
 - Demolish existing sidewalk from Cross Street to existing north entry at basement.
 - Provide a new accessible ramp from the Cross Street sidewalk to a modified north side entry.
 - Demolish existing north retaining wall along abutting property.
- b. Provide exterior steel and glass canopy over new accessible basement entrance on the right elevation.
- c. Alterations to windows and doors
 - Relocate and rehabilitate existing basement door and doorframe at right basement entry.
 - Replace large arched window on the front elevation of the tower
- d. Installation of elevator penthouse on roof

II. FINDINGS

The HPC must make findings based on the Historic District Ordinance (HDO) in compliance with M.G.L. Chapter 40C, and associated Design Guidelines. Applicable regulations are discussed below.

A. Alterations to hardscape

The applicable Somerville LHD Design Guidelines is H. "Landscape Features & Paving"

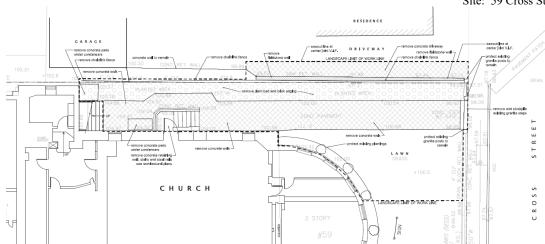
Due to the change in design elements being proposed, the HPC has purview over these features and the materials used.

Applicant Proposal

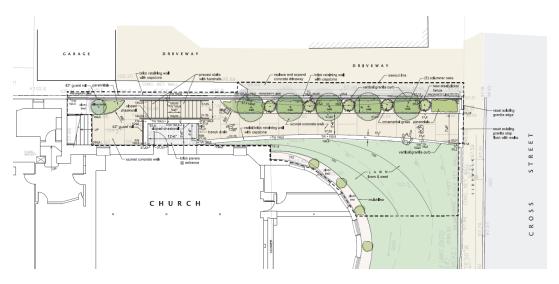
The Applicant proposes demolishing the existing sidewalk from Cross Street to the existing north entry at the basement, provide a new accessible ramp from the Cross Street sidewalk to the north side entry, demolish and rebuild the stairs to the right elevation entrance and rebuild the stairs and railing in a new configuration, expand the driveway on the right elevation, and demolish the existing north retaining wall along the abutting property. To summarize what this will look like, the proposal will remove the current stairs to the basement on the right elevation to provide an accessible ramp to the basement. The current stairs leading to the door on the right elevation facing the street will be demolished and rebuilt.

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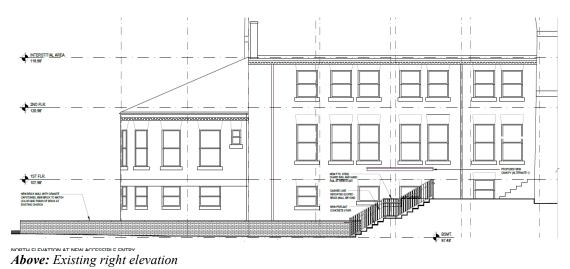
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Above: Existing site plan



Above: Proposed site plan



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Above: Proposed right elevation

Preservation Planning Assessment:

The most relevant portions of this Design Guideline is as follows:

The general intent of this section is to preserve the existing or later essential landscape features that enhance the property.

-and-

The original layout and materials of the walks, steps and paved areas should be maintained if significant grade changes constitute an important feature of the structure or site. Consideration will be given to alterations if it can be shown that improved site circulation is necessary and that the alterations will accomplish this without altering the integrity of the structure.

The Applicant's proposal is not consistent with the Design Guidelines on retaining the original layout and materials of walks, steps and paved areas. However, the proposed work will comply with the design guidelines in so much as they will improve site circulation by allowing better ADA accessibility and better and safer access by the public to the entrances of the structure. None of the proposed hardscape will affect the integrity of the building itself.

HPC Determination:

- The HPC must determine if, based on a review of the documentation presented, the proposed project complies with the Design Guidelines
- The HPC must structure their motion to include their own specific findings on the prosed project.

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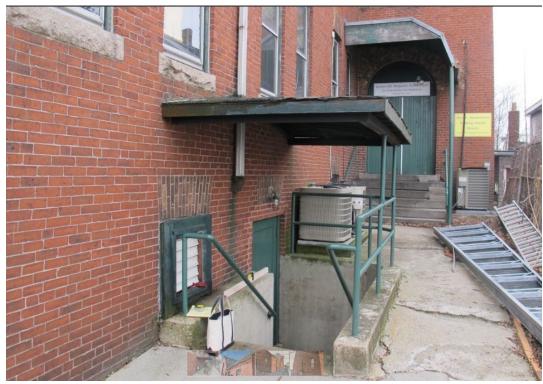
B. Provide exterior steel and glass canopy over new accessible basement entrance on the right elevation

The applicable Somerville LHD Design Guidelines is G. "Signs, marquees and awnings"

Due to the change in design elements being proposed, the HPC has purview over these features and the materials used.

Applicant Proposal

The Applicant proposes to remove the existing exterior steel canopy with a steel and glass canopy over the proposed new accessible basement entrance on the right elevation.



Above: Photo of existing canopy



TEEL AND GLASS CANOPY EXAMPLE 1 - ALTERNATE 1
(PROPOSED CANOPY AT NEW ACCESSIBLE
ENTRANCE AT NORTH ELEVATION)



2 STEEL AND GLASS CANOPY EXAMPLE 2 - ALTERNATE 1
(PROPOSED CANOPY AT NEW ACCESSIBLE
ENTRANCE AT NORTH ELEVATION)



STEEL AND GLASS CANOPY EXAMPLE 3 - ALTERNATE 1
(PROPOSED CANOPY AT NEW ACCESSIBLE
ENTRANCE AT NORTH ELEVATION)

Above: Photo examples of the proposed glass and steel canopy

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Preservation Planning Assessment:

The most relevant portions of this Design Guideline is as follows:

New signs, marquees and awnings should not detract from the essential form of the building nor obscure its architectural features.

-and-

New signs, marquees and awnings should be of a size, material, shape and color with the building and its current use, and should also be consistent with other signs and buildings along the street.

-and-

Signs, marquees and awnings applied to the face of a building should be attached in such a way that they can be removed at a later date without damaging the material to which they are fastened.

The Applicant's proposal to install a glass and steel canopy is mostly consistent with the Design Guidelines. The simple design will not detract from the architectural detailing of the building and the proposed awning will be consistent with the current use of the structure. The only way that the proposed work does not comply with the Design Guidelines is that the awning will be fastened to the brick, and while the awning can be later removed, the removal of the canopy will damage the brick.

HPC Determination:

- The HPC must determine if, based on a review of the documentation presented, the proposed project complies with the Design Guidelines
- The HPC must structure their motion to include their own specific findings on the prosed project.

C. Alterations to windows & doors

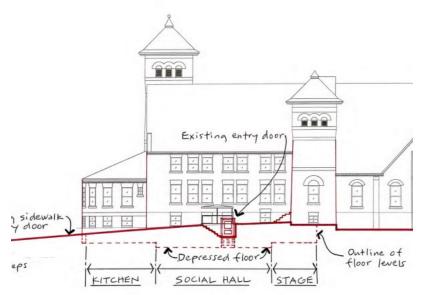
The applicable Somerville LHD Design Guidelines is C. "Windows & Doors"

Due to the change in design elements being proposed, the HPC has purview over these features and the materials used.

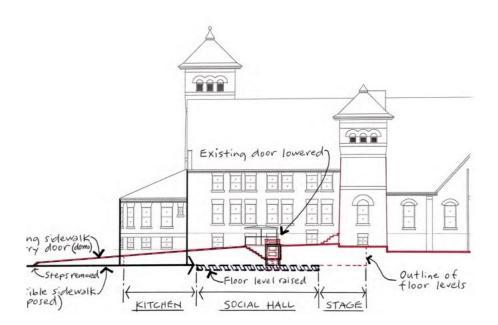
Applicant Proposal

The Applicant proposes to relocate the existing basement door and doorframe at the right elevation basement entry; the basement door is to be placed two feet lower than it its current location. The applicant is also proposing to replace the large single window on the front elevation of the front tower. The Applicant proposes to replace the existing wood window with a new wood window and match the existing window in style, rails, and muntin profile.

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Above: Existing right elevation depicting current door location



Above: Right elevation depicting proposed door location

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Above: Existing front elevation depicting window on tower to be replaced

Preservation Planning Assessment:

The most relevant portions of this Design Guideline is as follows:

Retain original and later important door and window openings where they exist. Do not enlarge or reduce door and window openings for the purpose of fitting stock window sash or doors, or air conditioners.

-and-

Whenever possible, repair and retain original or later important window elements such as sash, lintels, sill, architraves, glass, shutters and other decorative elements and hardware. When replacement of materials or elements is necessary, it should be based on physical or documentary evidence. Investigate weather-stripping and storm windows with a baked enamel finish as an alternative to the replacement of historic sash.

The Applicant is proposing to lower the basement door and frame which is not consistent with the above cited design guideline stating that door openings should remain where they exist. That being said, the movement of the door and its frame will be minimally noticeable from the public right-of-way. The Applicant's proposal to replace the window on the tower may be compliant with the

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Design Guidelines. Staff was unable to determine the date of installation, but it likely is a later replacement.

HPC Determination:

- The HPC must determine if, based on a review of the documentation presented, the proposed project complies with the Design Guidelines
- The HPC must structure their motion to include their own specific findings on the prosed project.

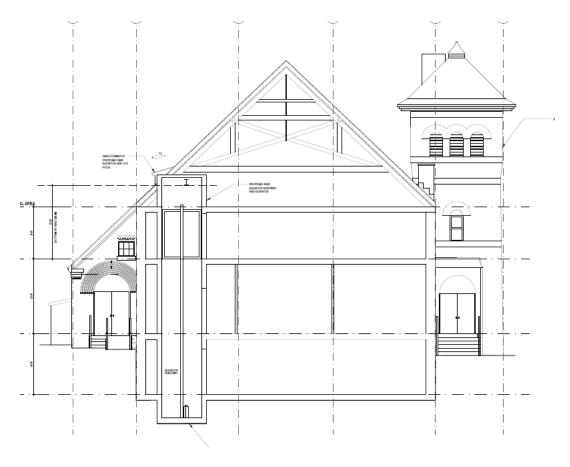
C. Installation of elevator penthouse on roof

The applicable Somerville LHD Design Guidelines is *F. "Penthouses and other rooftop additions"*

Due to the change in design elements being proposed, the HPC has purview over these features and the materials used.

Applicant Proposal

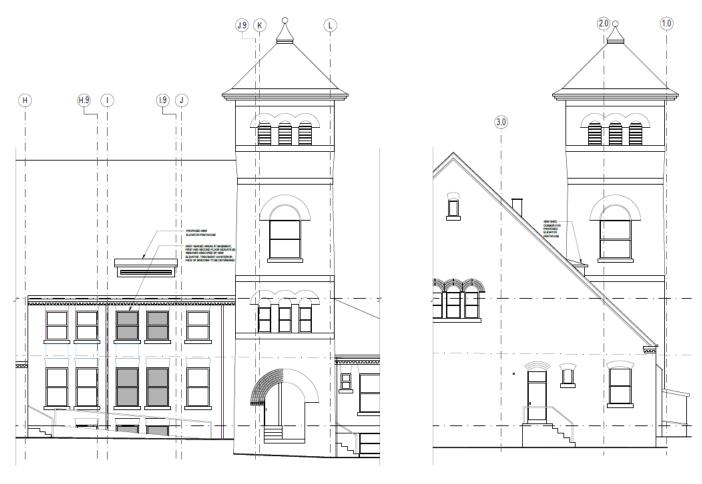
The Applicant proposes to install an elevator penthouse on the roof. The elevator itself will be located in the interior. The penthouse will be visible from the right of way; however, the only visible portion of the hoistway will be a shed dormer on the roof.



Above: Proposed building section showing location of elevator shaft

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Above: Proposed elevations showing hoistway

Preservation Planning Assessment:

The most relevant portions of this Design Guideline is as follows:

The objective of preserving the integrity of the original or later important roof shape shall provide the basic criteria in judging whether a penthouse can be added to a roof. The overall height of the building, the prominence of the existing roof form, and the visibility of the proposed addition from a public way shall govern whether a proposed penthouse will be approved.

-and-

Minimizing or eliminating the visual impact of the penthouse is the general objective, and the following guidelines shall be followed:

- a. A location should be selected where the penthouse is not visible from a public way or adjacent buildings; setbacks should be used.
- b. The overall height or other dimensions will be restricted in such a way so that the new penthouse addition cannot be seen from a public way.

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c. The exterior treatment should relate to the materials, color and texture of the building or to other materials integral to the period and character of the building.

d. Openings in a penthouse should relate to the building in proportion, type and size of those below, wherever visually apparent.

The proposal to install the elevator penthouse does not fully comply with the Design Guidelines on penthouses. The elevator hoistway is visible from the right-of-way. Staff does not know the proposed material for the shed dormer, but the Applicant should use slate roofing tile on the top of the shed dormer and a brick exterior on the wall of the shed dormer to best camouflage the penthouse from view. The use of these materials would comply with the requirement the Design Guidelines stating that the exterior treatment should relate in material and texture to the building.

While the elevator penthouse will be visible from the right-of-way the location of the elevator preserves the function of the main spaces within the interior of the building and allows the building to be ADA compliant. Additionally, the penthouse will be minimally visible through the use of the shed dormer.

Should the HPC vote in favor of the window replacements, Preservation Staff recommends the following conditions be included in addition to those listed in Section IV 'Recommended Conditions' below.

- 1. The shed dormer of the elevator hoistway shall have a brick exterior.
- 2. The roof of the shed dormer shall be slate.

HPC Determination:

- The HPC must determine if, based on a review of the documentation presented, the proposed project complies with the Design Guidelines
- The HPC must structure their motion to include their own specific findings on the prosed project.

III. FINDINGS & VOTE

When bringing the matter to a vote the HPC must state their findings and reasons on why they take their position.

IV. RECOMMENDED CONDITIONS

Preservation Planning recommends the following conditions be attached to any Certificate of Appropriateness that the HPC might grant for this project:

- 1. The Applicant/Owner shall file the Certificate with the Inspectional Services Department (ISD) by uploading it to the CitizenServe permitting portal with their application for zoning compliance/building permit.
- 2. This Certificate is valid for one year. If work has not commenced within one year of the HPC's date of determination, this Certificate shall expire, and the Applicant shall re-apply for re-issuance of this Certificate. Provided that no changes have been made to the proposal, this shall be a Stafflevel re-issuance of the Certificate.
- 3. The shed dormer of the elevator hoistway shall have a brick exterior.

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4. The roof of the shed dormer shall be slate.

- 5. Any changes to this proposal made prior to the commencement of work or in-the-field changes shall be submitted to Preservation Planning for their review to determine if the changes come under the purview of the HPC.
- 6. A written narrative or descriptive checklist identifying the completion or compliance with permit conditions must be submitted to the Inspectional Services Department with a copy to preservation Planning at least fifteen (15) business days in advance of a request for a final inspection.
- 7. The Applicant shall contact Preservation Planning at historic@somervillema.gov a minimum of fifteen (15) business days prior to final ISD walk-through so that Preservation Planning or their designee can confirm if the project was completed according to HPC approvals.

















SOMERVILLE HISPANIC CHURCH

ACCESSIBILITY IMPROVEMENTS - ARPA SUBMISSION

59 CROSS STREET, SOMERVILLE MA 02145

PROJECT TEAM

Hancock Associates 185 Centre Street Danvers, MA 01923 978.777.3050

LANDSCAPE

Marc Mazzarelli Associates LLC Landscape Architecture and Planning 284 Concord Avenue Cambridge, MA 02138 617.227.2312

Spencer Preservation Group 41 Valley Road Suite 211B Nahant, MA 01908 617.227.2675

DRAWING INDEX

EC-1 SITE SURVEY/EXISTING CONDITIONS PLAN

L-0 RENDERED LANDSCAPE PLAN L-1 SITE PREPARATION PLAN L-2 LAYOUT & MATERIALS PLAN L-3 GRADING PLAN L-4 PLANTING PLAN L-5 LANDSCAPE DETAILS L-6 CAPSTONE LAYOUTS, GUARDRAIL & NOTES

ARCHITECTURAL: ARPA WORK SCOPE NARRATIVE

A-000 TITLE SHEET D-100 PARTIAL DEMOLITION PLANS

A-100 PARTIAL NEW FLOOR PLANS A-101 ENLARGED PLANS

A-102 SECOND FLOOR PLAN - NEW WORK

A-103 ROOF PLAN - NEW WORK

A-200 PARTIAL EXTERIOR ELEVATIONS

A-201 PARTIAL SECTIONS

A-202 PHOTOGRAPHS A-203 PHOTOGRAPHS

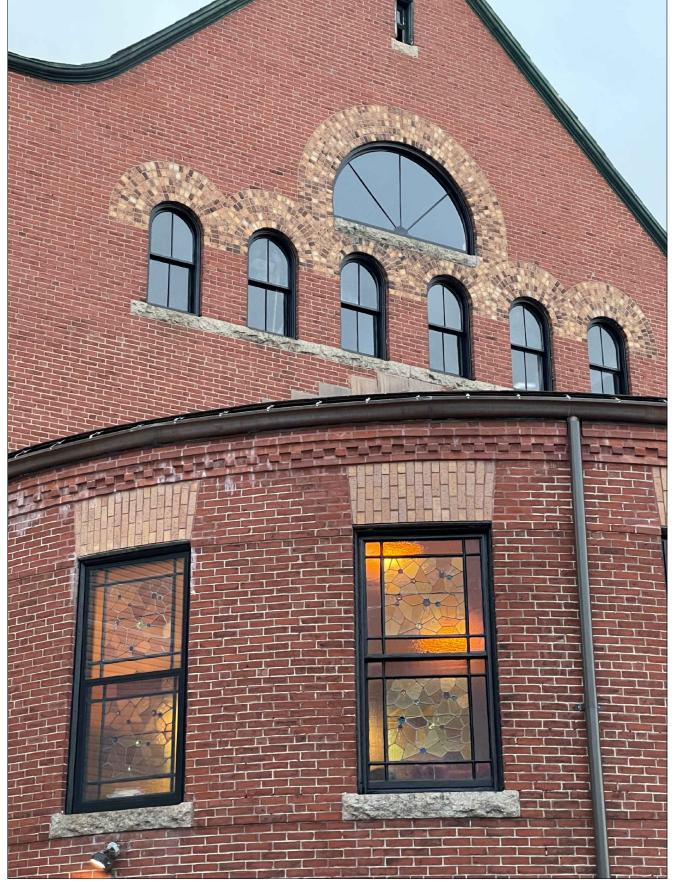
A-204 GUTTER AND FLASHING DETAILS

A-300 CROSS-SECTION

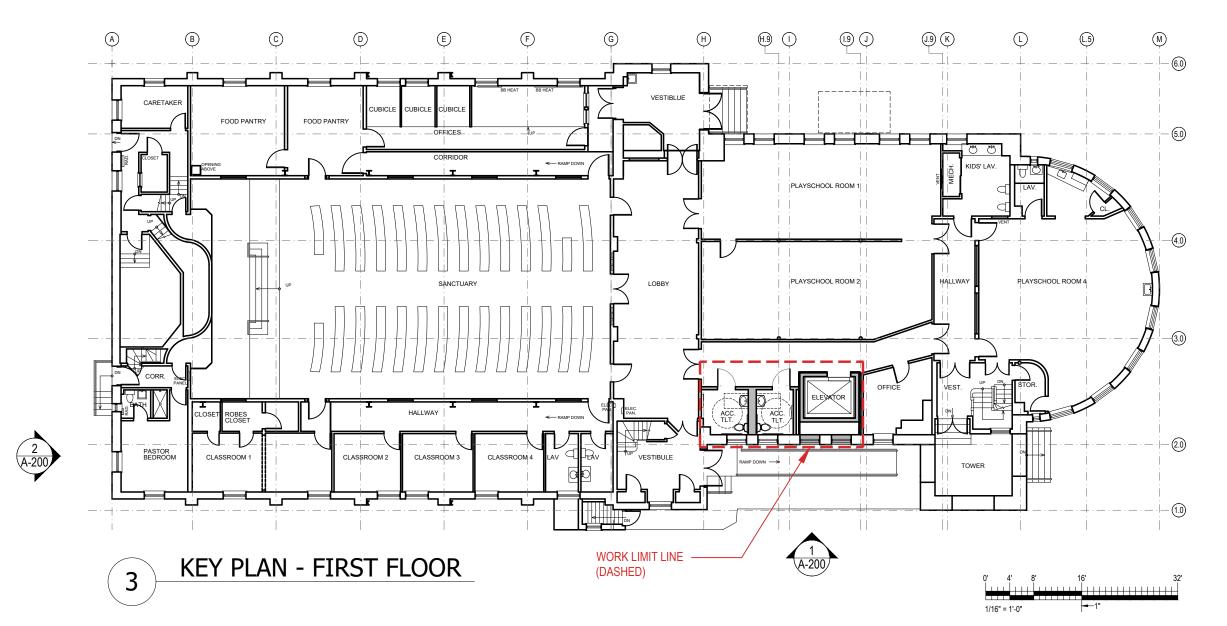
A-400 INTERIOR ELEVATIONS AT ACCESSIBLE BATHROOMS

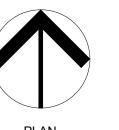






EAST ELEVATION - RESTORED WINDOWS AT APSE





NORTH

PLAN KEY:

NOTE: ELEVATION KEYS REFER TO PARTIAL EXTERIOR **ELEVATIONS ON SHEET A-200.**



Nahant, MA 01908 (617) 227-2675 www.SpencerPreservationGroup.com

41 Valley Road | Suite 211B

CONSULTANT:

PROJECT:

SOMERVILLE HISPANIC CHURCH

ACCESSIBILITY IMPROVEMENTS

59 CROSS STREET SOMERVILLE, MA 02145

OUTPUT:

STATUS:

JULY 6, 2023

01 ARPA DRAWINGS

TITLE SHEET

Submitted by Spencer Preservation Group, Acting as Agent for Somerville Hispanic Association for Community Development (SHA4CD)

Project: Somerville Baptist Church Location: 59 Cross Street

July 18, 2023

Thank you for this opportunity to describe the proposed work scope of our CPA and ARPA-approved grants for the completion of proposed improvements at the former Somerville Baptist Church located at 59 Cross Street. The goal of this narrative and other provided documentation is to receive a Certificate of Appropriateness for the proposed CPA FY22 work scope, the proposed FY23 work scope, and the proposed ARPA grant award.

The Spencer Preservation Group has been acting as architects for the current owner of the building, the Somerville Hispanic Association for Community Development (SHA4CD), since 2017. SPG has also been acting as SHA4CD's agent for the preparation of grant applications to the Somerville CPC, the Somerville HPC, as well as the Massachusetts Historical Commission (MHC).

Our first work on the building occurred in 2017/2018 and was focused entirely on the semi-circular wing that projects from the east façade of the building (facing Cross Street). The original intent of the work scope was to replace the existing slate roof and gutters with new slate and curved copper gutters. Major deficiencies in the supporting roof and ceiling framing of this wing resulted in a much larger work scope to reinforce and stabilize the existing structure.

The next phases of work took place in 2019/2020. A grant from the MHC provided money to restore most of the windows on the Cross Street elevation, dismantle and reconstruct one chimney, and remove and replace spalled and deteriorated brick masonry at the base of the southwest tower and at selected locations along the south side of the building.

A portion of a generous CPC grant was used as a matching grant for the MHC-funded scope of work. In addition, the CPC grant was used to remove and replace the existing slate roofing and flashing on the two cross gables of the main roof, to remove and replace the existing gutters along the northwest and southwest building elevations, and to rebuild the upper portion of the main chimney that is part of the northwest tower.

Another CPC grant award in 2021 was used to extend the 2020 main roofing work to include work scope for the partial repointing and selective rebuilding of the brick masonry dentil course and spandrel panels along the south and north elevations at the east end of the building. Due to Covid-19 issues, this work was delayed and will be undertaken simultaneously in the Summer of 2023, with the accessibility work scope funded in a 2022 CPC grant.

The 2022 CPC grant focused on improving accessibility to the building via site improvements, including a new accessible sidewalk that connects the Cross Street sidewalk to an improved basement entry at the

north side of the building. This work was designed in collaboration with a landscape architect, with a goal of making this entry sequence the main accessibility entrance for the entire building.

The scope of the FY22 work also includes the raising of the floor level in the basement Social Hall to make it match the existing elevation of the adjoining Kitchen, Stage, and Food Pantry storage areas. A new concrete foundation pad and elevator pit for a future elevator is also part of this work. The FY22 work scope breakdown is as follows:

Provide a new accessible ramp from the Cross Street sidewalk to a modified north side entry.

Rehabilitate the existing north basement entry door and frame.

Raise floor in Social Hall to match existing floor elevation of existing Kitchen, Stage, Food Pantry, and new accessible north entry.

Provide new concrete foundation pad and elevator pit for the ARPA-funded elevator and elevator hoistway.

The proposed work scope of the FY23 Application includes a substantial increase to the square footage of the FY21 repair work to the brick dentil cornice, as well as to the brick spandrel panels above and between the window openings at the 2nd floor rental space, currently occupied by the Kesher Day Care Center. For FY23 we have also added the removal and replacement of the existing gutters along the north and south sides of the building, with new copper gutters and downspouts. In addition, the existing twenty (20) windows at the 2nd floor tenant space will be restored, including new weatherstripping and exterior storm windows. The FY23 work scope breakdown is as follows:

Expand the FY21 work scope that included the cutting and repointing of deteriorated areas of the brick masonry dentil course, and the repointing and partial rebuilding of deteriorated portions of spandrel panels along the southeast and northeast elevations of the building.

Include additional dentil course and spandrel panel work scope due to two additional years of weathering and deterioration, due to the Covid-19 delays.

Remove and replace existing gutters and downspouts along north and south sides of building with new copper gutters and aluminum downspouts copper penny finish.

Restore existing window sashes, window frames, and brick moulding, prime and paint, and provide new weatherstripping at (20) window openings of the 2nd floor rental space. The restored window sashes and frames are to be painted gloss black.

Remove existing storm windows and provide new exterior aluminum storm windows at (20) windows of 2nd floor rental space. The color of the storm windows is to be black.

At the request of CPA Administrator, Roberta Cameron, we have made the ARPA grant work our highest priority. The FY22 and FY23 work scope will be considered important secondary work items. However, the prime goal will be to complete the construction of the new elevator hoistway, install the new elevator and all related equipment, and construct the two new accessible restrooms on the main floor.

The following is a summary of the ARPA and CPA work scopes that will be undertaken concurrently:

Highest Priority (these are the core components of the federal ARPA grant):

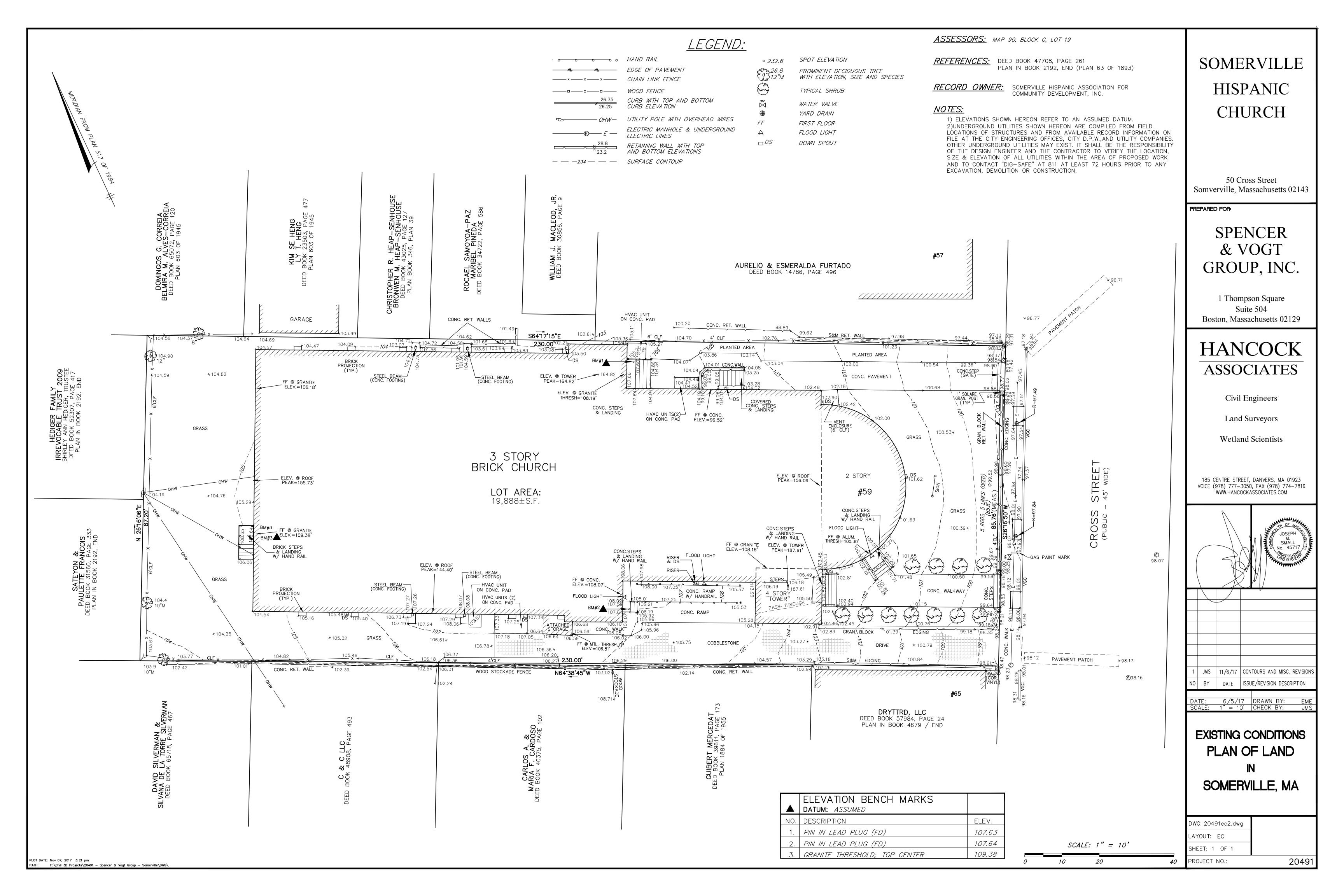
- New elevator to serve basement, 1st floor and 2nd floors.
- New accessible restrooms to be located on the main floor, adjacent to the new elevator.
- All required electrical, mechanical and plumbing improvements associated with the above work.

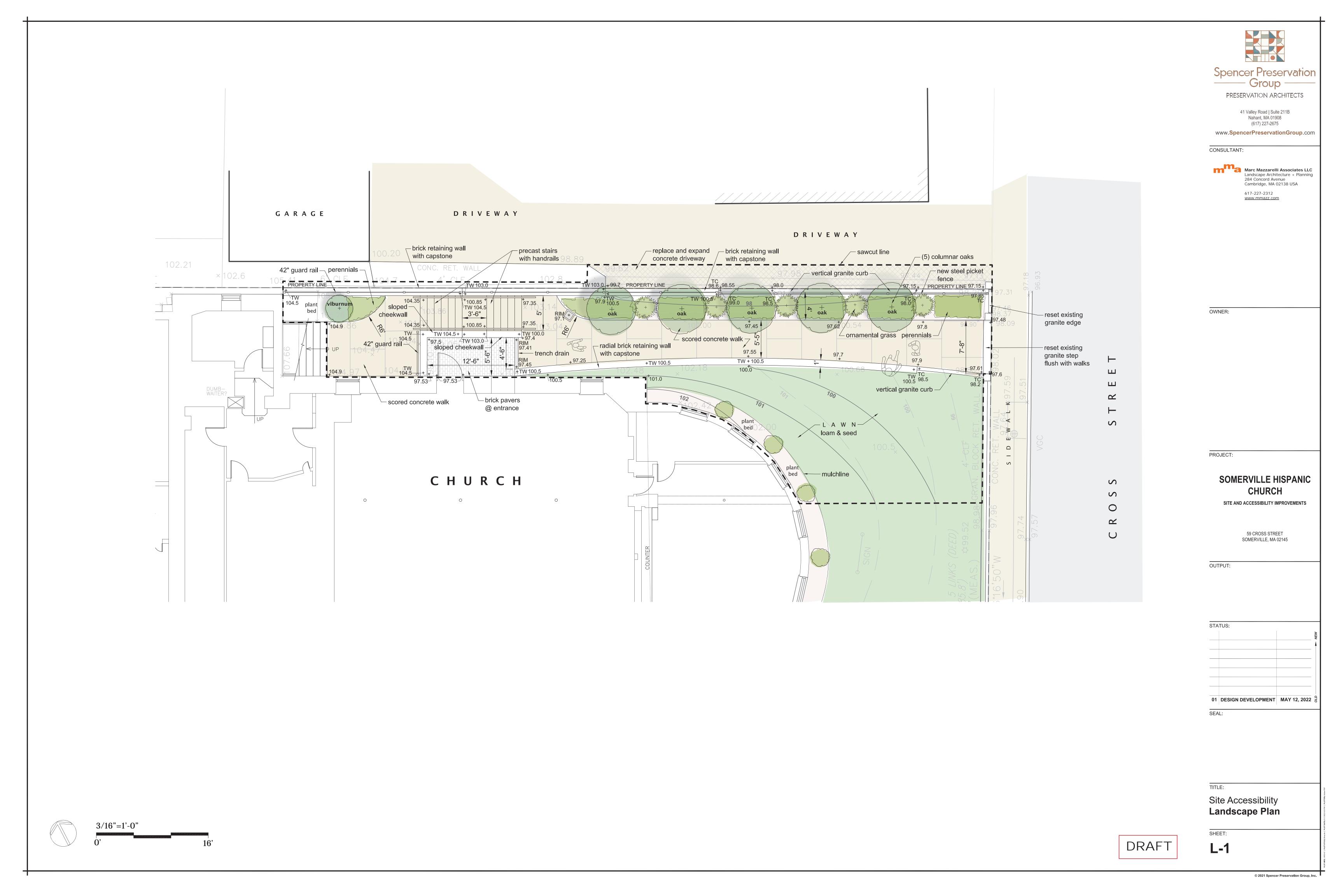
CPA FY22 Secondary Priority (these are the FY22 accessibility improvements):

- Demolish existing sidewalk from Cross Street to existing north entry at basement.
- Demolish existing north retaining wall along abutting property.
- Infill Social Hall floor area to match adjoining Kitchen and Stage floor elevations.
- Relocate and rehabilitate existing basement door and doorframe at north basement entry.
- Provide new retaining walls, stairs and sidewalk along north side of building.
- Provide new trees and plantings at north side of building, as part of landscape improvements.
- <u>ALTERNATE NO.1</u> Restore (3) existing wood window sashes and window frames.
- ALTERNATE NO.2 Provide (1) new wood window sash in restored existing window frame.

CPA FY23 Secondary Priority:

- Provide new gutters and downspouts at northeast and southeast elevations of building.
- Restore existing windows at 2nd and 3rd floors of southeast tower.
- Restore existing wood windows at northeast and southeast elevations of 2nd floor.
- Expand FY21 scope of brick masonry work at dentil courses and upper window spandrels.
- Provide new storm windows at 2nd floor tenant space (along north and south elevations).
- <u>ALTERNATE NO.1</u> Provide exterior steel and glass canopy over new accessible basement entrance at north elevation.





Somerville Hispanic Church

59 Cross Street - Somerville, Massachusetts 02145

LANDSCAPE SITE & ACCESSIBILITY IMPROVEMENTS

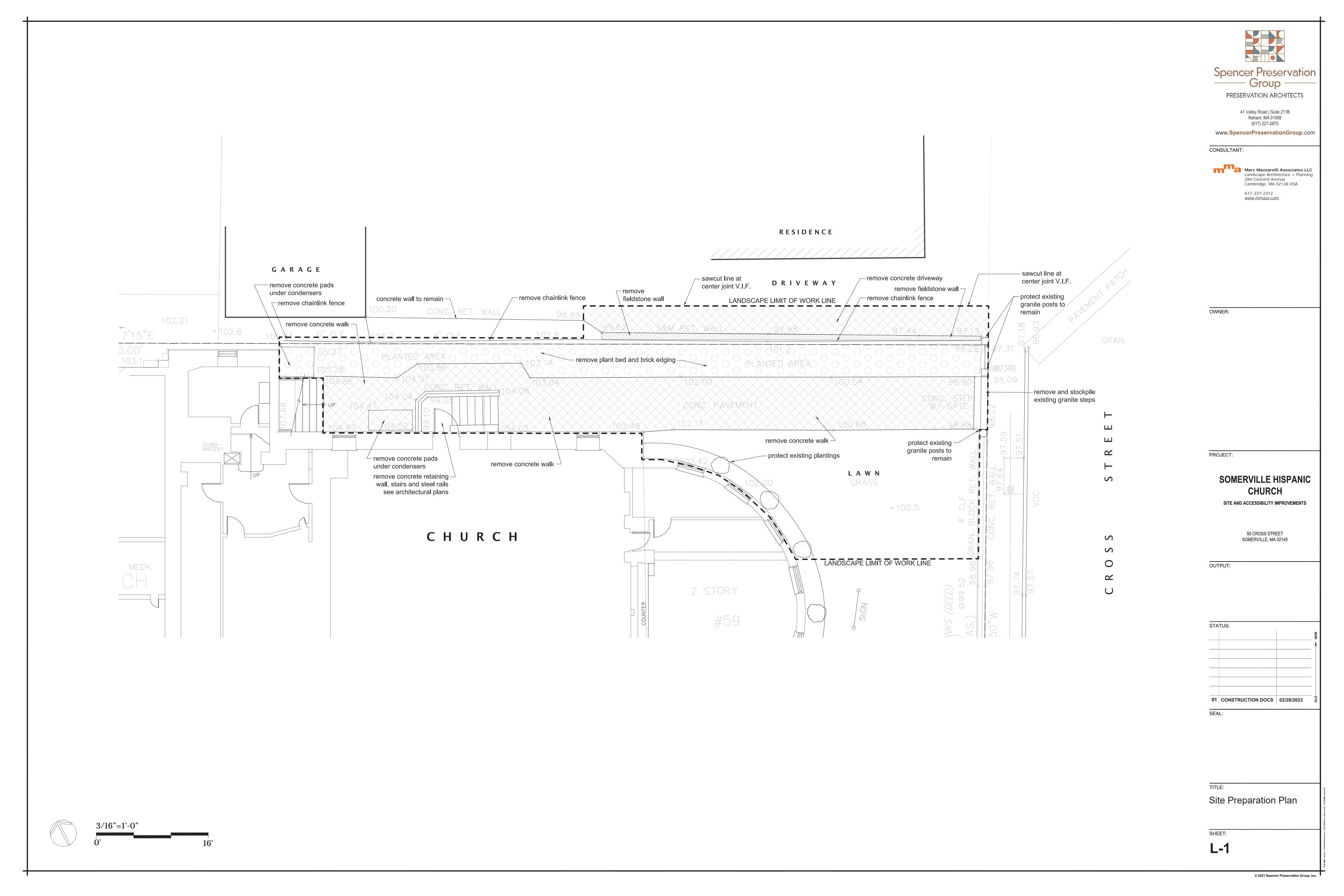
Construction Documents

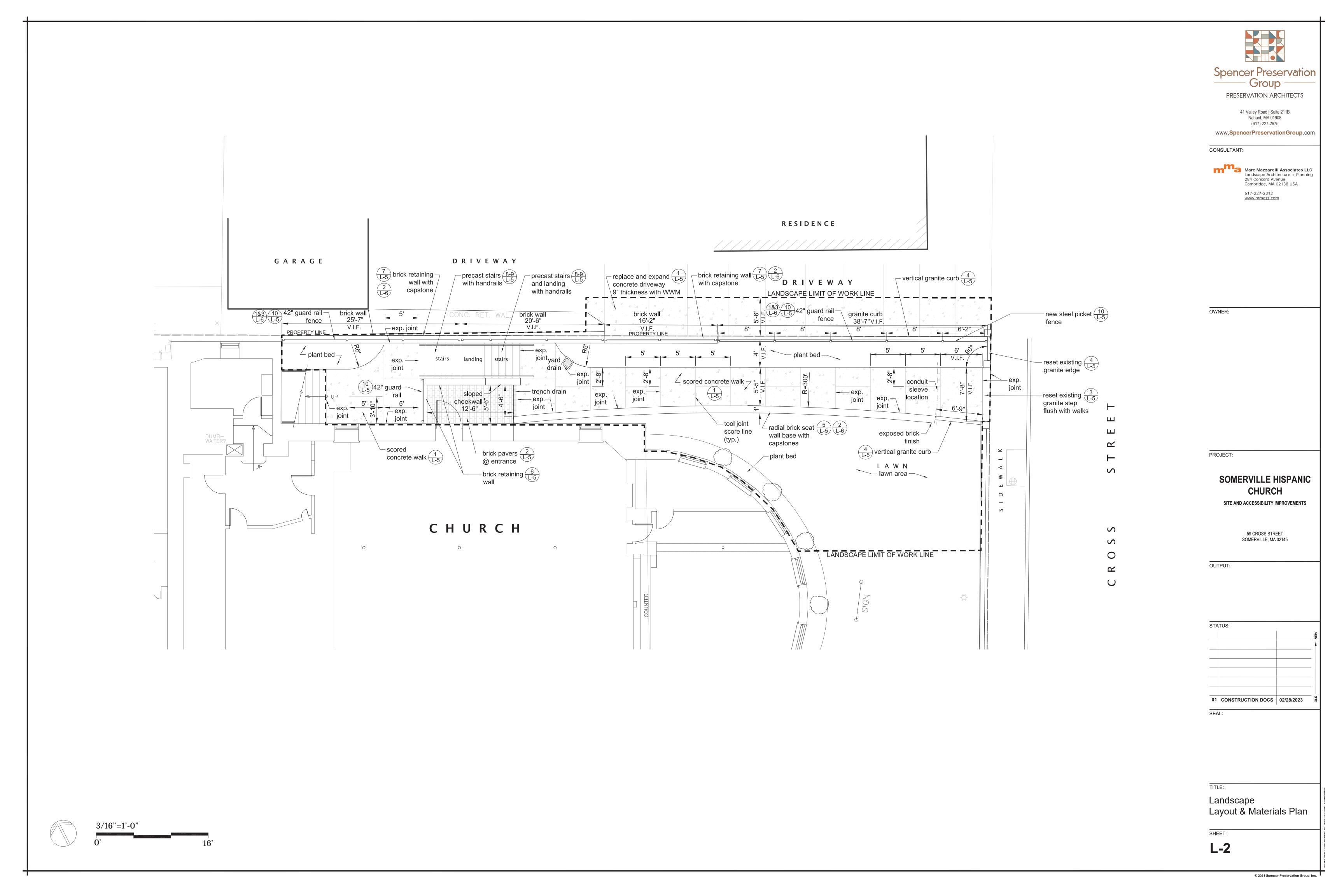
- L-1 Site Preparation Plan
- L-2 Layout & Materials Plan
- L-3 Grading Plan
- L-4 Planting Plan
- L-5 Landscape Details
- L-6 Capstone Layouts, Guardrail & Notes

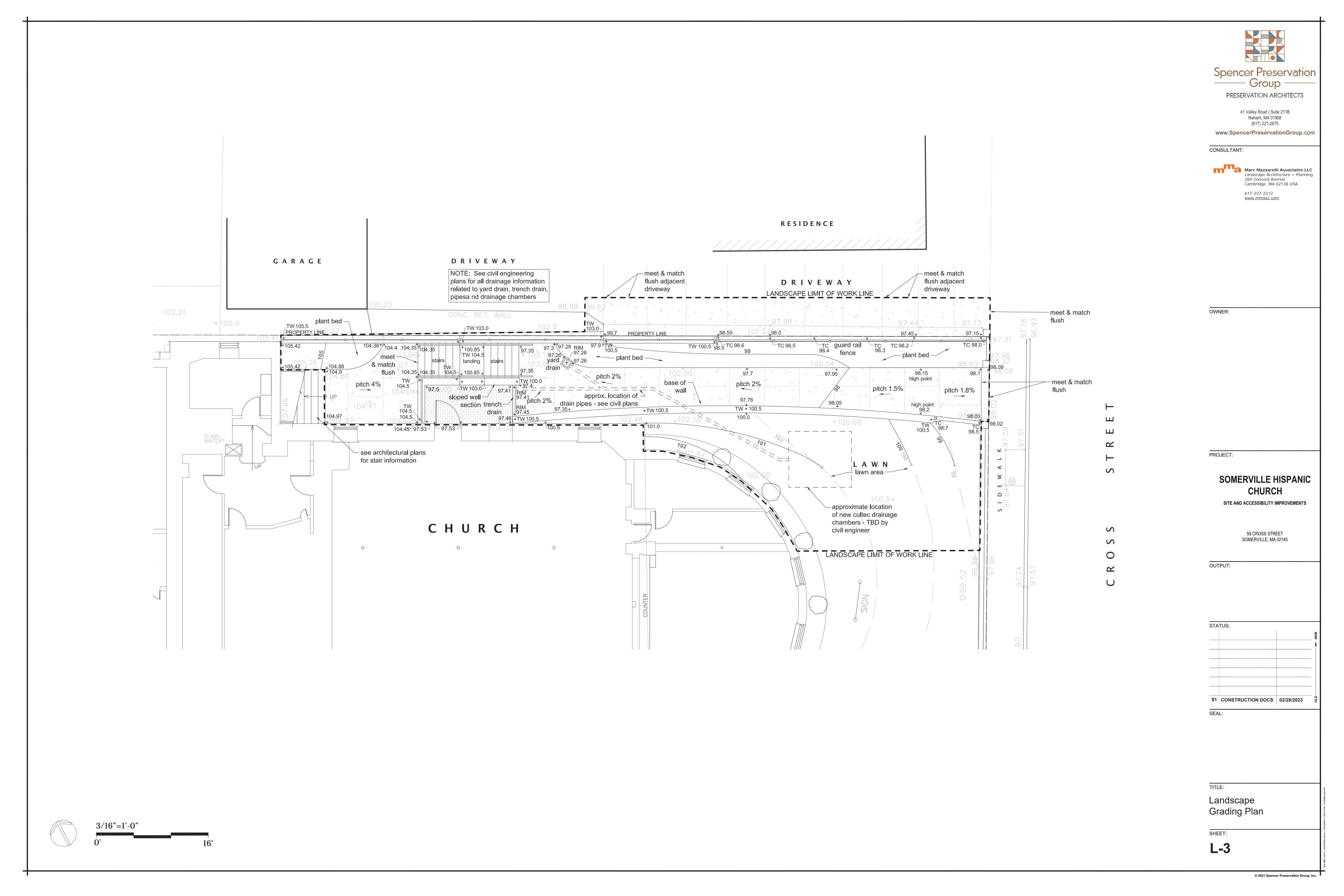
February 28, 2023

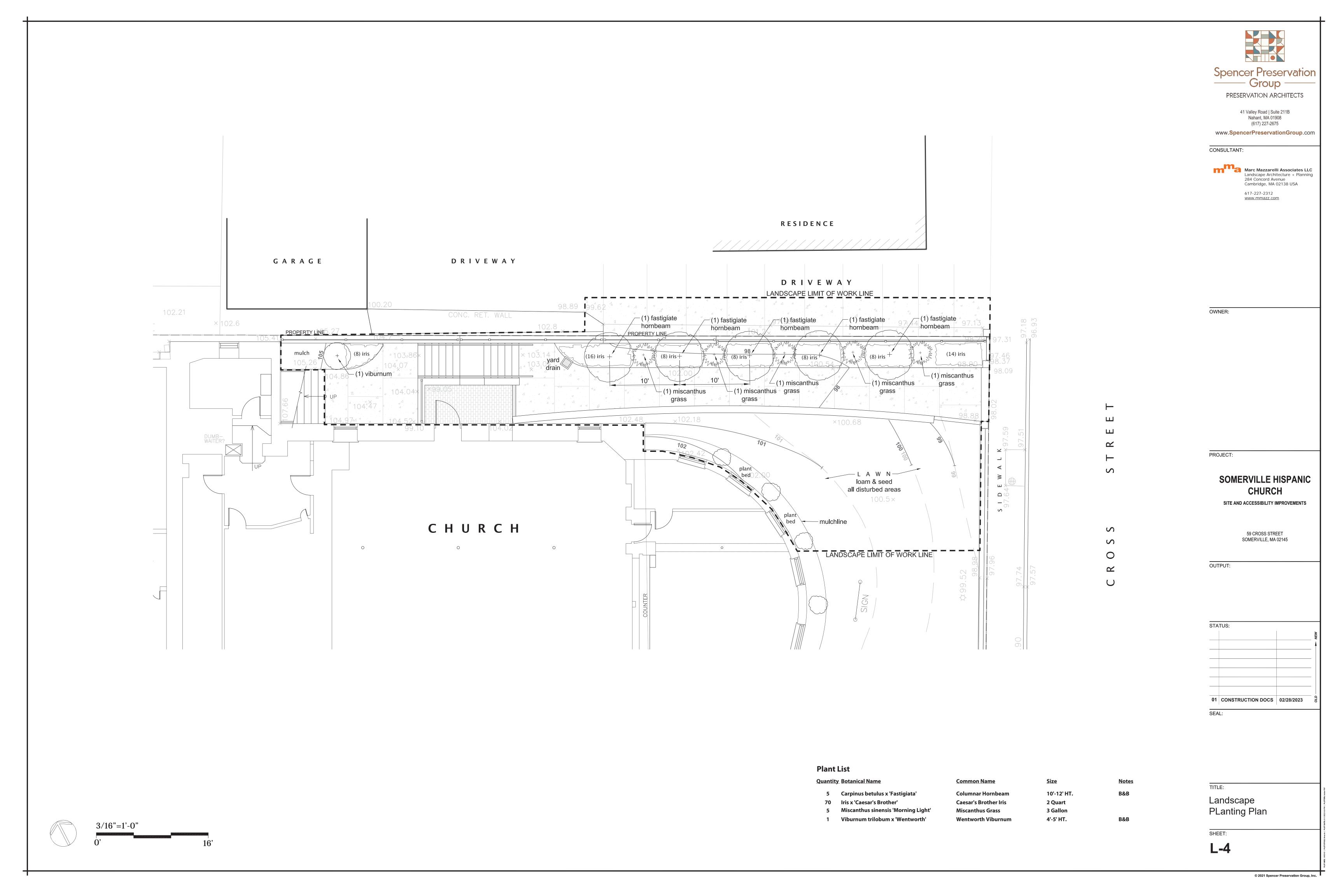


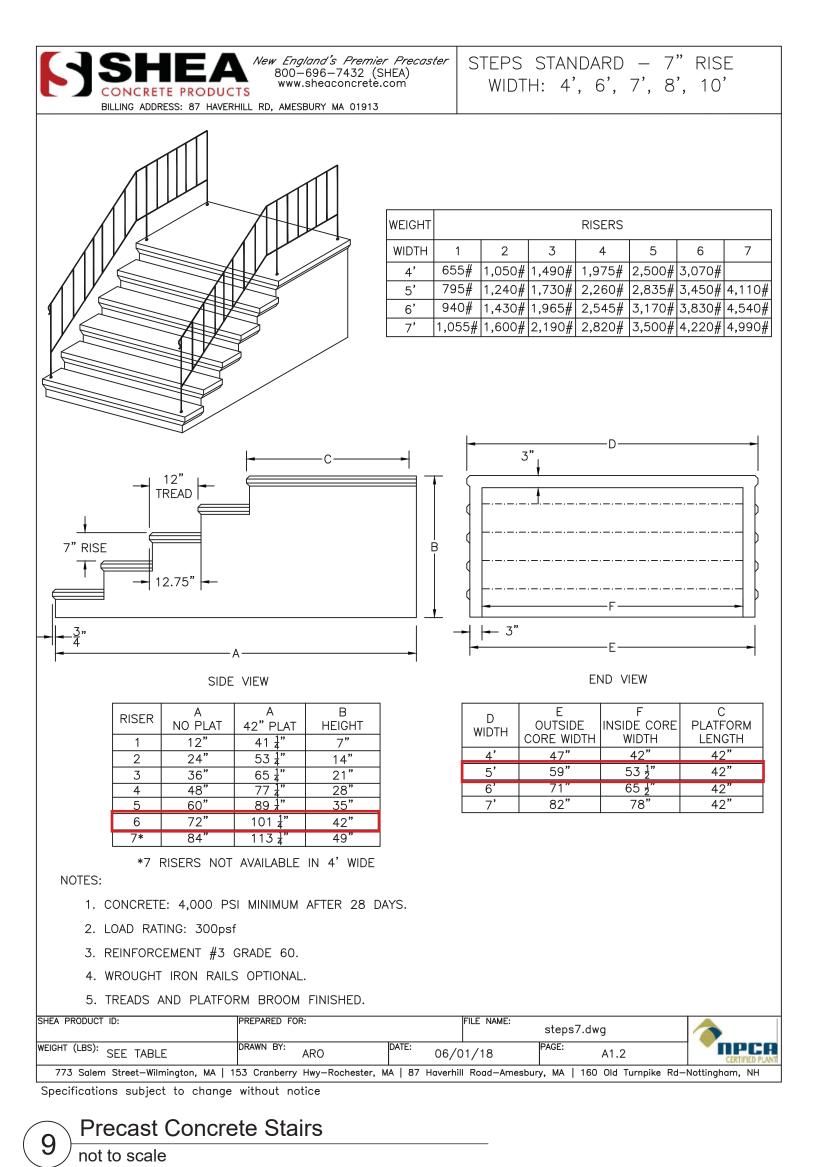


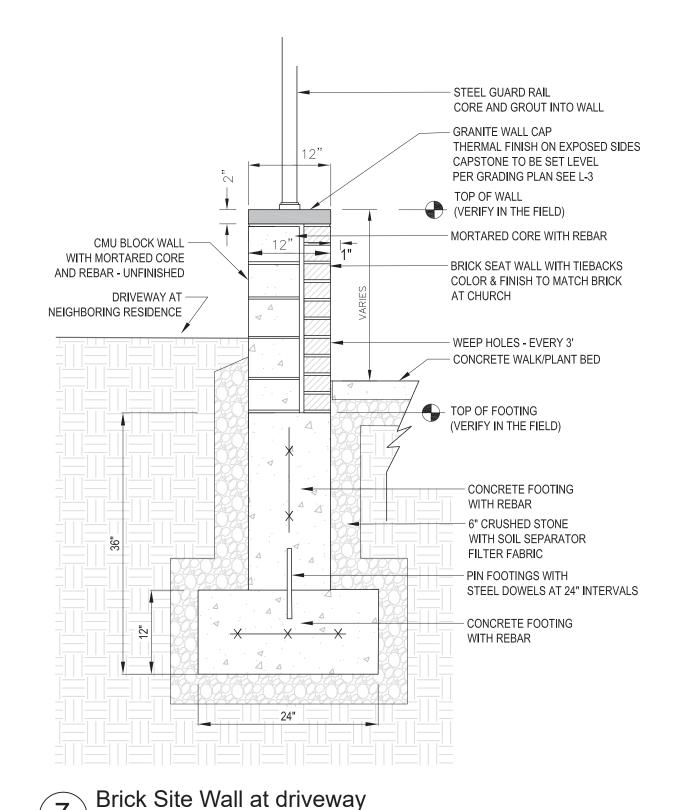


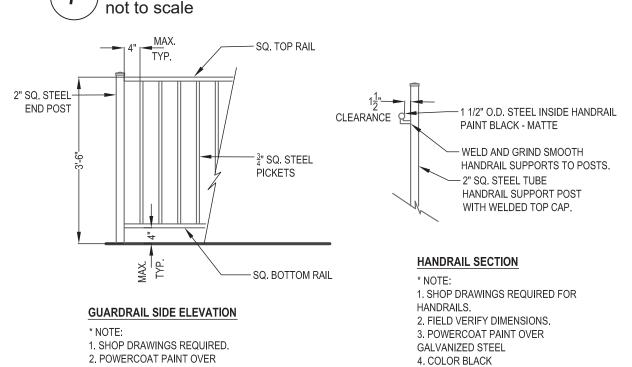






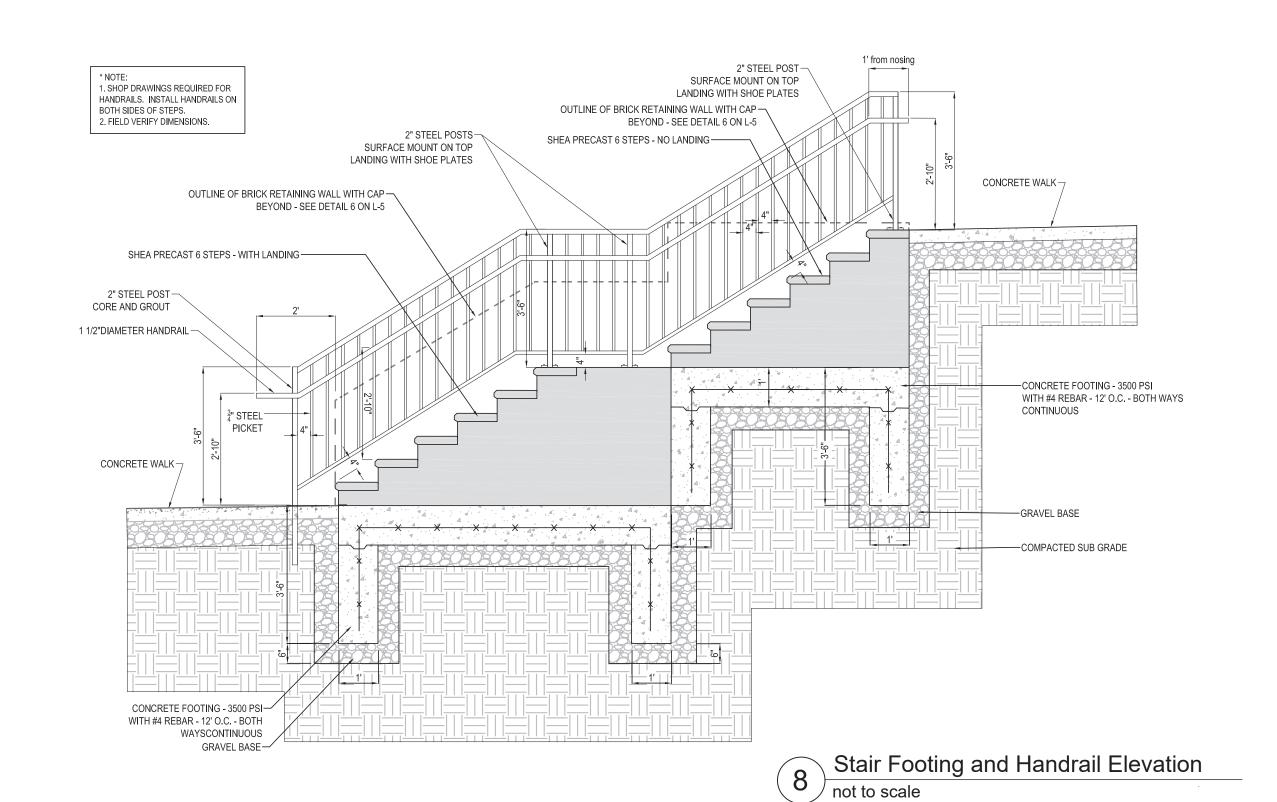


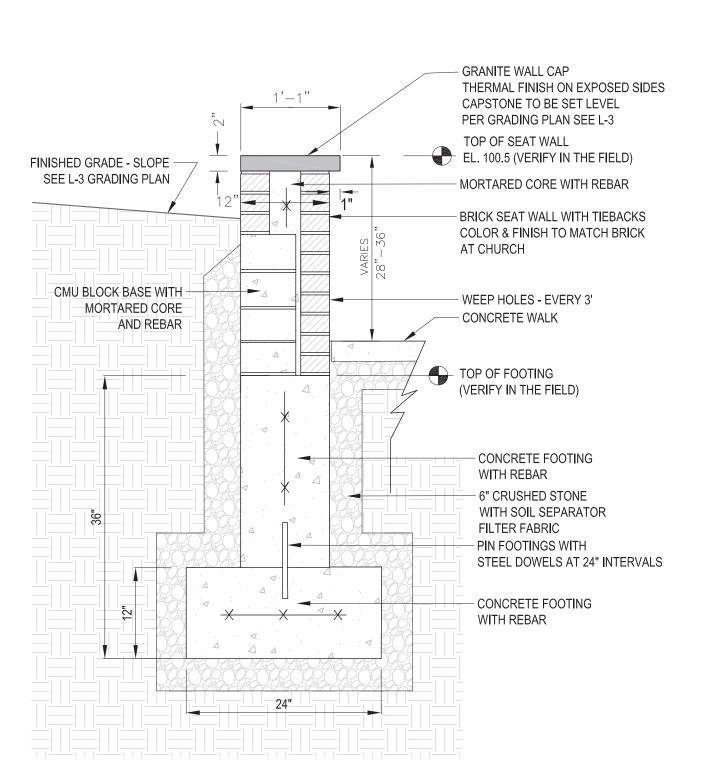




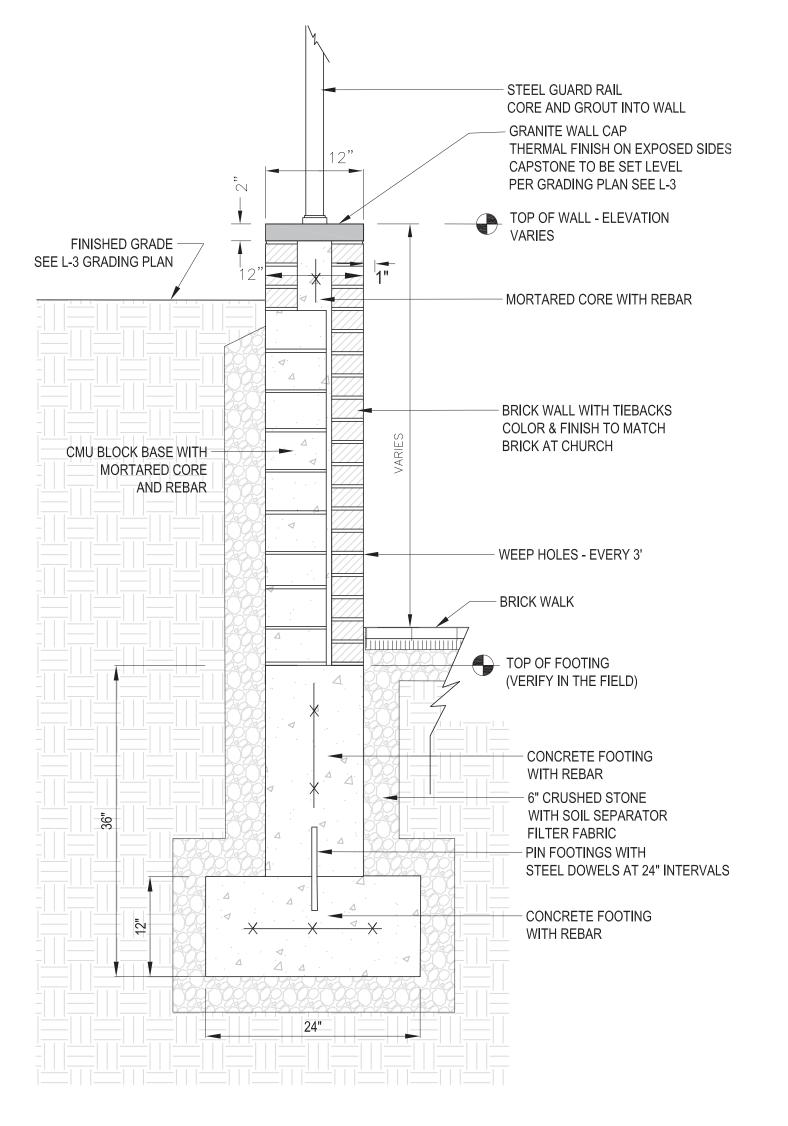
Guardrail dimensions / Handrail section not to scale

GALVANIZED STEEL 3. COLOR BLACK

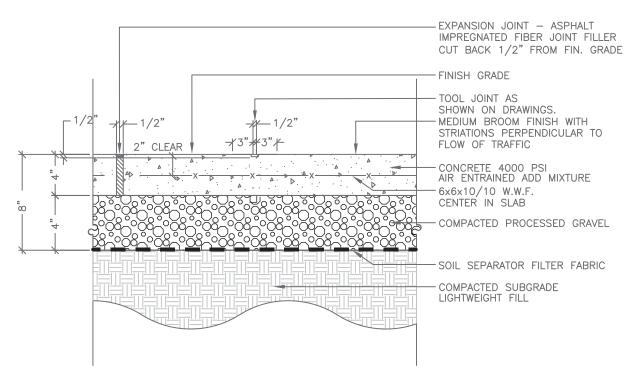




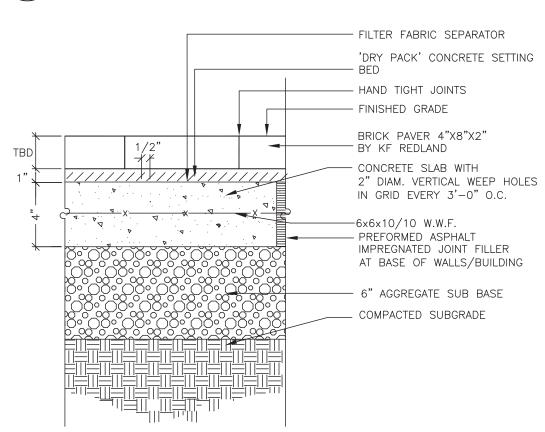
5 Brick Seat wall not to scale



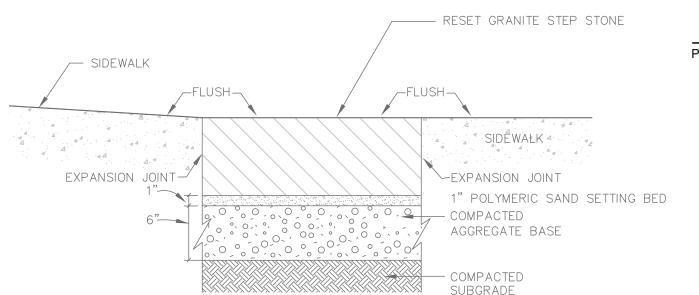
Brick Retaining Wall
not to scale



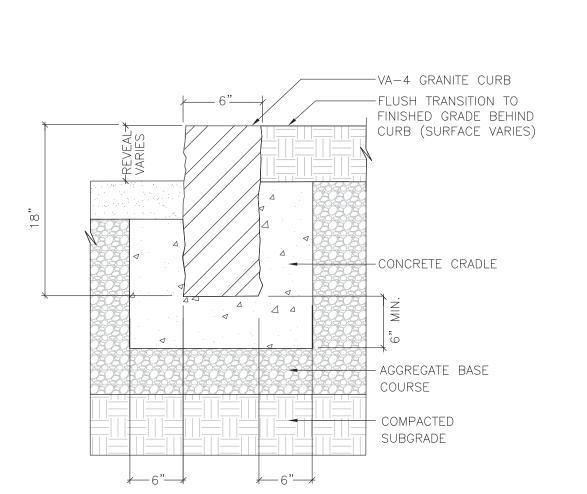
1 Concrete Walk not to scale



Prick Walk not to scale



Granite pavers
not to scale



Granite Curb
not to scale

Spencer Preservation
— Group

PRESERVATION ARCHITECTS

Nahant, MA 01908 (617) 227-2675 www.**SpencerPreservationGroup**.com

41 Valley Road | Suite 211B

CONSULTANT:

Marc Mazzarelli Associates LLC Landscape Architecture + Planning 284 Concord Avenue Cambridge, MA 02138 USA

> 617-227-2312 www.mmazz.com

OWNER:

PROJECT:

SOMERVILLE HISPANIC CHURCH

SITE AND ACCESSIBILITY IMPROVEMENTS

59 CROSS STREET SOMERVILLE, MA 02145

OUTPUT:

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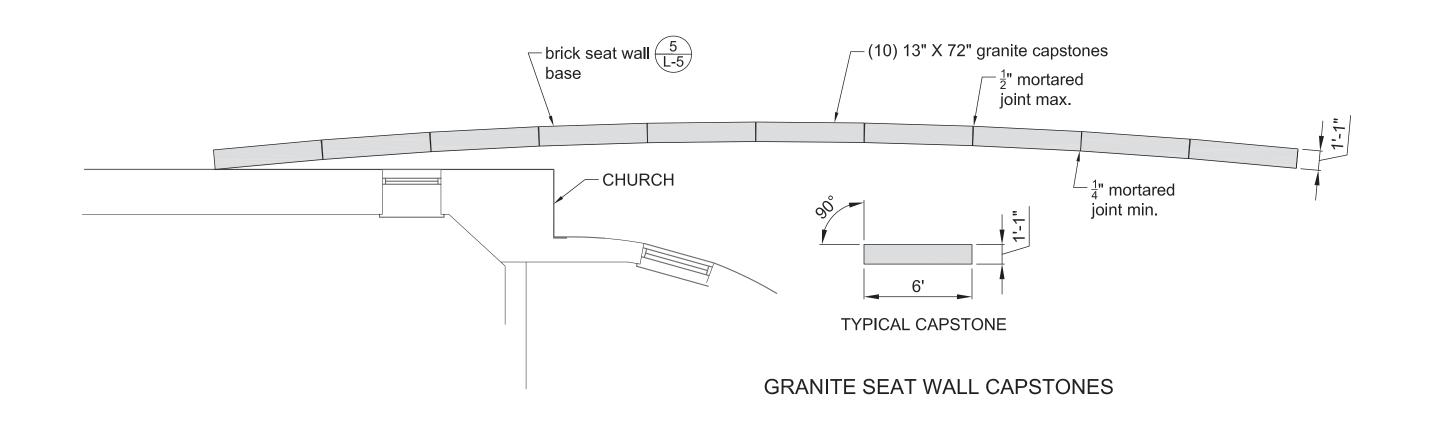
O1 CONSTRUCTION DOCS 02/28/2023

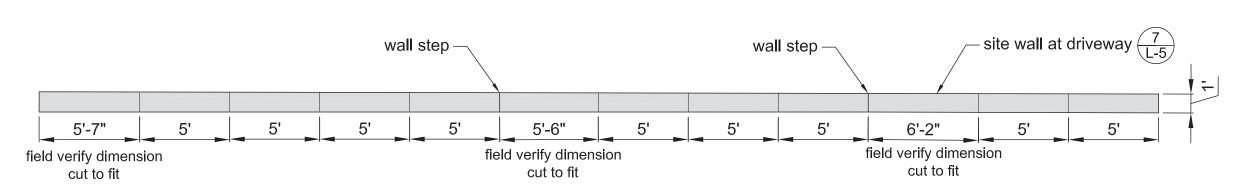
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Landscape Details

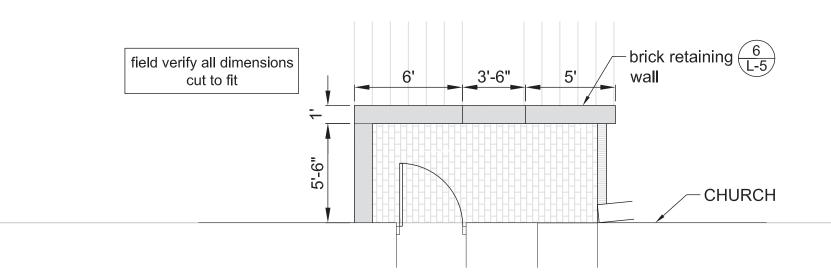
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L-5



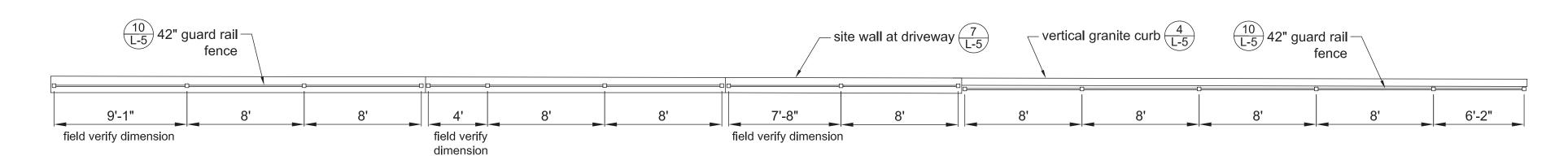


GRANITE WALL CAPSTONES AT DRIVEWAY



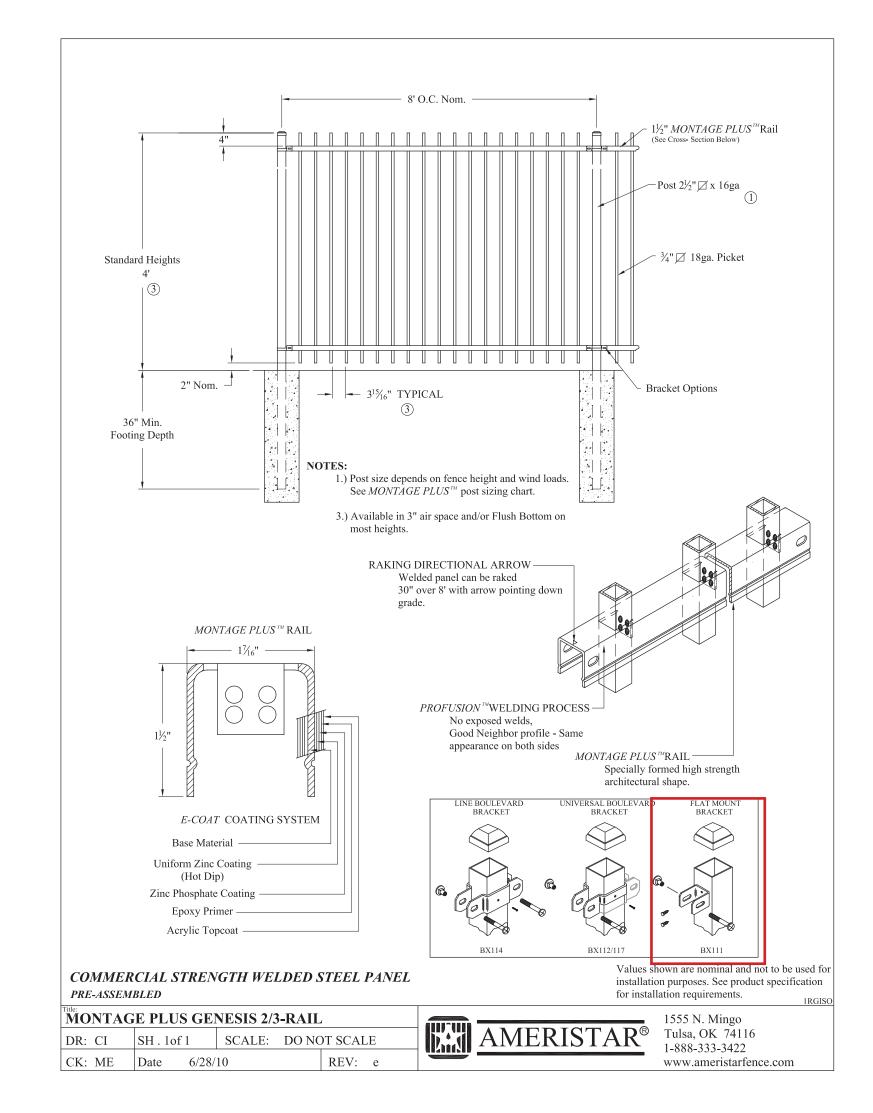
GRANITE WALL CAPSTONES

Granite Capstone Layouts



FENCE/GUARD RAIL ALONG DRIVEWAY

Guardrail / Fence layout along driveway





Construction Notes & Materials Specifications

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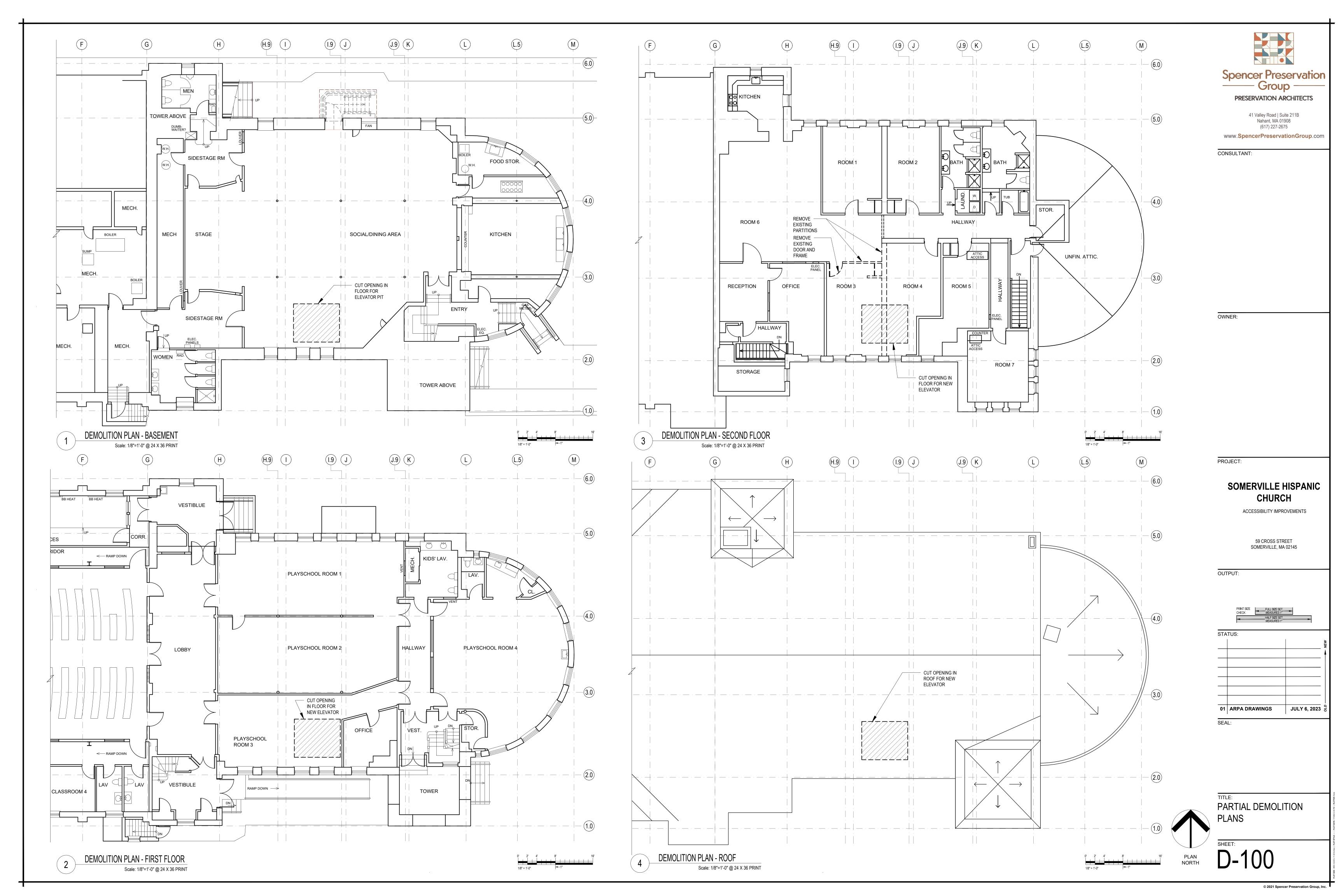
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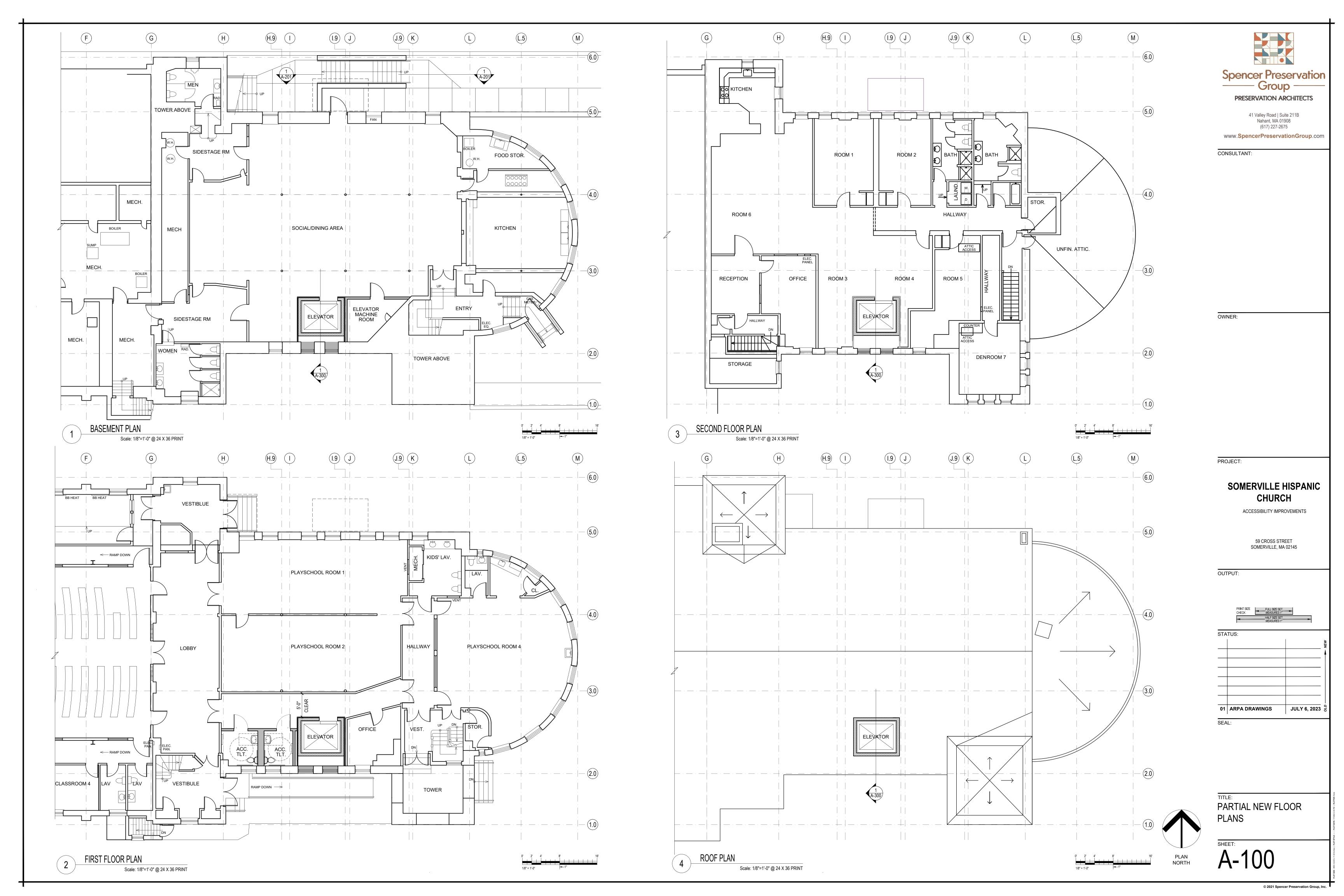
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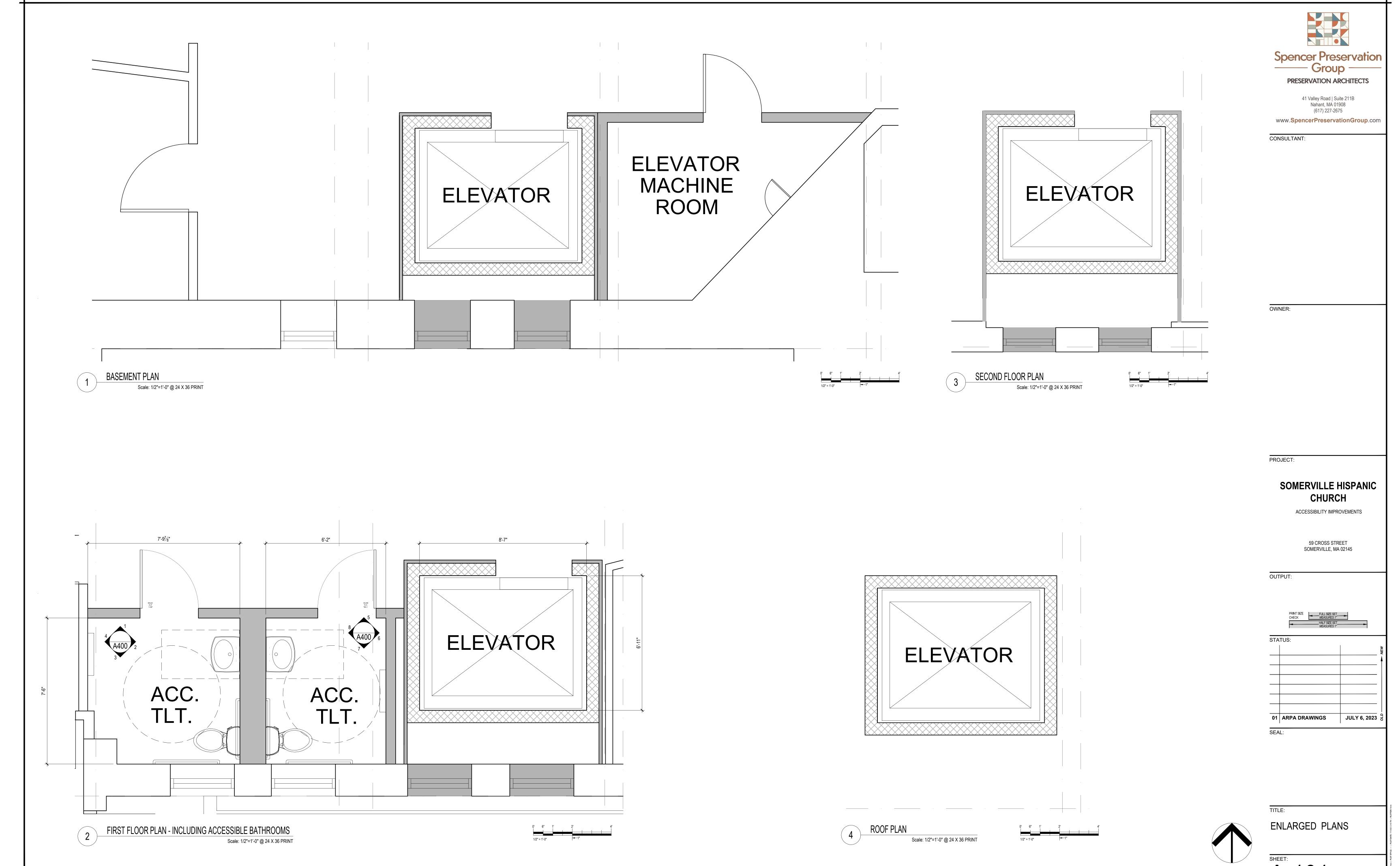
01 CONSTRUCTION DOCS 02/28/2023

Capstone Layouts, Guardrail & Notes

SHEET:









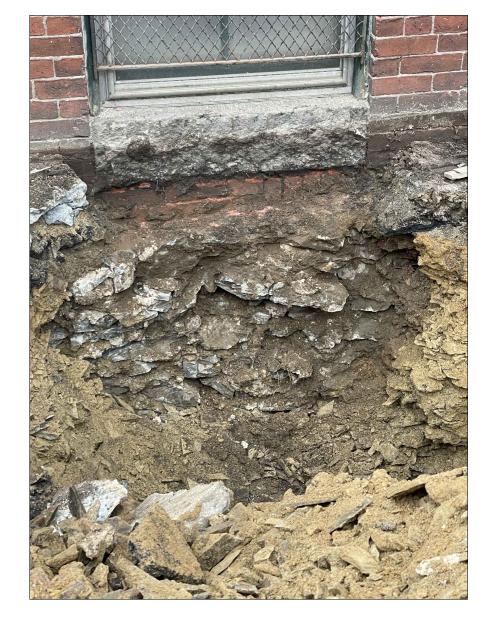




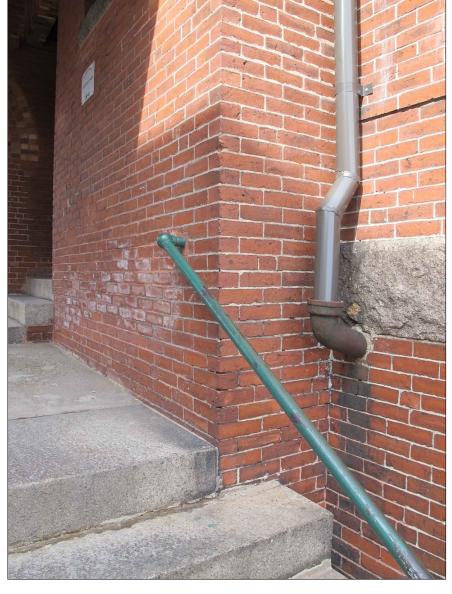
EXISTING RETAINING WALL AT ABUTTER'S PROPERTY (NORTH ELEVATION)



EXISTING RETAINING WALL AT PROPERTY LINE (NORTH ELEVATION)

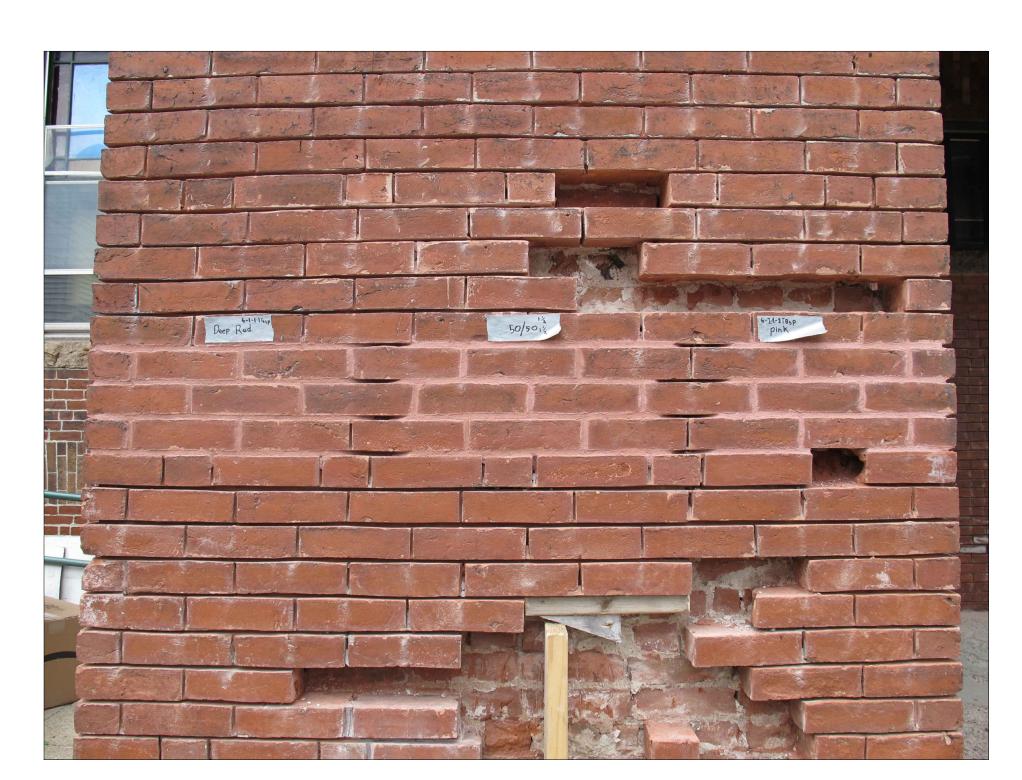


EXPOSED FOUNDATION AT TEST PIT (NORTH ELEVATION)

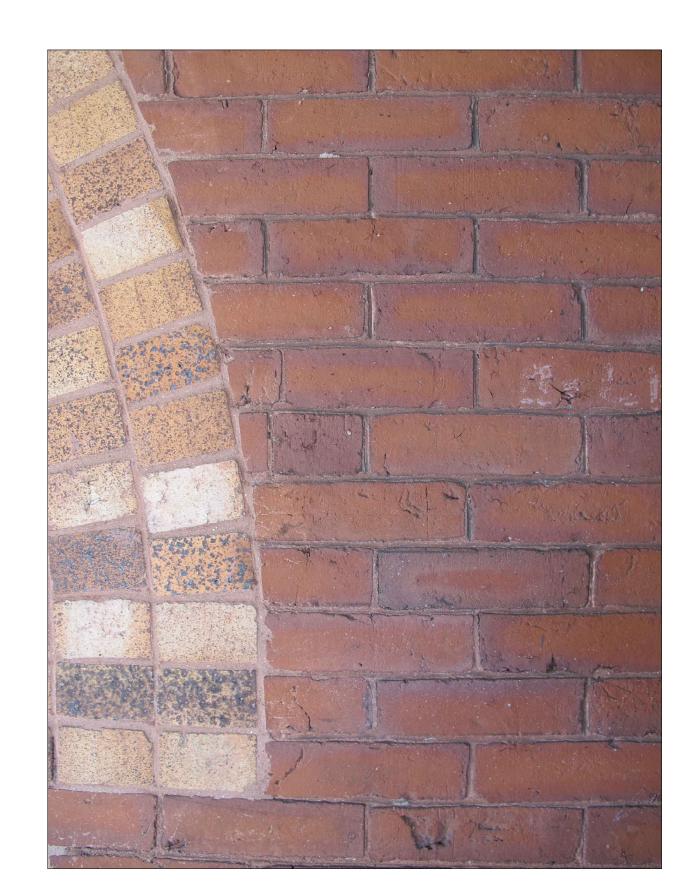


EXISTING GRANITE STEPS AND BELT COURSE (NEW GRANITE CURB TO MATCH)





MASONRY MORTAR COLOR MOCK-UP FROM PREVIOUS WORK



ORIGINAL BRICK AND MORTAR AT BASE OF TOWER (INTERIOR LOCATION PROTECTED FROM WEATHER)



COMPLETED MASONRY WORK AT BASE OF TOWER

(FROM PREVIOUS PHASE OF WORK)

PROJECT:

SOMERVILLE HISPANIC CHURCH

ACCESSIBILITY IMPROVEMENTS

41 Valley Road | Suite 211B Nahant, MA 01908 (617) 227-2675

59 CROSS STREET SOMERVILLE, MA 02145

OUTPUT:

А	108:		
			NEW
			A
1	ARPA DRAWINGS	JULY 6, 2023	OFD

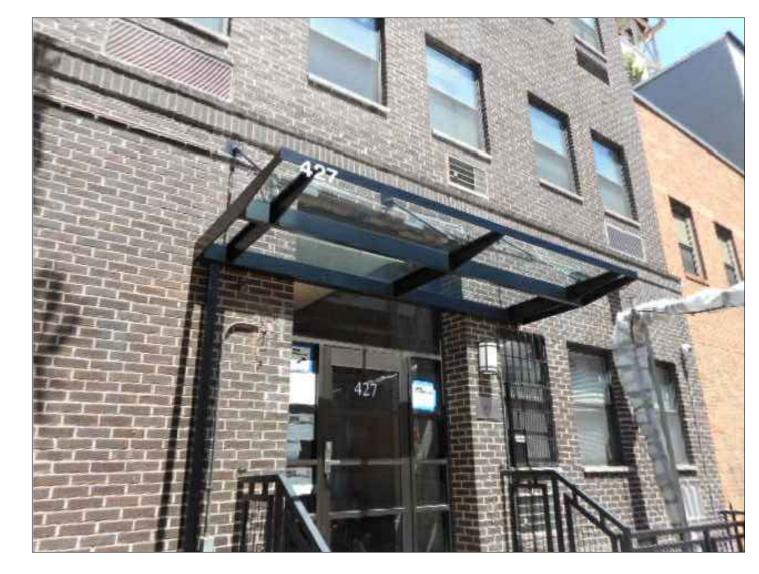
PHOTOGRAPHS

A-202

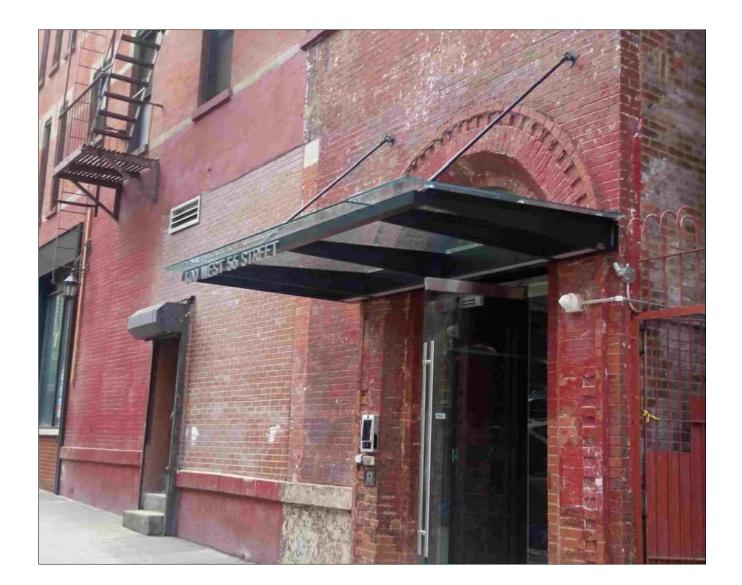




STEEL AND GLASS CANOPY EXAMPLE 1 - ALTERNATE 1 (PROPOSED CANOPY AT NEW ACCESSIBLE ENTRANCE AT NORTH ELEVATION)



STEEL AND GLASS CANOPY EXAMPLE 2 - ALTERNATE 1 (PROPOSED CANOPY AT NEW ACCESSIBLE ENTRANCE AT NORTH ELEVATION)



STEEL AND GLASS CANOPY EXAMPLE 3 - ALTERNATE 1 (PROPOSED CANOPY AT NEW ACCESSIBLE ENTRANCE AT NORTH ELEVATION)



METAL FENCE EXAMPLE (BETWEEN ABUTTER'S PROPERTY AND CHURCH AT NORTH ELEVATION) BASIS OF DESIGN: MANUFACTURER: AMERISTAR, TULSA, OK STYLE: MONTAGE PLUS GENESIS 2/3 RAIL (SEE LANDSCAPE DRAWING L-6.)



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SOMERVILLE HISPANIC CHURCH

ACCESSIBILITY IMPROVEMENTS

59 CROSS STREET SOMERVILLE, MA 02145

JULY 6, 2023

PHOTOGRAPHS

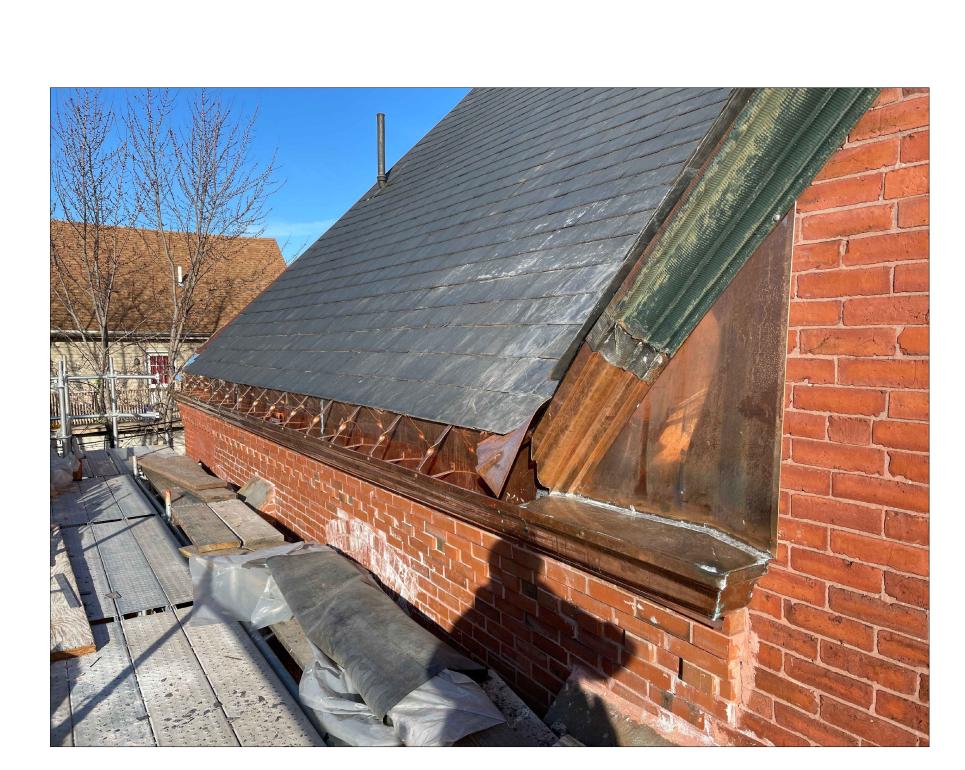
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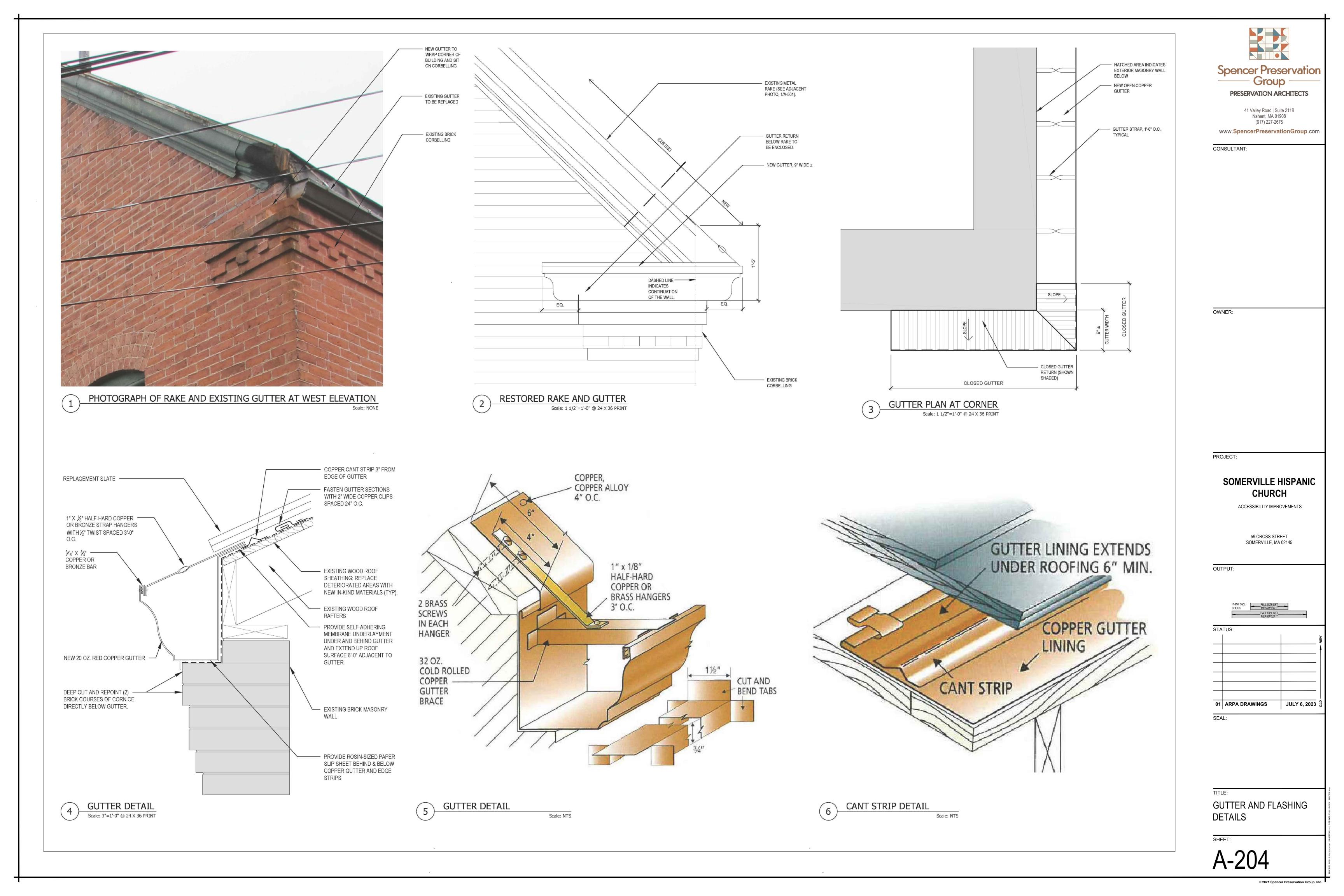


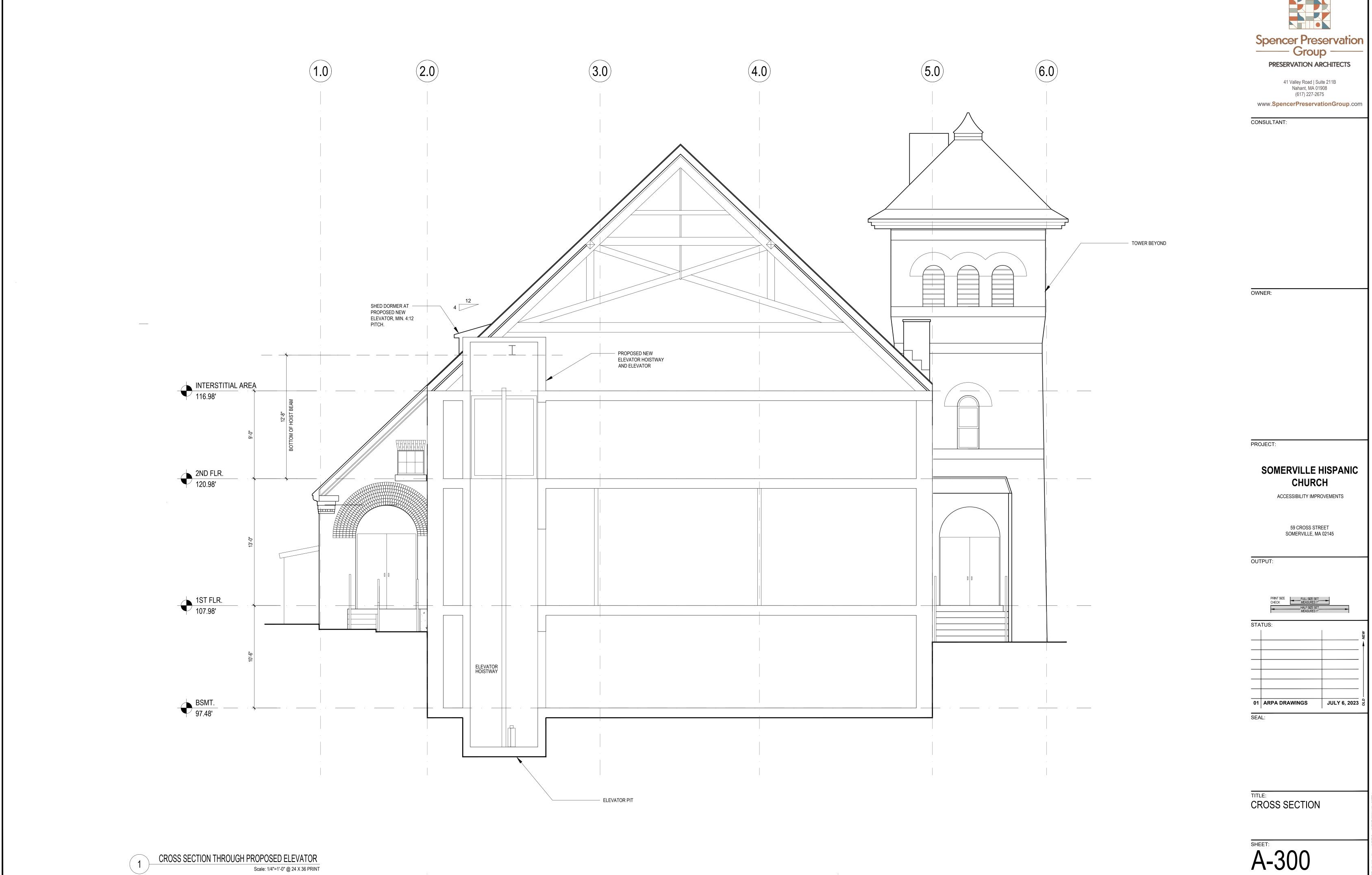
EAST ELEVATION VIEWED FROM THE PUBLIC WAY (AT CROSS STREET) (NOTE: PROPOSED NEW ELEVATOR PENTHOUSE WILL NOT BE VISIBLE FROM THE PUBLIC WAY AND WILL BE HIDDEN FROM VIEW BY THE TOWER .)

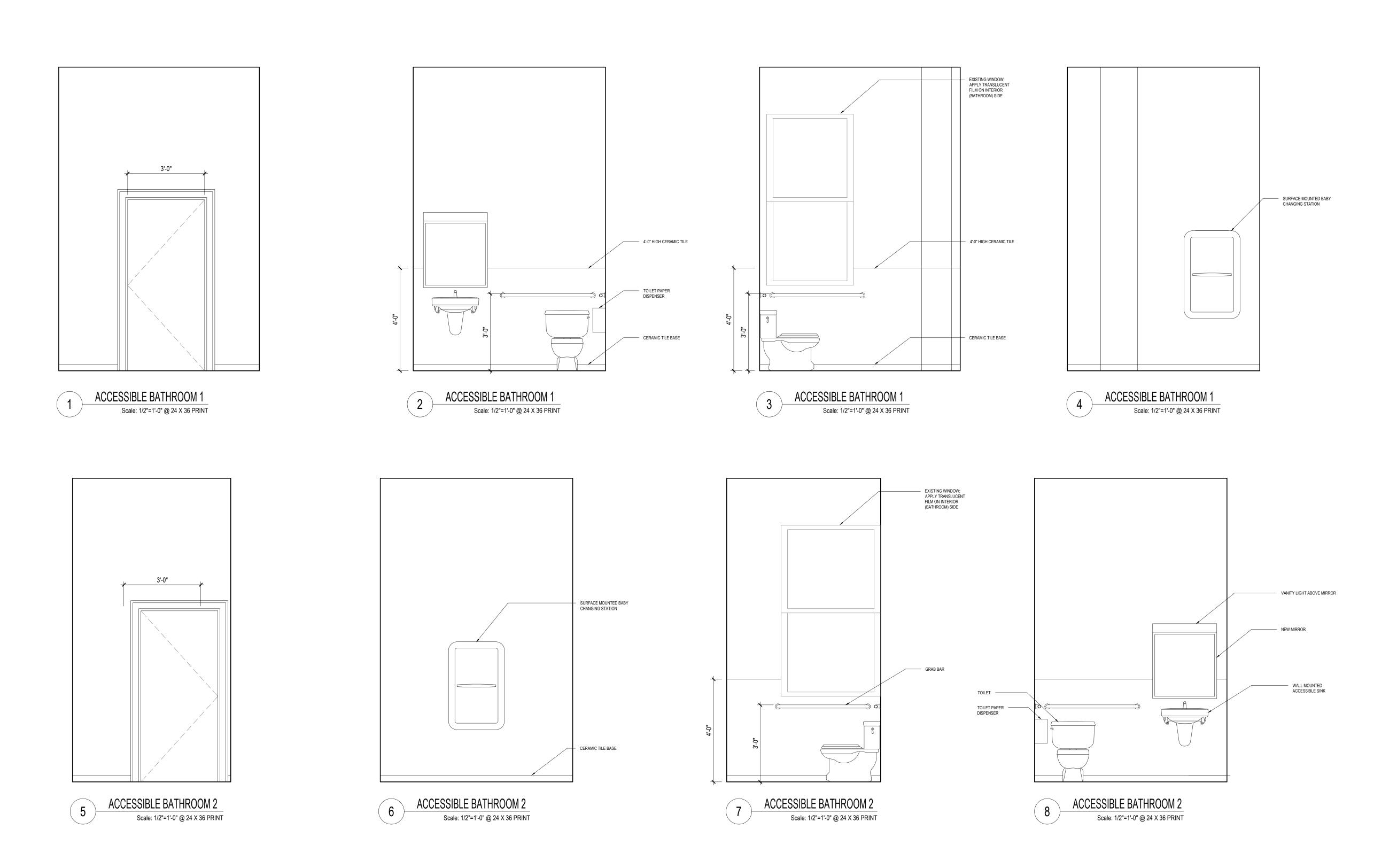
SOUTHWEST GUTTER AND GUTTER RETURN
(THIS WORK WAS UNDERTAKEN IN A PREVIOUS WORK PHASE.)

NEW GUTTER RETURN AT CORNER (THIS WORK WAS UNDERTAKEN IN A PREVIOUS WORK PHASE.)











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SOMERVILLE HISPANIC CHURCH

ACCESSIBILITY IMPROVEMENTS

59 CROSS STREET SOMERVILLE, MA 02145

OUTPUT:

HALF SIZE SET
MEASURES 1"

STATUS:

01 ARPA DRAWINGS JULY 6, 2023 &

SEAL:

TITLE:

INTERIOR ELEVATIONS AT ACCESSIBLE BATHROOMS

A-400

SOMERVILLE HISPANIC CHURCH

EXTERIOR ENVELOPE AND ACCESSIBILITY IMPROVEMENTS - FUNDING CYCLE FY 22

59 CROSS STREET, SOMERVILLE MA 02145

PROJECT TEAM

CIVIL Hancock

Hancock Associates 185 Centre Street Danvers, MA 01923 978.777.3050

LANDSCAPE Mars Marrage

Marc Mazzarelli Associates LLC
Landscape Architecture and Planning
284 Concord Avenue
Cambridge, MA 02138
617.227.2312

ARCHITECT

Spencer Preservation Group 41 Valley Road Suite 211B Nahant, MA 01908 617.227.2675

DRAWING INDEX

CIVIL:

EC-1 SITE SURVEY/EXISTING CONDITIONS PLAN

SKETCHES

SK-1 EXISTING BASEMENT PLAN WITH SPOT ELEVATIONS SK-2 DEMOLITION SITE SECTION SK-3 PROPOSED SITE SECTION

LANDSCAP

L-1 SITE PREPARATION PLAN

L-2 LANDSCAPE LAYOUT & MATERIALS PLAN

L-3 LANDSCAPE GRADING PLAN
L-4 LANDSCAPE PLANTING PLAN

L-5 LANDSCAPE DETAILS

L-6 CAPSTONE LAYOUTS, GUARDRAIL & NOTES

ARCHITECTURAL:

A-000 TITLE SHEET

D-100 BASEMENT DEMOLITION PLAN
A-101 BASEMENT PLAN - NEW WORK

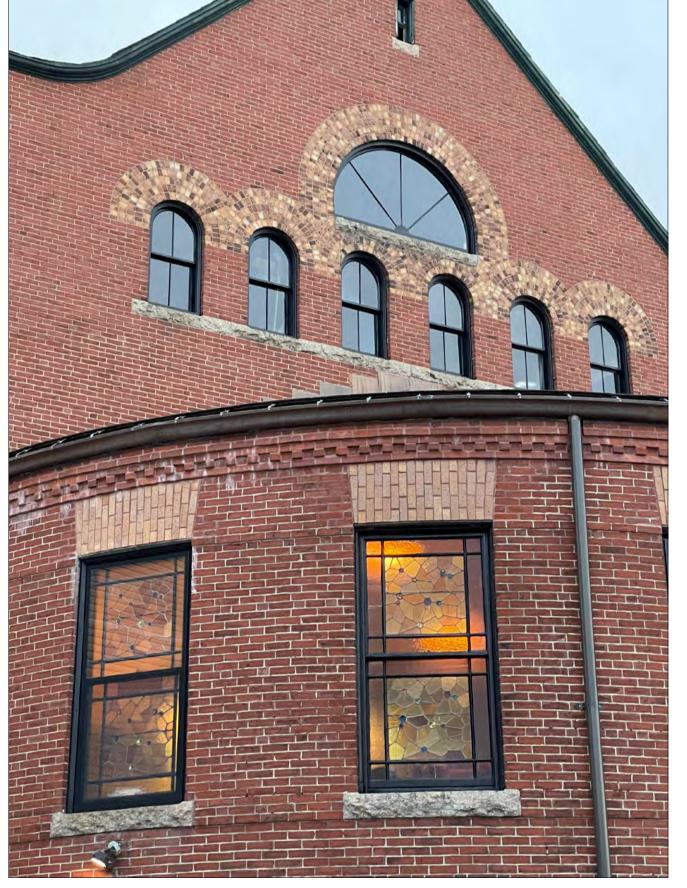
A-101 BASEMENT FLAN - NEW WORK

A-102 SECOND FLOOR PLAN - NEW WORK

A-200 EXTERIOR ELEVATION - WINDOW WORK A-201 EXTERIOR ELEVATION AND DETAILS







2 EAST ELEVATION - RESTORED WINDOWS AT APSE

WORK SCOPE:



- Provide new accessible ramp from sidewalk to basement entry at north side.
- Modify existing basement entry door and frame
- Raise floor in Social Hall to match Kitchen, Stage, Food Pantry, and new accessible north entry.
- Provide new concrete foundation pad for future elevator and elevator hoistway.



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EXTERIOR ENVELOPE AND ACCESSIBILITY

59 CROSS STREET SOMERVILLE, MA 02145

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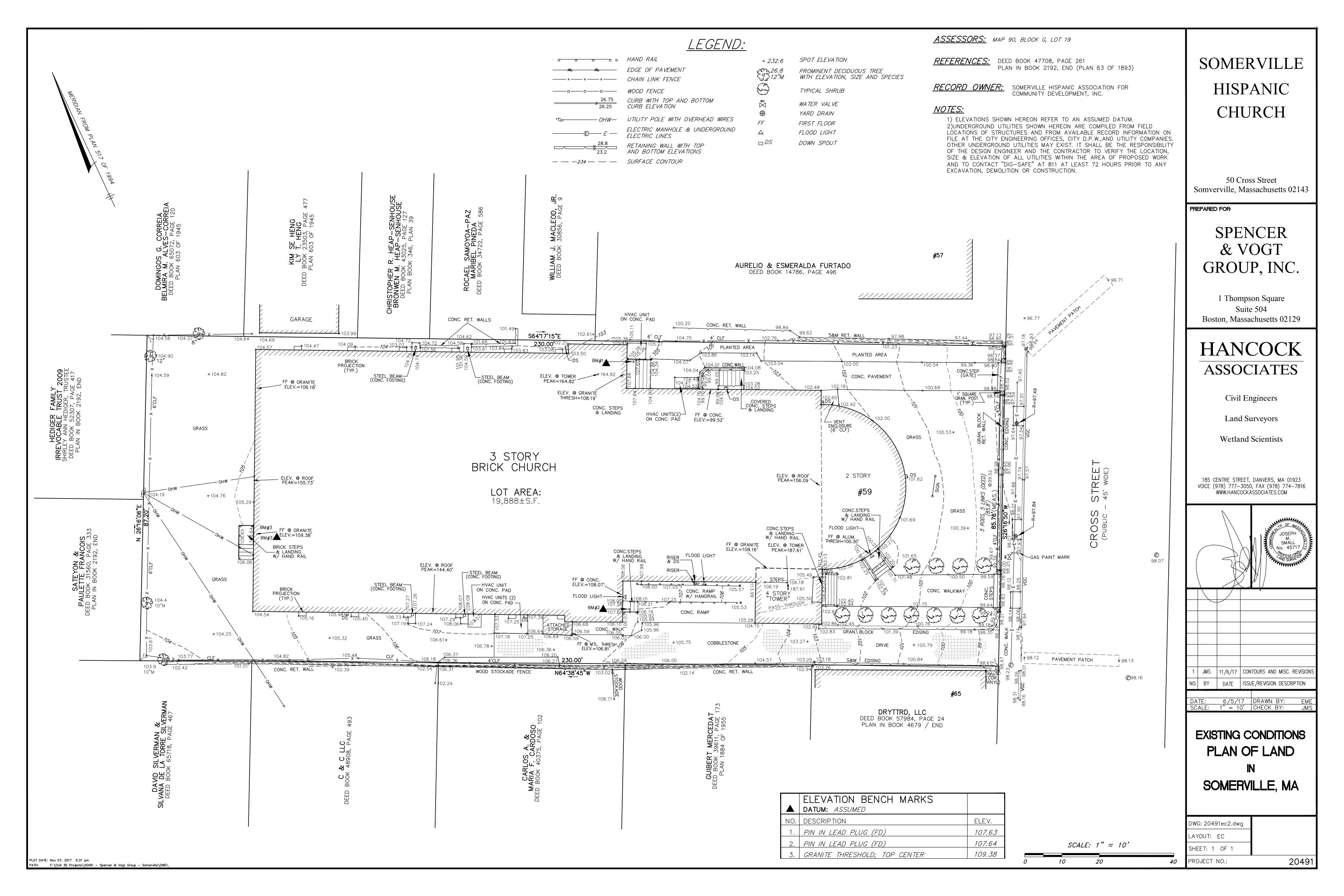
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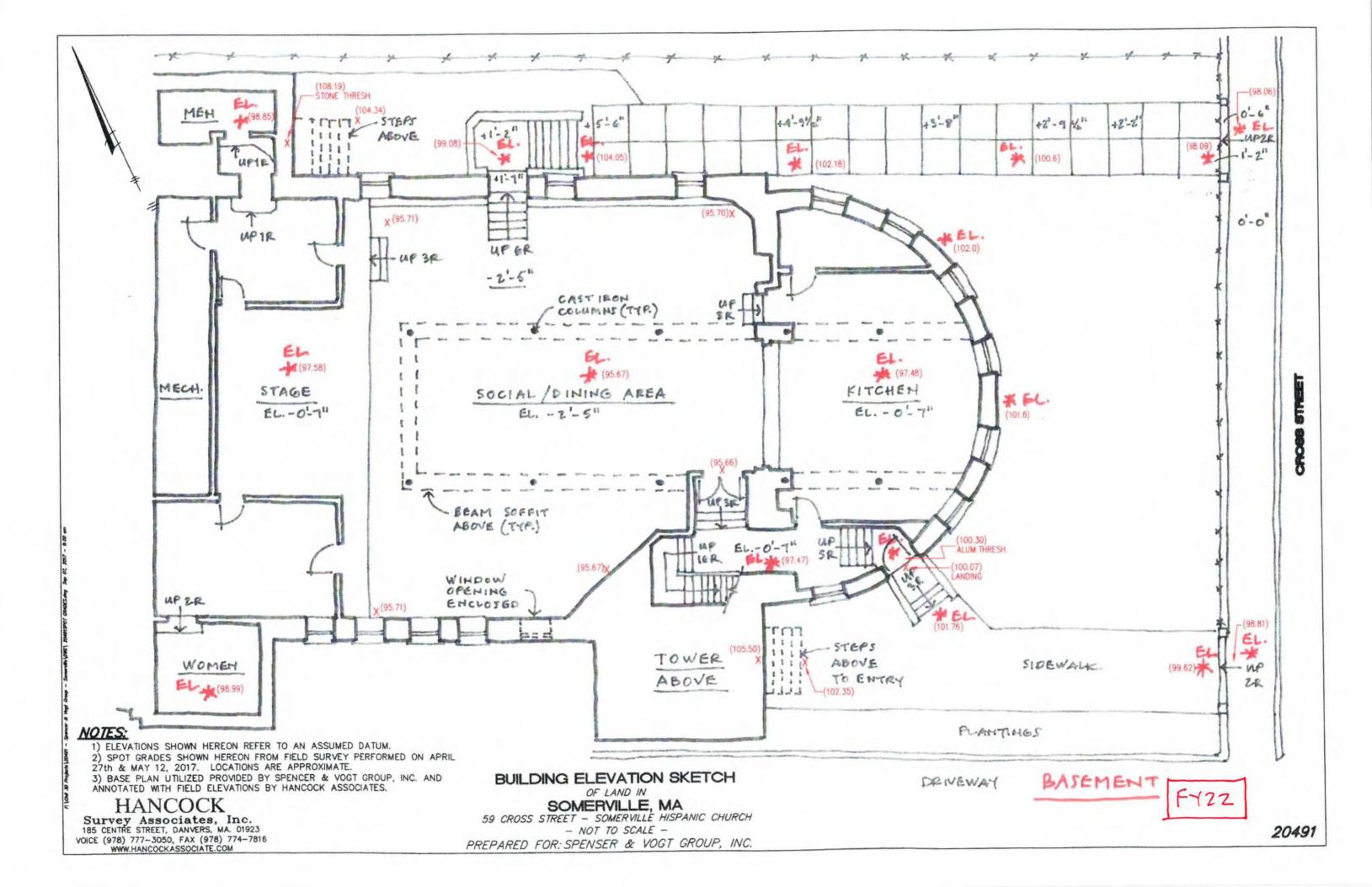
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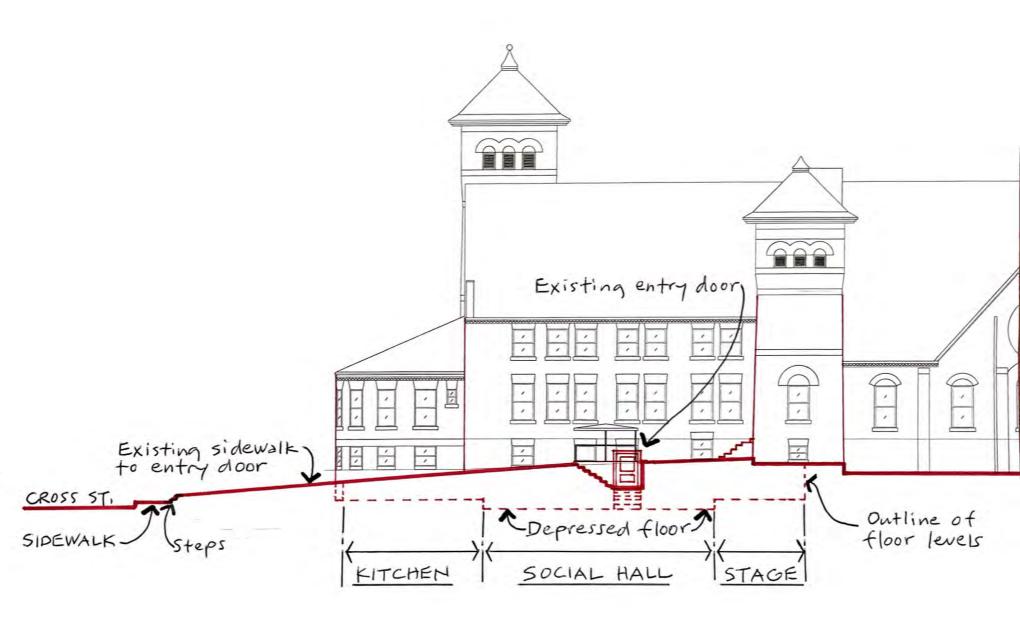
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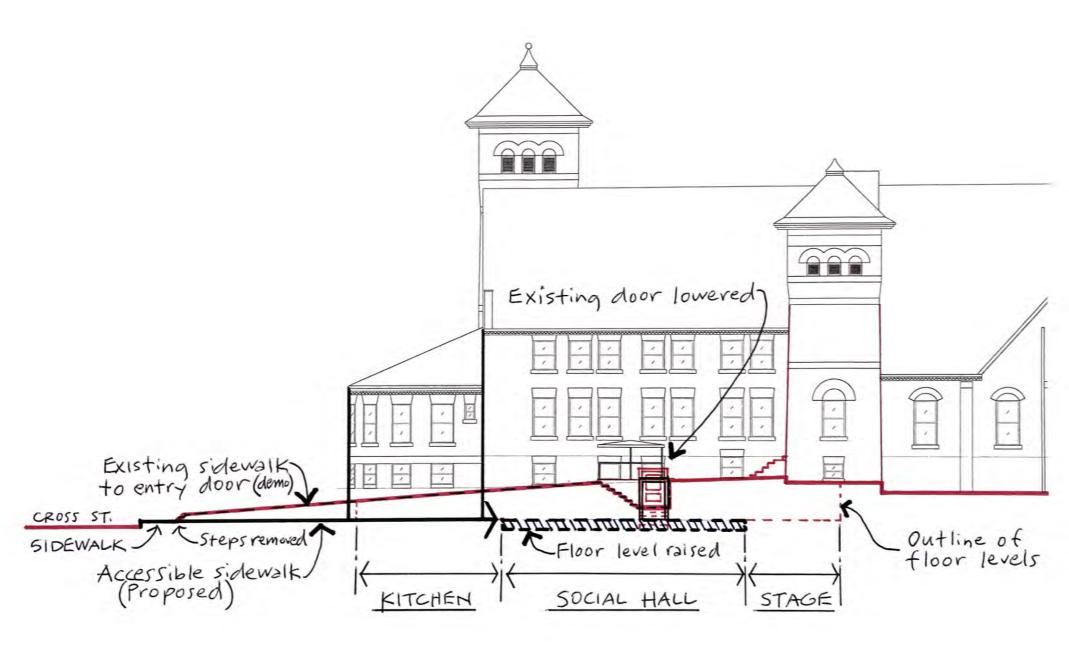
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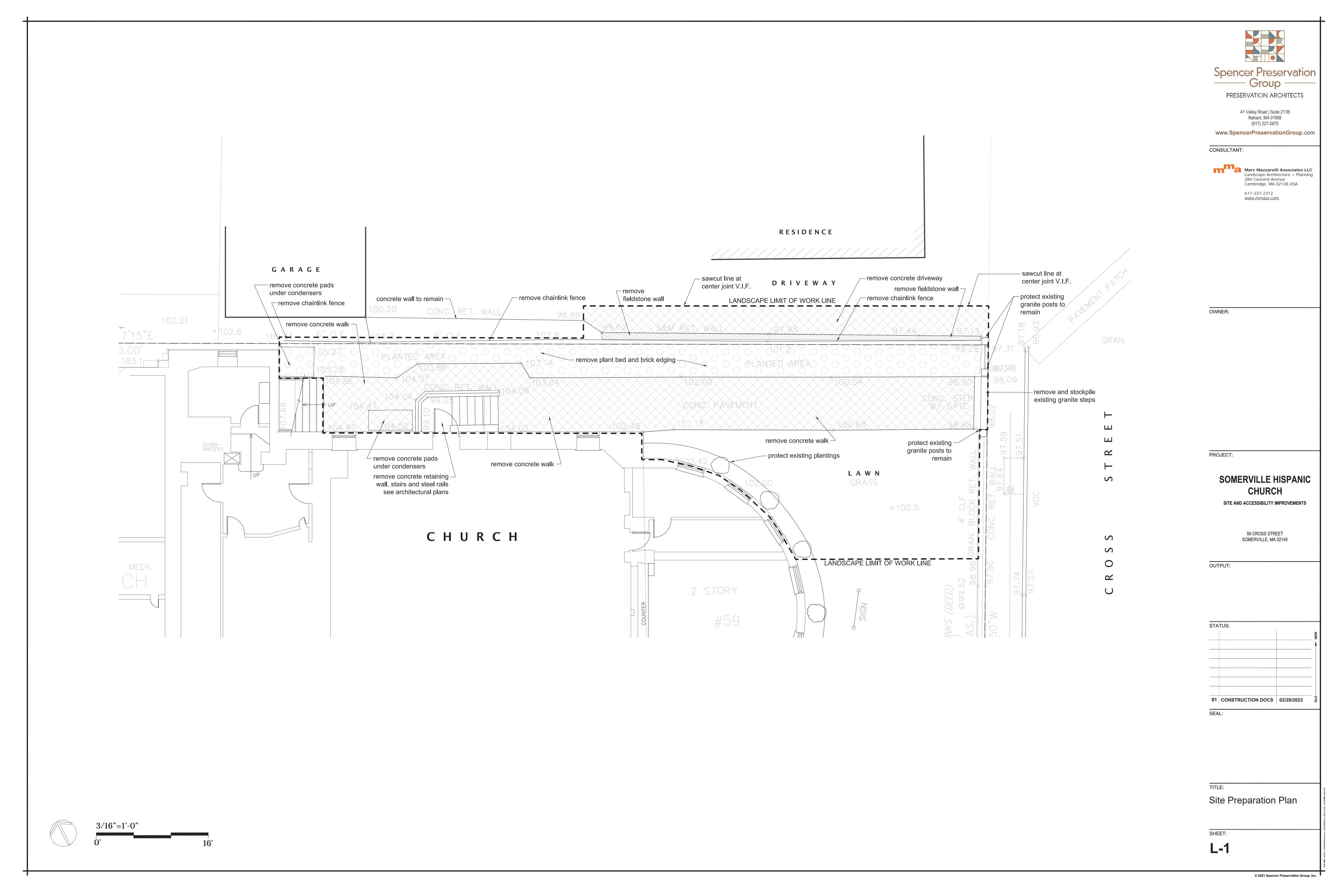
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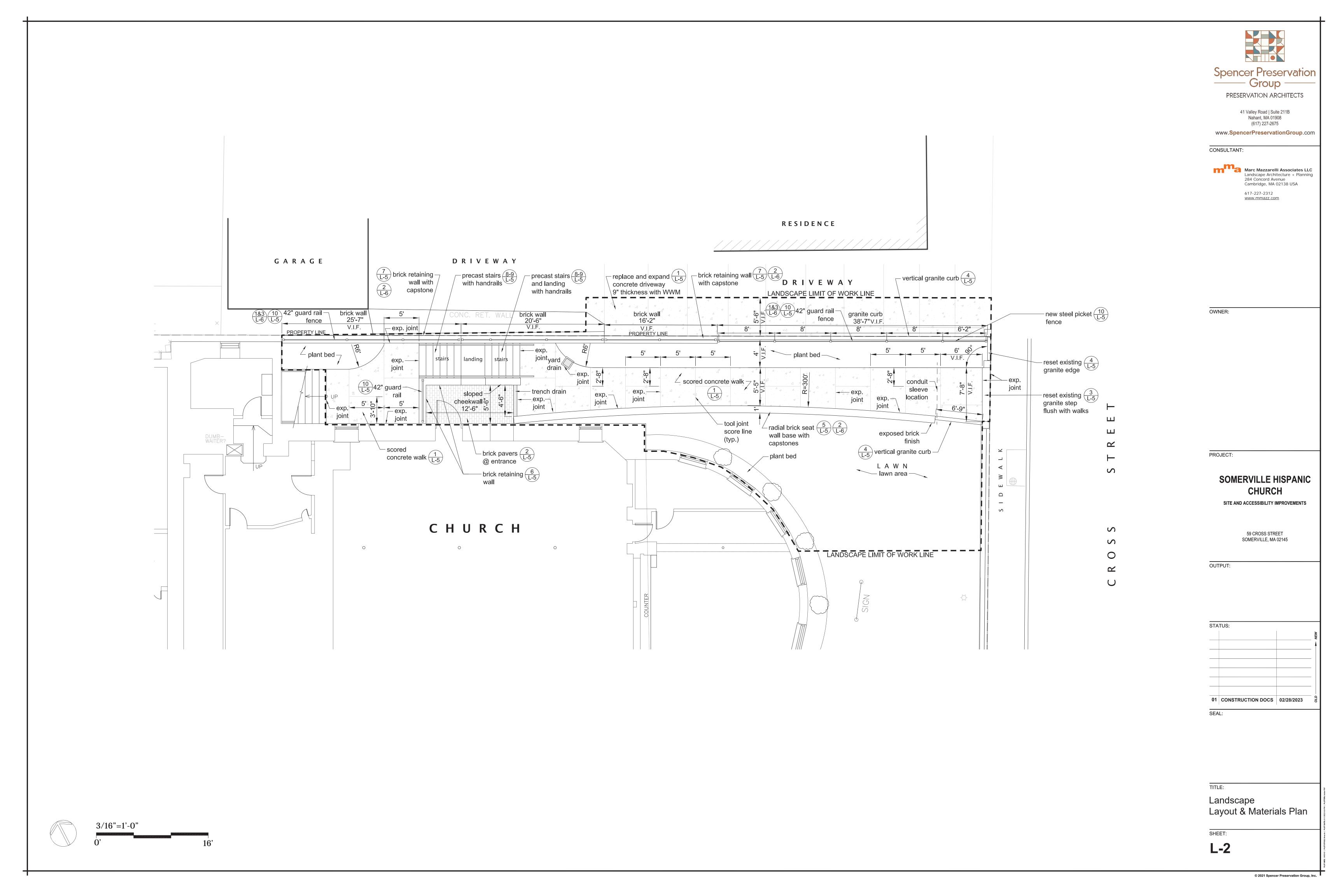


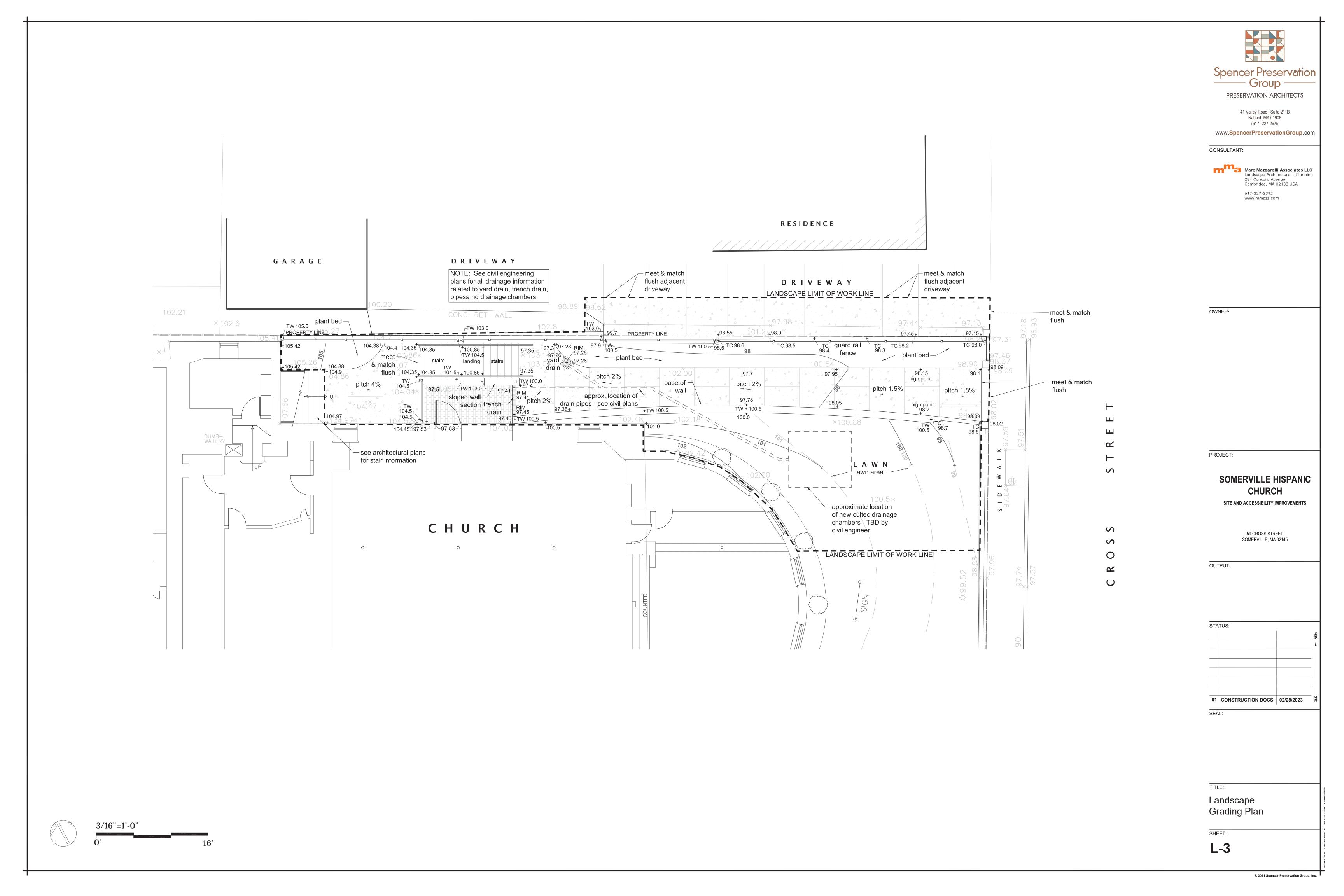


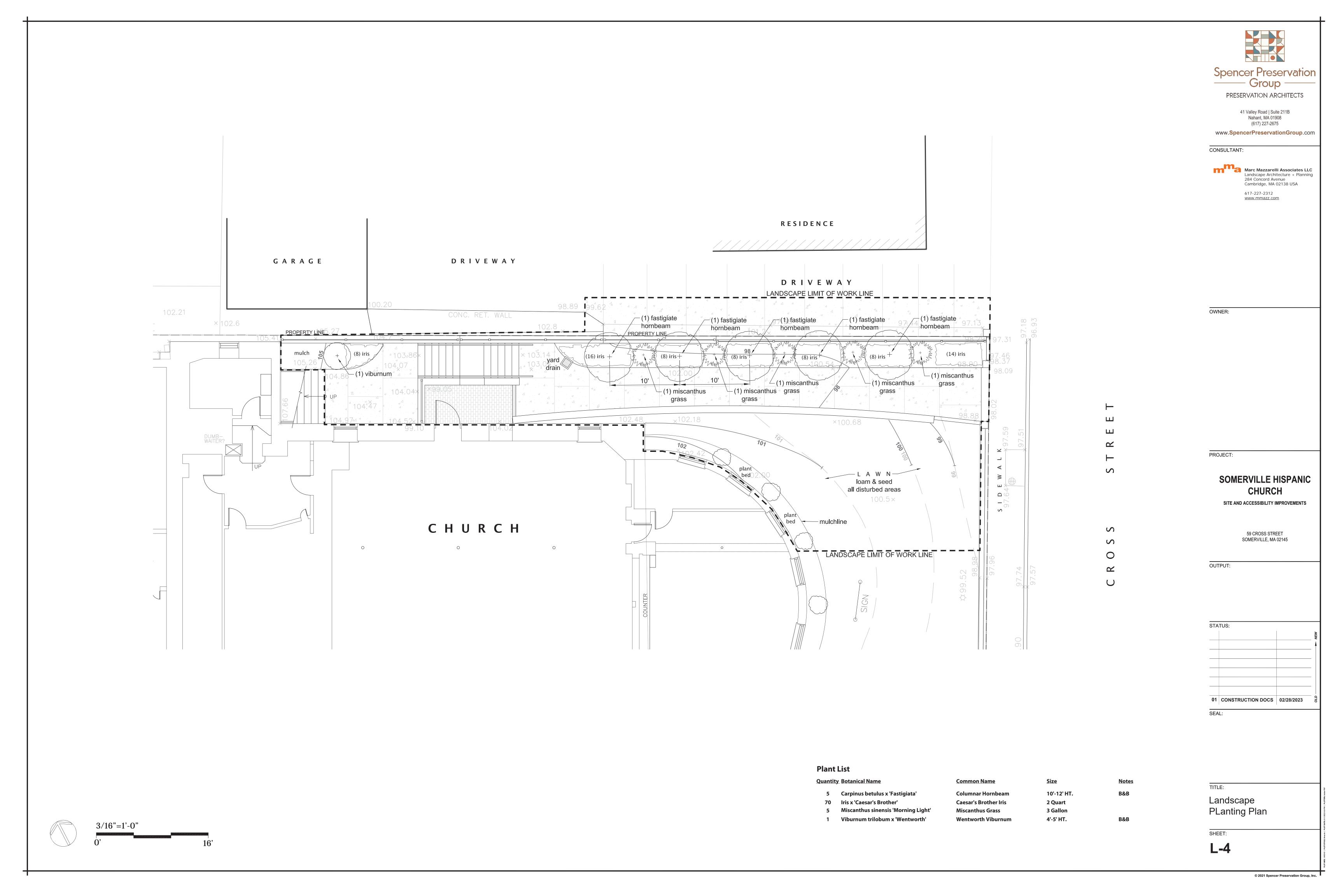


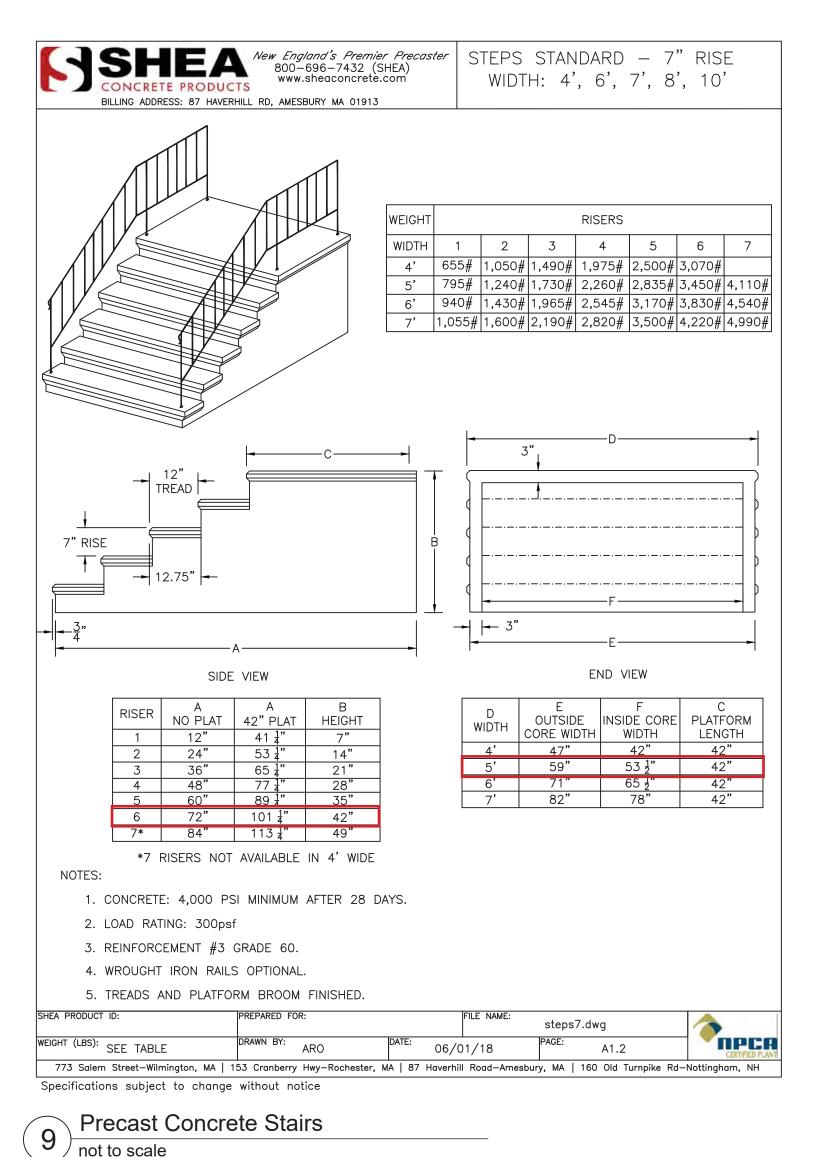


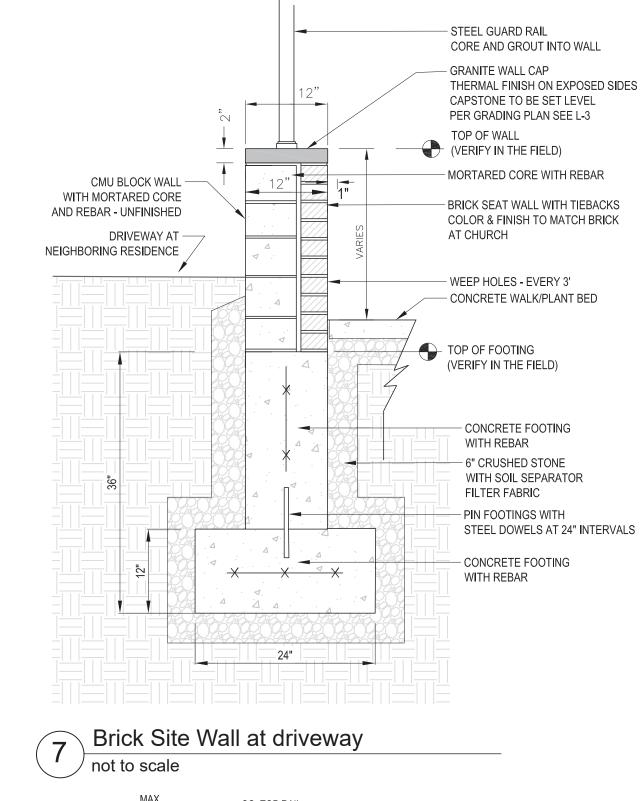


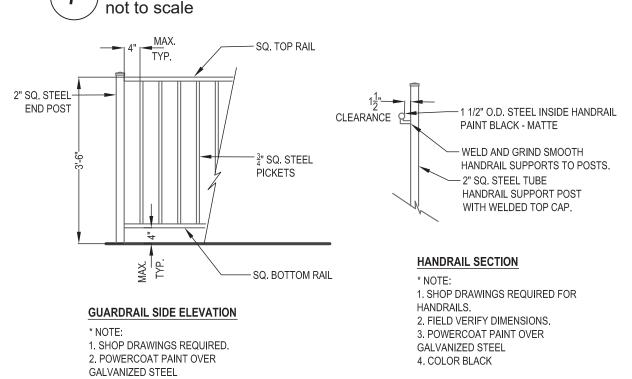






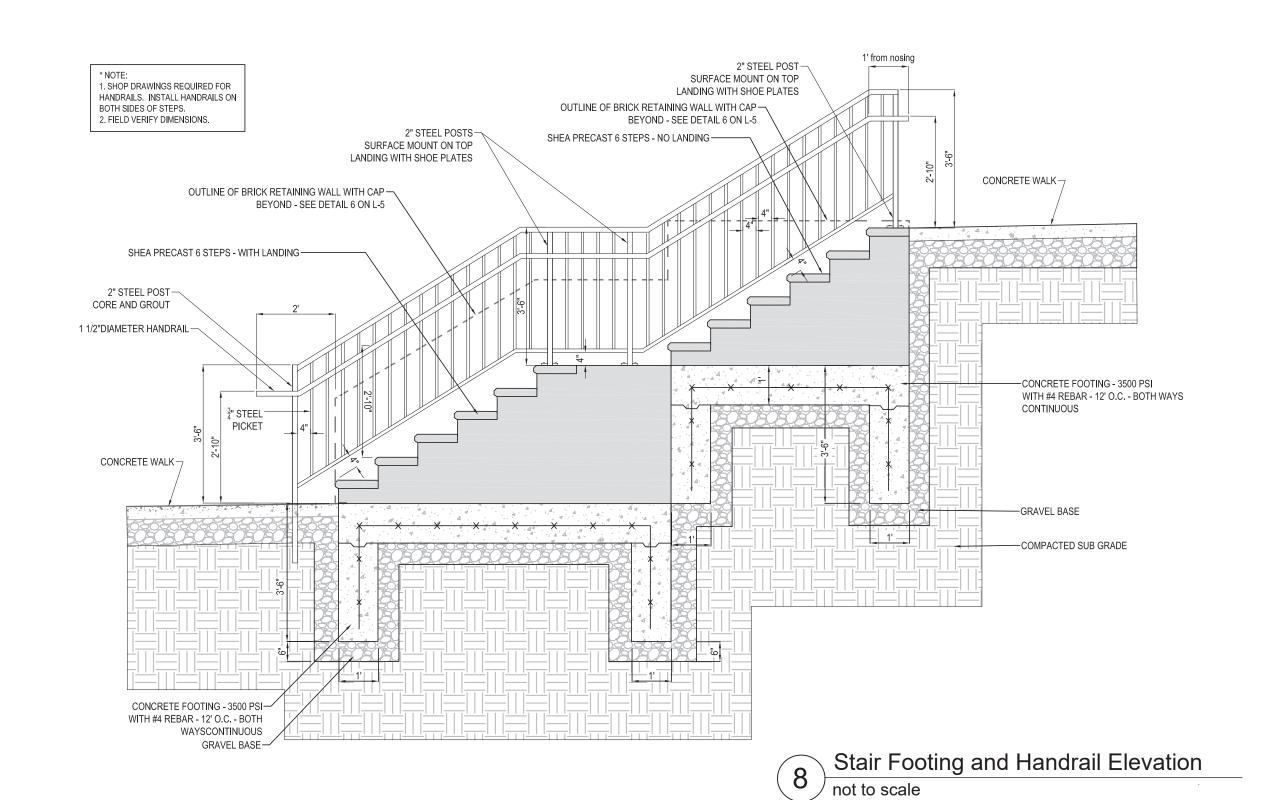


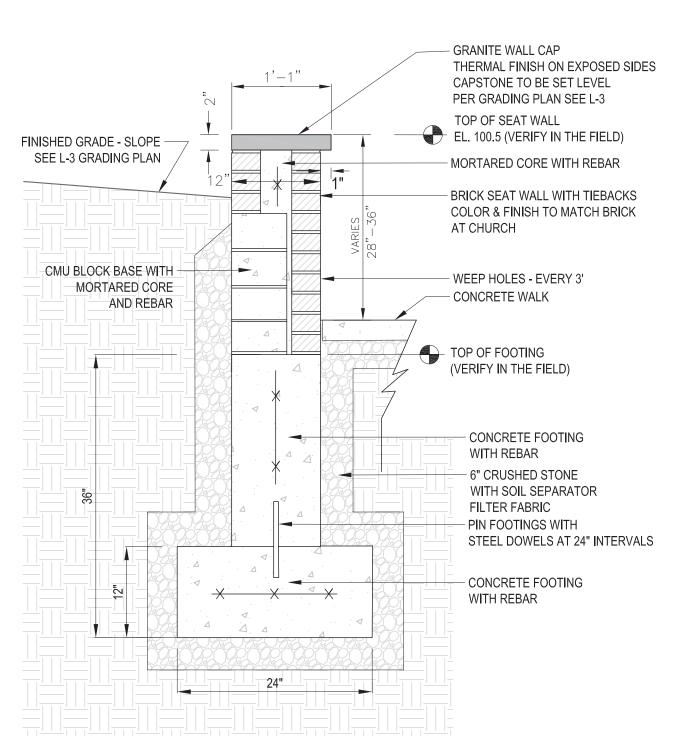




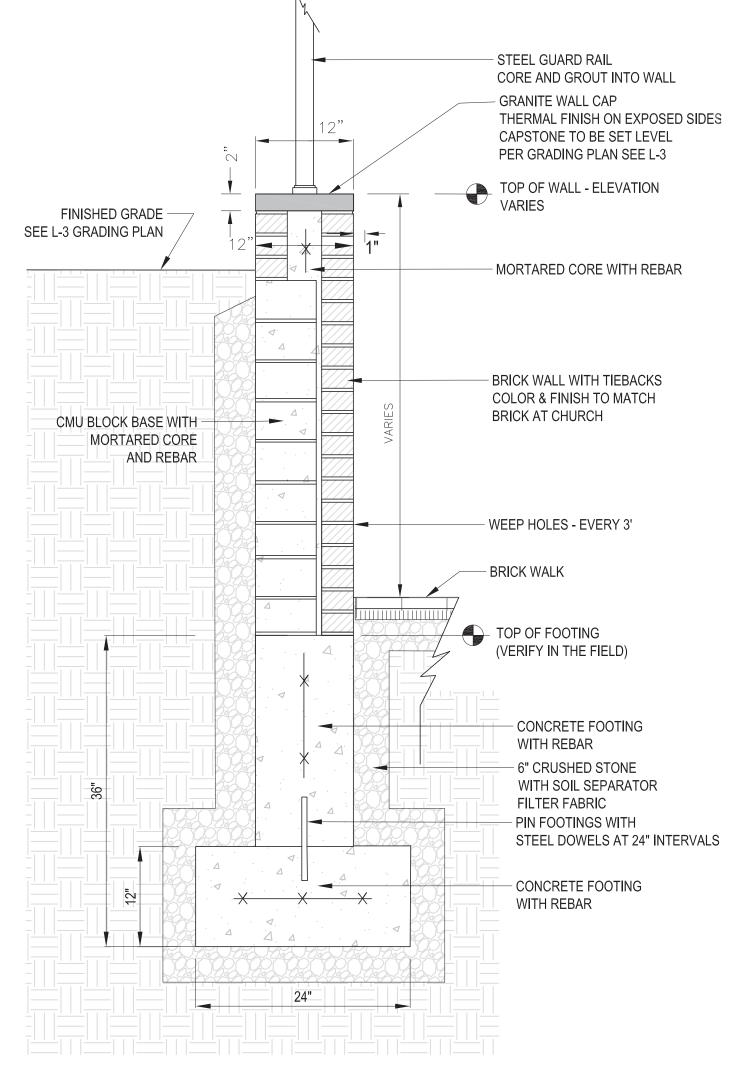
√ Guardrail dimensions / Handrail section not to scale

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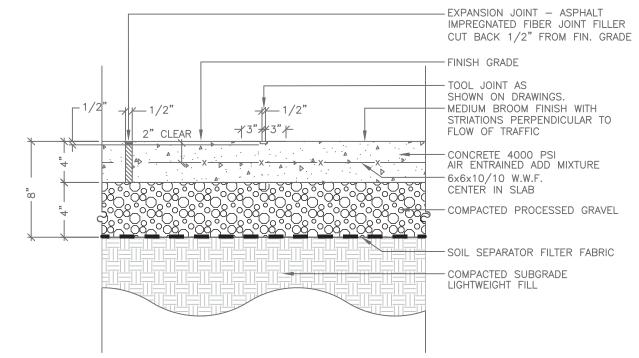




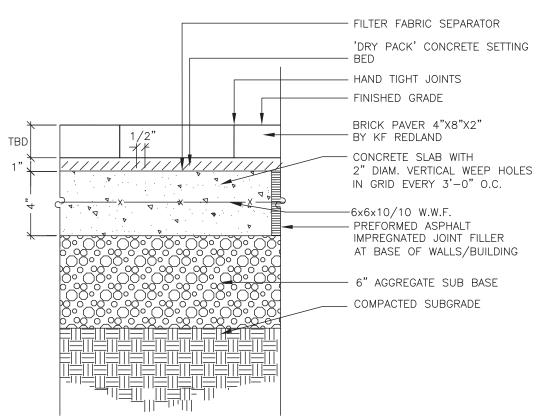




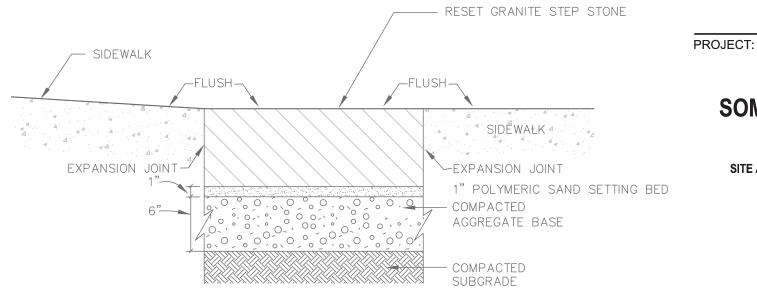




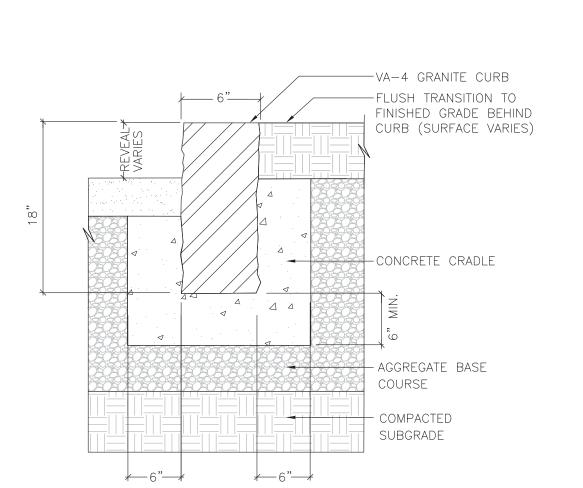




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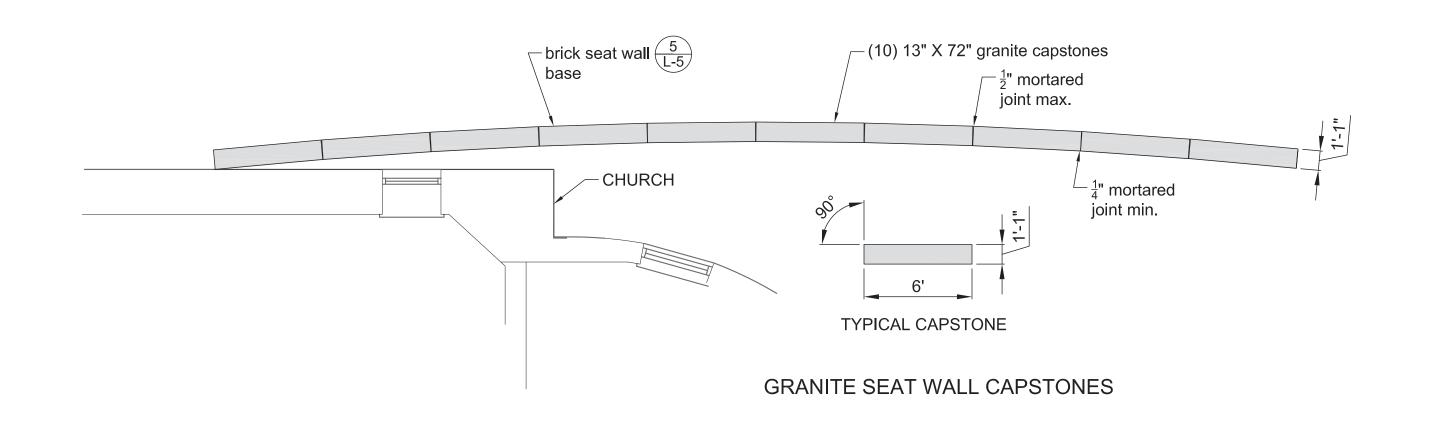
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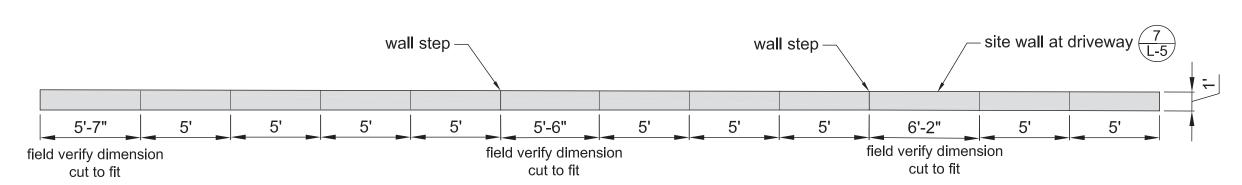
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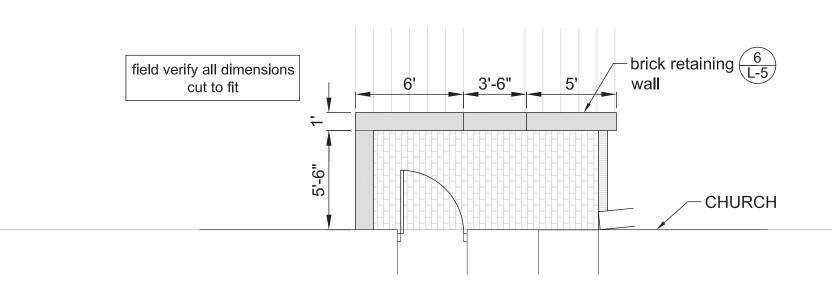
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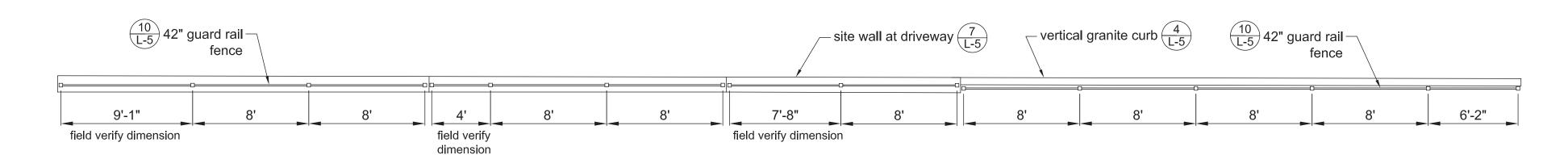


GRANITE WALL CAPSTONES AT DRIVEWAY



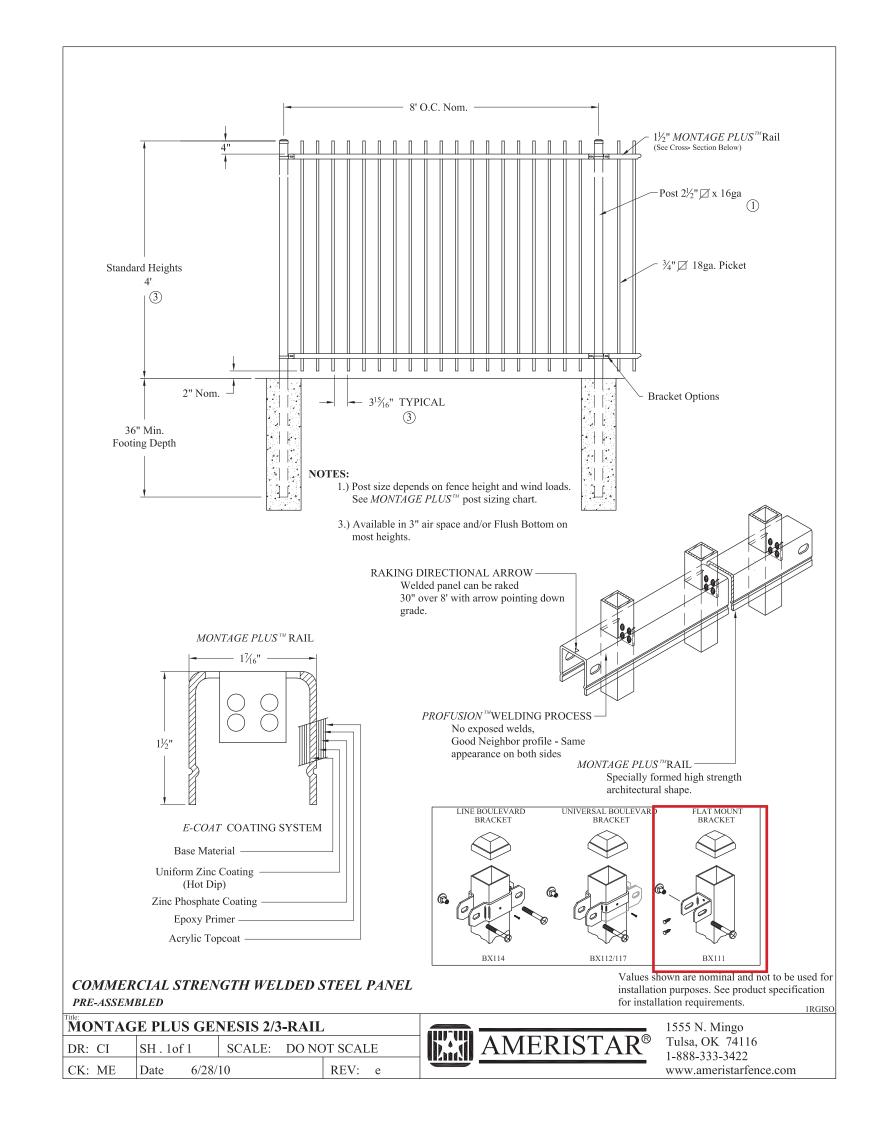
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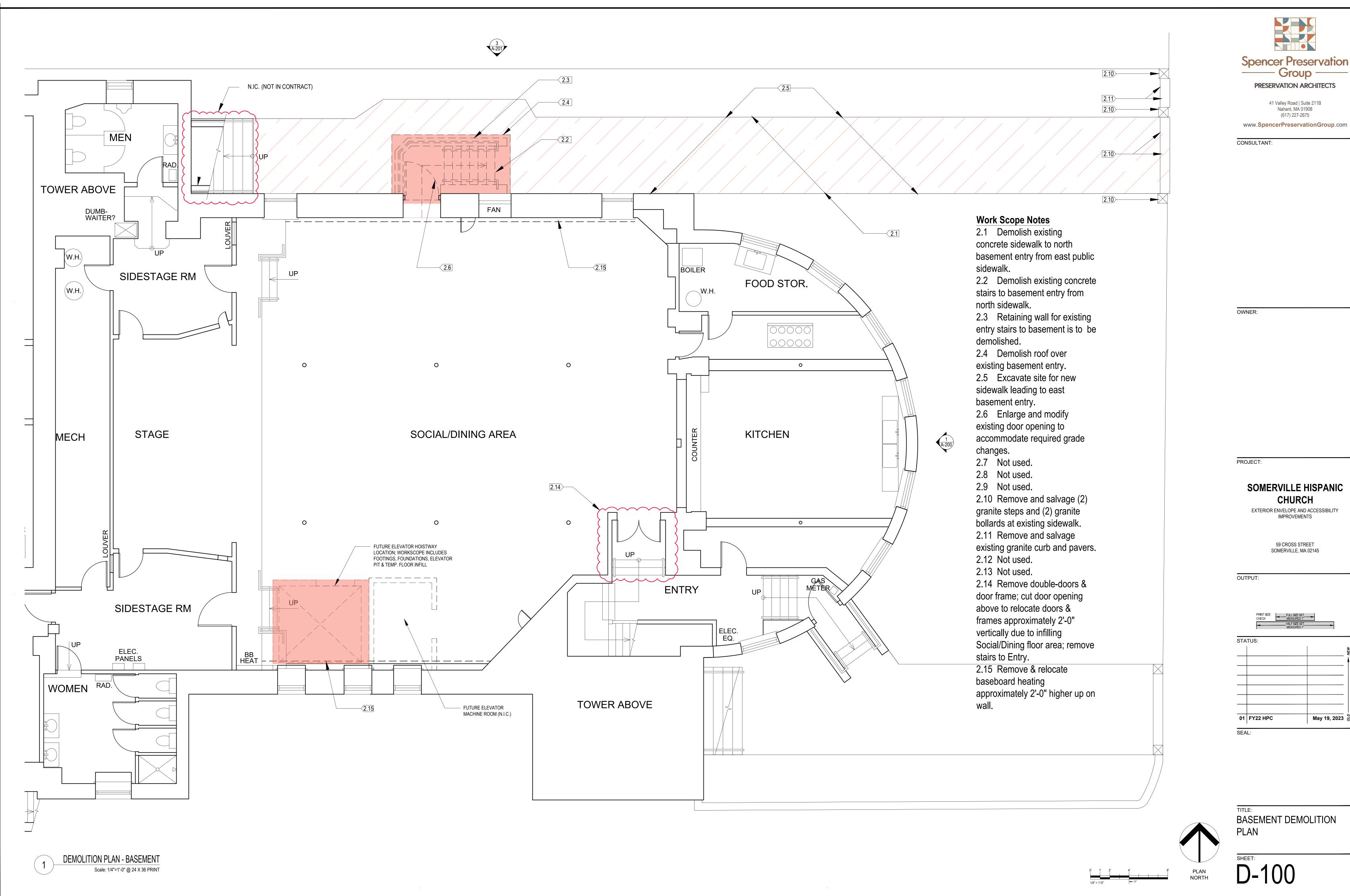
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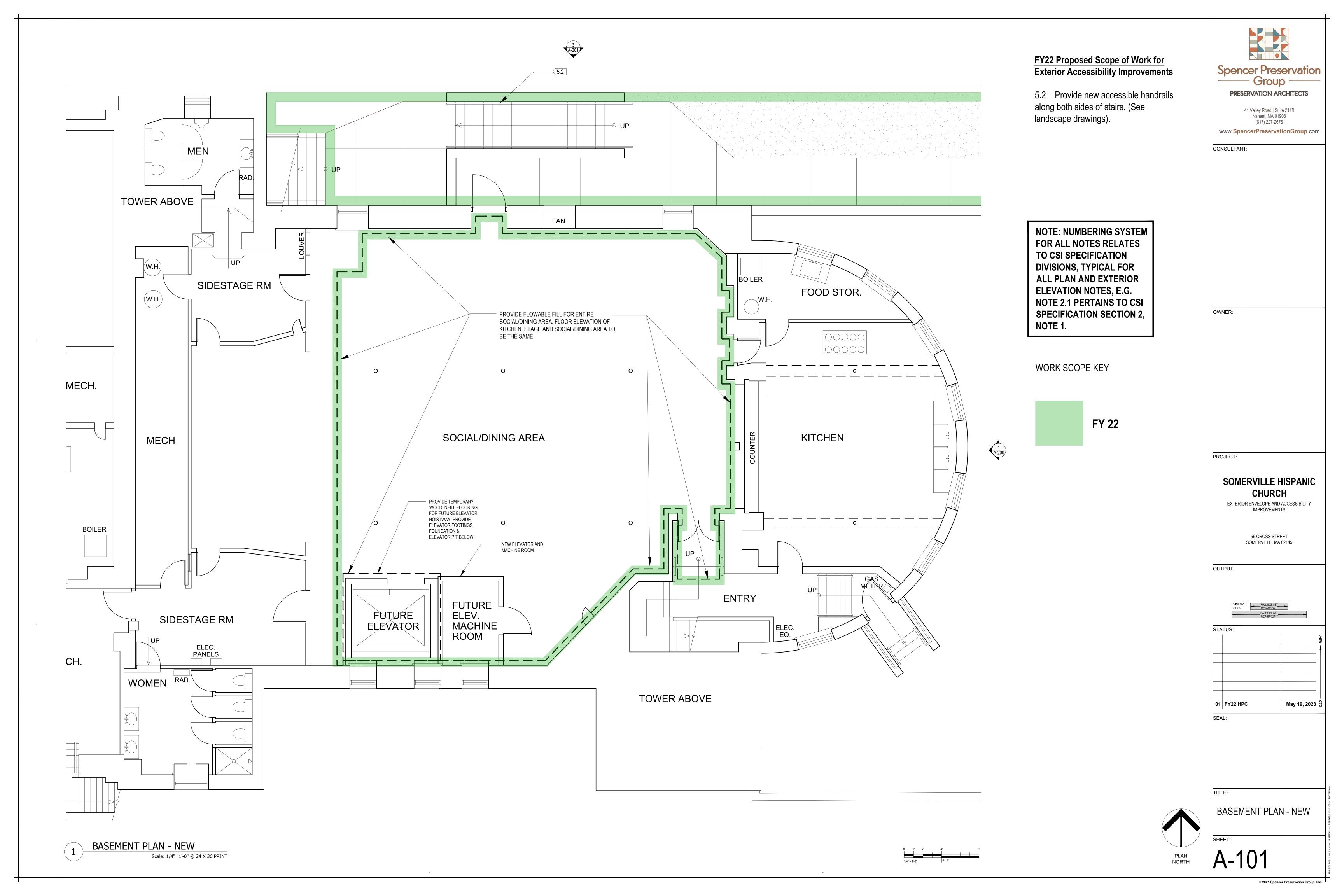
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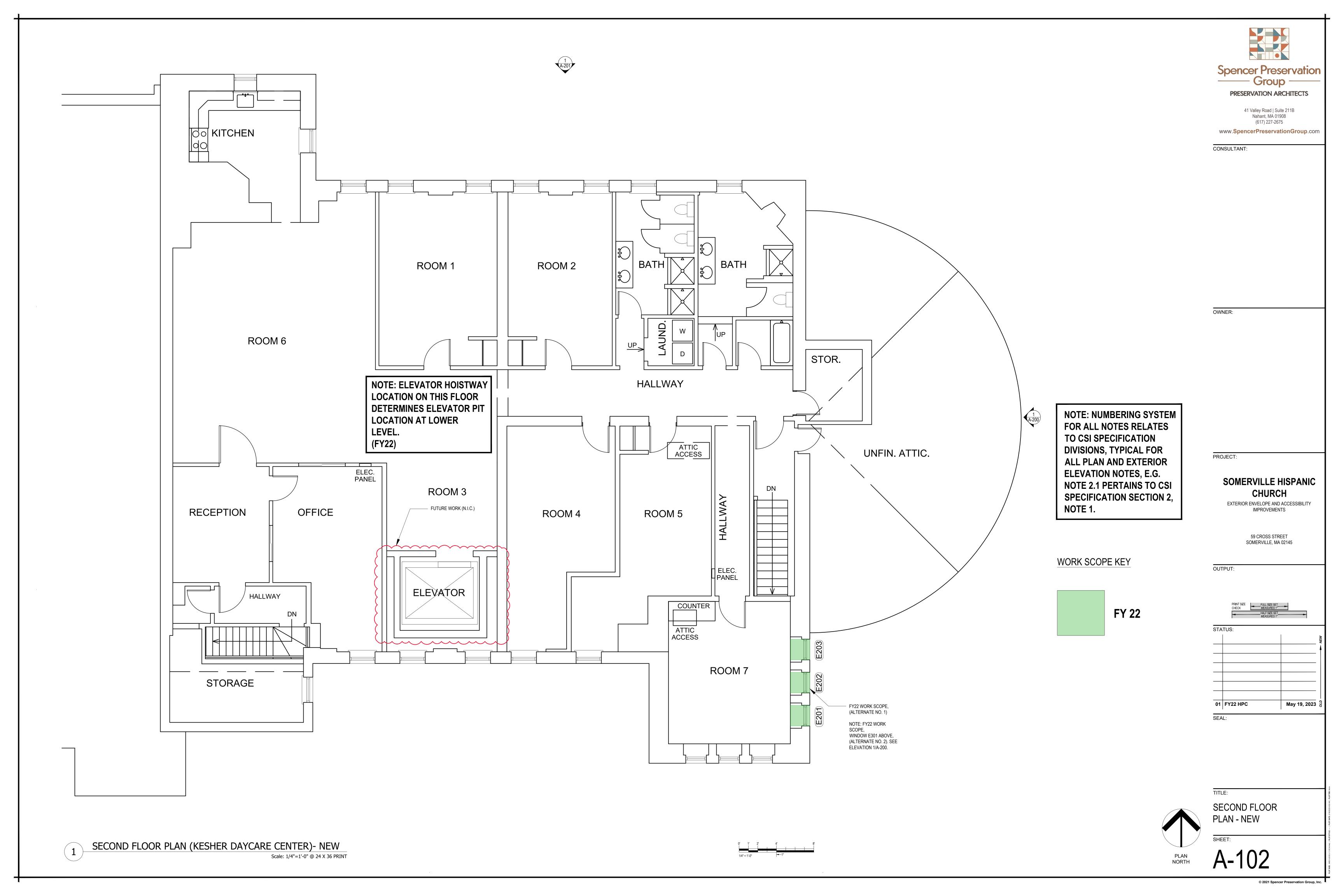
Capstone Layouts, Guardrail & Notes

SHEET:



Spencer Preservation







HARDWARE SET REQUIRED AT NEW DOORS:

- (4) HINGES
- (1) KICK-PLATE ON THE INSIDE SURFACE
- (1) PANIC HARDWARE DEVICE (WITH EXPOSED VERTICAL RODS FOR UNLOCKING/LOCKING)
- PERIMETER WEATHER-STRIPPING
- (1) DOOR CLOSER
- (1) KEYED, LEVER HANDLE (ON OUTSIDE) MORTISE LOCK-SET
- 3-POINT LOCKING SYSTEM (TO KEEP DOOR FROM WARPING)
- MORTISE LOCKSET THAT CAN BE SET FROM INSIDE TO ALWAYS BE OPEN OR ALWAYS BE LOCKED
- ALL HARDWARE IS TO BE FINISHED IN AN OIL-RUBBED BRONZE FINISH



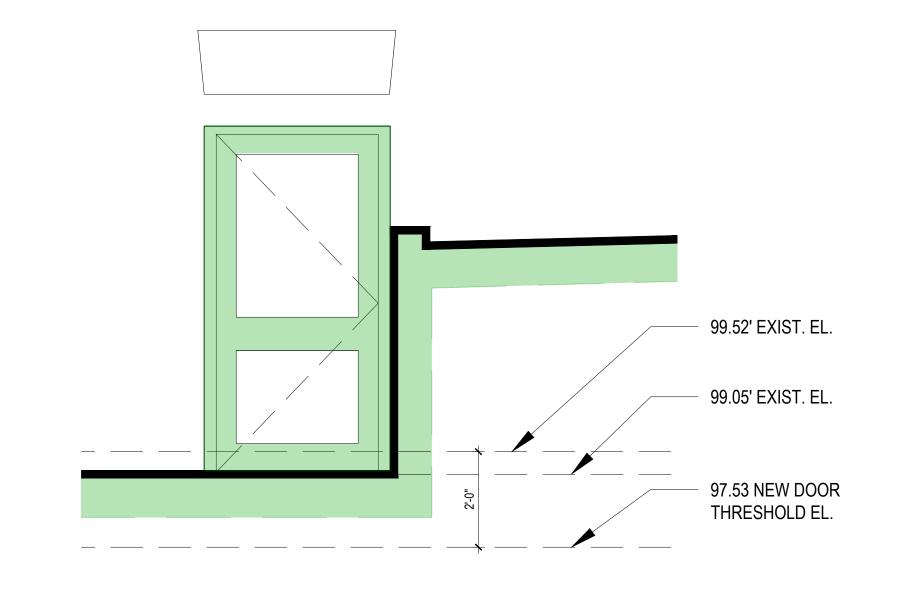
EXISTING DOOR AT NORTH ELEVATION TO BE MODIFIED



INTERIOR VIEW OF DOOR IN PHOTO 1



EXISTING DOOR LOOKING TOWARD STREET



Proposed Scope of Work for Exterior Envelope:

- Demolish existing concrete walk to north basement entry from east public sidewalk.
- Demolish existing concrete retaining wall, stairs, and steel railings at north entrance to new basement.
- Demolish existing canopy at north entrance to basement.
- Build new accessible concrete ramp from public sidewalk to basement entry at north side.
- Build new precast stairs at north entrance to basement.
- Existing door at the north entrance to basement will be lowered approxiamtely 2'-0" to meet the new floor elevation at the basement level. Existing door to be repaired and rehabilitated.
- The area above the relocated door and frame at the north entrance to the basement to be infilled with brick and mortar.
- Refer to landscape drawings for specifics regarding demolition and new work from the new concrete walkway from the side walk to the north basement entry.

Scale: 1/4"=1'-0" @ 24 X 36 PRINT

WORK SCOPE KEY

CONSULTANT:

FY 22

PROJECT:

SOMERVILLE HISPANIC CHURCH EXTERIOR ENVELOPE AND ACCESSIBILITY

IMPROVEMENTS

Spencer Preservation
Group

PRESERVATION ARCHITECTS

41 Valley Road | Suite 211B Nahant, MA 01908

(617) 227-2675

www.SpencerPreservationGroup.com

59 CROSS STREET SOMERVILLE, MA 02145

01 FY22 HPC May 19, 2023

SEAL:

EXTERIOR ELEVATION AND

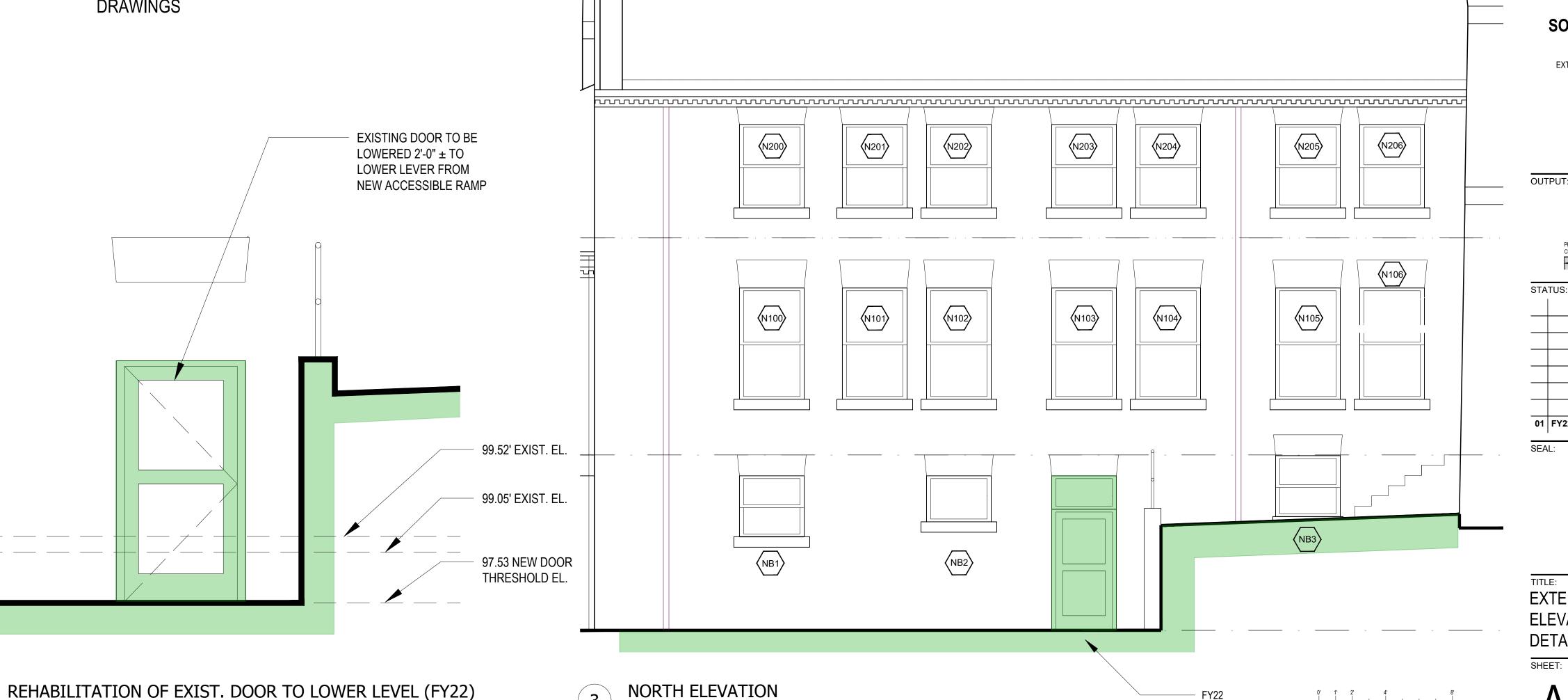
DETAILS

WORK



Scale: 1/2"=1'-0" @ 24 X 36 PRINT

- RESTORE DOOR AND FRAME
- PROVIDE NEW EGRESS HARDWARE
- REFER TO SITE SURVEY AND LANDSCAPE **DRAWINGS**



Submitted by Spencer Preservation Group, Acting as Agent for Somerville Hispanic Association for Community Development (SHA4CD)

Project: Somerville Baptist Church Location: 59 Cross Street

July 18, 2023

Thank you for this opportunity to describe the proposed work scope of our CPA and ARPA-approved grants for the completion of proposed improvements at the former Somerville Baptist Church located at 59 Cross Street. The goal of this narrative and other provided documentation is to receive a Certificate of Appropriateness for the proposed CPA FY22 work scope, the proposed FY23 work scope, and the proposed ARPA grant award.

The Spencer Preservation Group has been acting as architects for the current owner of the building, the Somerville Hispanic Association for Community Development (SHA4CD), since 2017. SPG has also been acting as SHA4CD's agent for the preparation of grant applications to the Somerville CPC, the Somerville HPC, as well as the Massachusetts Historical Commission (MHC).

Our first work on the building occurred in 2017/2018 and was focused entirely on the semi-circular wing that projects from the east façade of the building (facing Cross Street). The original intent of the work scope was to replace the existing slate roof and gutters with new slate and curved copper gutters. Major deficiencies in the supporting roof and ceiling framing of this wing resulted in a much larger work scope to reinforce and stabilize the existing structure.

The next phases of work took place in 2019/2020. A grant from the MHC provided money to restore most of the windows on the Cross Street elevation, dismantle and reconstruct one chimney, and remove and replace spalled and deteriorated brick masonry at the base of the southwest tower and at selected locations along the south side of the building.

A portion of a generous CPC grant was used as a matching grant for the MHC-funded scope of work. In addition, the CPC grant was used to remove and replace the existing slate roofing and flashing on the two cross gables of the main roof, to remove and replace the existing gutters along the northwest and southwest building elevations, and to rebuild the upper portion of the main chimney that is part of the northwest tower.

Another CPC grant award in 2021 was used to extend the 2020 main roofing work to include work scope for the partial repointing and selective rebuilding of the brick masonry dentil course and spandrel panels along the south and north elevations at the east end of the building. Due to Covid-19 issues, this work was delayed and will be undertaken simultaneously in the Summer of 2023, with the accessibility work scope funded in a 2022 CPC grant.

The 2022 CPC grant focused on improving accessibility to the building via site improvements, including a new accessible sidewalk that connects the Cross Street sidewalk to an improved basement entry at the

north side of the building. This work was designed in collaboration with a landscape architect, with a goal of making this entry sequence the main accessibility entrance for the entire building.

The scope of the FY22 work also includes the raising of the floor level in the basement Social Hall to make it match the existing elevation of the adjoining Kitchen, Stage, and Food Pantry storage areas. A new concrete foundation pad and elevator pit for a future elevator is also part of this work. The FY22 work scope breakdown is as follows:

Provide a new accessible ramp from the Cross Street sidewalk to a modified north side entry.

Rehabilitate the existing north basement entry door and frame.

Raise floor in Social Hall to match existing floor elevation of existing Kitchen, Stage, Food Pantry, and new accessible north entry.

Provide new concrete foundation pad and elevator pit for the ARPA-funded elevator and elevator hoistway.

The proposed work scope of the FY23 Application includes a substantial increase to the square footage of the FY21 repair work to the brick dentil cornice, as well as to the brick spandrel panels above and between the window openings at the 2nd floor rental space, currently occupied by the Kesher Day Care Center. For FY23 we have also added the removal and replacement of the existing gutters along the north and south sides of the building, with new copper gutters and downspouts. In addition, the existing twenty (20) windows at the 2nd floor tenant space will be restored, including new weatherstripping and exterior storm windows. The FY23 work scope breakdown is as follows:

Expand the FY21 work scope that included the cutting and repointing of deteriorated areas of the brick masonry dentil course, and the repointing and partial rebuilding of deteriorated portions of spandrel panels along the southeast and northeast elevations of the building.

Include additional dentil course and spandrel panel work scope due to two additional years of weathering and deterioration, due to the Covid-19 delays.

Remove and replace existing gutters and downspouts along north and south sides of building with new copper gutters and aluminum downspouts copper penny finish.

Restore existing window sashes, window frames, and brick moulding, prime and paint, and provide new weatherstripping at (20) window openings of the 2nd floor rental space. The restored window sashes and frames are to be painted gloss black.

Remove existing storm windows and provide new exterior aluminum storm windows at (20) windows of 2nd floor rental space. The color of the storm windows is to be black.

At the request of CPA Administrator, Roberta Cameron, we have made the ARPA grant work our highest priority. The FY22 and FY23 work scope will be considered important secondary work items. However, the prime goal will be to complete the construction of the new elevator hoistway, install the new elevator and all related equipment, and construct the two new accessible restrooms on the main floor.

The following is a summary of the ARPA and CPA work scopes that will be undertaken concurrently:

Highest Priority (these are the core components of the federal ARPA grant):

- New elevator to serve basement, 1st floor and 2nd floors.
- New accessible restrooms to be located on the main floor, adjacent to the new elevator.
- All required electrical, mechanical and plumbing improvements associated with the above work.

CPA FY22 Secondary Priority (these are the FY22 accessibility improvements):

- Demolish existing sidewalk from Cross Street to existing north entry at basement.
- Demolish existing north retaining wall along abutting property.
- Infill Social Hall floor area to match adjoining Kitchen and Stage floor elevations.
- Relocate and rehabilitate existing basement door and doorframe at north basement entry.
- Provide new retaining walls, stairs and sidewalk along north side of building.
- Provide new trees and plantings at north side of building, as part of landscape improvements.
- <u>ALTERNATE NO.1</u> Restore (3) existing wood window sashes and window frames.
- <u>ALTERNATE NO.2</u> Provide (1) new wood window sash in restored existing window frame.

CPA FY23 Secondary Priority:

- Provide new gutters and downspouts at northeast and southeast elevations of building.
- Restore existing windows at 2nd and 3rd floors of southeast tower.
- Restore existing wood windows at northeast and southeast elevations of 2nd floor.
- Expand FY21 scope of brick masonry work at dentil courses and upper window spandrels.
- Provide new storm windows at 2nd floor tenant space (along north and south elevations).
- <u>ALTERNATE NO.1</u> Provide exterior steel and glass canopy over new accessible basement entrance at north elevation.

Massachusetts Cultural Resource Information System Scanned Record Cover Page

Inventory No: SMV.316

Historic Name: Grace Baptist Church

Common Name: Perkins Street Baptist Church

Address: 59 Cross St

City/Town: Somerville

Village/Neighborhood: East Somerville;

Local No:

Year Constructed: 1892

Architectural Style(s): Romanesque Revival;
Architect(s): Bridge, Edward Melville;
Use(s): Church; Other Religious;
Significance: Architecture; Religion;

Area(s): SMV.BA

Designation(s): Local Historic District (10/31/1989); Preservation Restriction (08/28/2018); Preservation Restriction

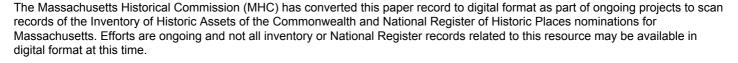
(12/15/2022);

Building Materials: Roof: Slate;

Wall: Brick; Copper; Glass; Stone, Cut; Wood;

Foundation: Brick; Stone, Cut;

Demolished No



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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

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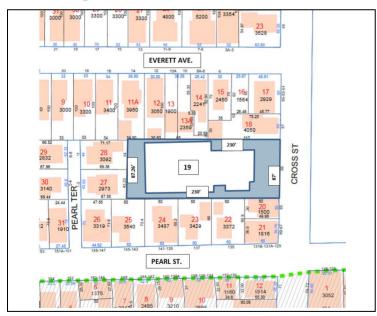
FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION MASSACHUSETTS ARCHIVES BUILDING 220 Morrissey Boulevard BOSTON, MASSACHUSETTS 02125

Photograph



Locus Map



Recorded by: John Hecker, RA MHC edit, 4/2019

Organization: Spencer, Sullivan & Vogt

Date (month / year): March/2019

Assessor's Number USGS Ouad Form Number Area(s) Boston 99732110 ВА SMV.316 North LHD 10/31/1989; PR 08/28/2018

Town/City: Somerville

Place: (neighborhood or village): East Somerville

Address: 59 Cross Street

Historic Name: Grace Baptist Church (formerly Perkins

Street Baptist Church)

Uses: Present: Social Services/Religious

Original: Religious

Date of Construction: 1892

Source: Samuels/Oral History

Style/Form: Richardsonian Romanesque

Architect/Builder: Edward Melville Bridge (1949

renovations)

Exterior Material:

Foundation: Stone and brick masonry

Wall/Trim: Brick and stone masonry/Wood

Roof: Slate Shingles with copper flashing

Outbuildings/Secondary Structures: None

Major Alterations (with dates):

Interior greatly remodeled in late 20th Century

Condition: Fair

yes \square Moved: no \boxtimes Date:

Acreage: 20,065 sq. ft.

Setting: Urban mix of residential and commercial, across

the street from a school.

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MASS. HIST. COMM.

INVENTORY FORM B CONTINUATION SHEET

SOMERVILLE

59 CROSS STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BA	SMV.316
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Recommended for listing in the National Register of Historic Places. If checked, you must attach a completed National Register Criteria Statement form.	

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The church on Cross Street was designed by Edward Melville Bridge and was erected in 1892.[*] The red brick church is built in the Richardsonian Romanesque style, with stone string courses and window sills, and arches constructed of contrasting colored bricks. The church has a slate roof, with gables at the front and back and cross gables on the sides closer to the back, which mark the former transepts of the sanctuary, and contain round windows that originally lit the balconies. A four-story tower rises from the left (south) side of the gabled front façade. This tower has a hipped roof and rests on three open arches. A large curved bay projects like an apse from the front (east elevation), but is actually not connected to the inner Sanctuary, which is located at the opposite (west) end of the building. A brownstone plaque in the middle of this curved bay is engraved with the former name of the church, the Perkins Street Baptist Church. A shorter, three-story tower, also crowned by a hipped roof, is located on the right (north) side, just in front of the northern cross gable and has an arched doorway facing Cross Street.

The interior of the church has been greatly changed. A smaller Sanctuary has been constructed within the original, larger space. Only the woodwork and organ at the front of the Sanctuary gives a hint of the original design. It is possible to view original wall and ceiling surfaces, as well as original decorative ceiling framing and the stained glass rose windows above a dropped, acoustical ceiling located along the south and north walls of the original Sanctuary. The side balconies and the spaces below them have been turned into offices. Original oak woodwork still marks many of the doors and stairways. Various stained glass windows are still in place throughout the building, but are mostly in deteriorated condition.

* [MHC edit: The original architect has not been identified. The architect Edward Melville Bridge (1890-1979) was associated with renovations to the church in 1949, according to a Building Inspection record card for the building.]

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The Neck Village Baptist Church was organized in 1845, by the Rev. John R. Grow. It was located in East Somerville, which was undergoing rapid growth as a center for pottery making and brickworks. The church was later known as the Charlestown and Somerville Baptist Church, before being renamed the Perkins Street Baptist Church in 1853. The meetinghouse on Perkins Street burned in 1866 and was rebuilt and later enlarged in 1873 to seat 1000. The church split in the 1880s, and the new parish used the Franklin Street Congregational Church for meetings, until they built the current building on Cross Street. The congregation later changed its name to Grace Baptist Church. The building was taken over by the Somerville Hispanic Association for Community Development (SHACD), which runs various ventures from this location. The Sanctuary is used by several churches. In 2017, SHACD received a \$350,000 grant from Somerville's Community Preservation Act fund, to be used towards vital roof repairs. Also in 2017, they received a \$50,000 grant from Round 23 of the Massachusetts Preservation Projects fund, to be used towards re-roofing the large semi-circular bay on Cross Street. This latter project got started first, and in the course of the work, part of the exterior wall of the bay

INVENTORY FORM B CONTINUATION SHEET

SOMERVILLE

59 CROSS STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 Morrissey Boulevard, Boston, Massachusetts 02125

Area(s) Form No.

BA SMV.316

collapsed, and it was discovered that the roofing and floor structure were failing. Somerville allowed a large portion of its grant to be used towards making the vital repairs needed in this area. This work was completed in 2018.

BIBLIOGRAPHY and/or REFERENCES

- 1. Atlas of Middlesex County, Somerville: 1884, 1895
- 2. City of Somerville, Beyond the Neck: The Architecture and Development of Somerville, Massachusetts, 1983.
- 3. City Directories: 1880s 1890s.
- 4. Samuel, Edward, Somerville: Past and Present, 1897.
- 5. Smiledge, Lynn, <u>PROJECT COMPLETION REPORT</u>, <u>Project: Grace Baptist Church Roof Repairs</u>, <u>Location:</u> Somerville, MPPF #: 4142, Round: 23, FY: 2018, 2018.

INVENTORY FORM CONTINUATION SHEET

SOMERVILLE

59 CROSS ST

Area(s)

Form No.

SMV.BA

SMV.316

MASSACHUSETTS HISTORICAL COMMISSION 220 Morrissey Boulevard, Boston, Massachusetts 02125

HISTORICAL NARRATIVE (cont.)

In 2019, the Massachusetts Historical Commission awarded the Somerville Hispanic Association for Community Development (SHA4CD) a matching grant through the Massachusetts Preservation Projects Fund (MPPF) program. Supplementing a sizable grant from the City of Somerville Community Preservation Committee (CPC), the funds allowed SHA4CD to proceed with the next phase of repairs to the building envelope, as outlined in Spencer, Sullivan & Vogt's 2017 conditions assessment and preservation master plan. With urgent roof repairs taken care of (as funded by an earlier CPC grant, with support from Round 23 of MPPF), the next priorities were brick masonry and windows.

Accelerating mortar loss and degradation of bricks had for decades allowed large amounts of water to penetrate the building envelope; some bricks (most notably at the northeast chimney) were even at risk of falling on passersby. Many of the building's original windows had also experienced significant deterioration as a result of their age. Included among the damaged windows was the monumental half-round at the church's east elevation, which had been removed and stored in the attic after being severely damaged during a fire.

Repairs carried out during this phase included:

- Selective cutting and repointing of brick masonry;
- Repair of a dramatic stepped crack over the sanctuary entrance via rebuilding the wall with matching bricks;
- Disassembly and rebuilding of the damaged northeast chimney with salvaged bricks;
- Removal and restoration of six double-hung windows and the monumental half-round, all at the building's east elevation; and
- Selective installation of storm windows at various locations around the building.

Construction began in spring of 2020 and was completed in early fall.



Fig. 1 - Southeast tower, patched and repointed



Fig 2 - Entrance following repair of stepped crack



Fig. 3 - Northeast chimney following rebuilding

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FORM B - BUILDING

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AREA

FORM NO.

East Somerville 316

80 BOYLSTON STREET

MASSACHUSETTS HISTORICAL COMMISSION

location /or Idings

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SCALE		

Town	SOMERVILLE
Address	59 Cross Street
Historic	C Name Grace Baptist Church
former	ly Perkins St. Baptist Church
Use: Pi	resent religious/social serv
Or	iginal religious
DESCRIPT	CION ALFRA AND BOLLEKIES
Date	1892 — 1892 — 1893 — 1893 — 1894 — 1896 — 18
Source _	Samuels / oral history
Style _	Romanesque Revival
Architec	+ Elocal Mole He Broke
Exterior	Wall Fabric brick
Outbuild	ings or exert present sug you pro
Major Al	terations (with dates)
Conditio	n good one group ronge
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Moved	Date
Acreage	20,065 sq. ft.
Setting	West side of Cross, near
Pearl,	edge of East Somerville, mixe
surroun	ds, residential, commercial
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	tion

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

The property is significant for :

- A its association with the development of religious activities in East Somerville and its reflection on the life styles.
- C its representation of a well conserved example of a Romanesque building, one of the only local religious structures in the style.

(C,C)

ARCHITECTURAL SIGNIFICANCE Describe important architectural features and evaluate in terms of other buildings within the community.

The brick Romanesque building is one of only a few masongry buildings that is truly reminiscent of the Richardsonian Romanesque style of architecture. The main block is a gable end structure with a wide and rounded projecting bay and a squared corner tower. Variety and interest are created by the use od constrasting stone string courses, rounded, arched windows, a corbelled cornice, and a squared hipped roof on the four story tower.

HISTORICAL SIGNIFICANCE Explain the role owners played in local or state history and how the building relates to the development of the community.

East Somerville was one of the most densely settled parts of Somerville by the mid to late 1800s in part due to its topography and fine soil for drainage and clay for brick and pottery making. Broadway and Washington Street were main thoroughfares from the 18th century connecting Charlestown with Medford and Cambridge. Several farms cropped up in the East Somerville area and by the mid 1800s there were shops, taverns and industries with brick yards and pottery enterprises. In the mid 1800s most residents were Boston businessmen and from the 1870s many multi-family buildings were built to accomodate the increasing number of workers in the area due to the expanding brickyards, spike factories, and potteries.

In 1845 the Neck Village Baptist Church was organized under the Reverend John R. Gow. It soon became known as the Charlestown and Somerville Baptist Church and by 1853 was named the Perkins Street Baptist Church. There was a meeting house on Perkins Street that burned in 1866, was rebuilt and then enlarged to seat 1000 in 1873. This is an indicator of the rapidly increasing local population. The congregation split in the 1880s and the new parish used the Franklin Street Congregational Church until this building was build in 1892 for \$46,000. There were 373 resident members at that time.

BIBLIOGRAPHY and/or REFERENCES

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- 1. Atlas of Middlesex-County, Somerville: 1884 , 1895
- 2. City of Somerville, Beyond the Neck: The Architecture and Development of Somerville, Massachusetts, 1983.
- 3. City Directories: 1880s-1890s. 4. Samuel, Edward, Somerville: Past and Present, 1897.

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